



# Council Agenda

**ORDINARY COUNCIL MEETING**

**7:00pm, 10 February 2020**

**Council Chambers (Level 1), Civic Centre,  
23 Dundobar Road, Wanneroo**



## **PUBLIC QUESTION & STATEMENT TIME**

### **1. Time Permitted**

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

### **2. Protocols**

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

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

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

### **3. General Rules**

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

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

## **D E P U T A T I O N S**

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

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

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

**For further information please contact Council Support on 9405 5027.**

# RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

## Objective

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

## Implications

City of Wanneroo Strategic Community Plan 2017/2018 to 2026/2027:

*“4 Civic Leadership*

*4.2 Good Governance*

*4.2.1 Provide transparent and accountable governance and leadership”*

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

## Implementation

This Policy shall be printed within the Agenda of all Council Meetings which include:

- Ordinary Council Meeting;
- Special Council Meeting;
- Annual General Meeting of Electors; and
- Special Electors Meeting.

To advise the public that the proceedings of the meeting are recorded.

## Evaluation and Review Provisions

### ***Recording of Proceedings***

1. Proceedings for Council Meetings; as well as Deputations and Public Question Time during these meetings shall be recorded by the City on sound recording equipment, except in the case of a meeting where Council closes the meeting to the public.
2. Notwithstanding subclause 1, proceedings of a Council Meeting, which is closed to the public, shall be recorded where the Council resolves to do so.
3. No member of the public is to use any audio visual technology or devices to record the proceedings of a Council or Committee Meeting, without the written permission of the Mayor or the Mayors Delegate.

### ***Access to Recordings***

4. Members of the public may purchase a copy of the recorded proceedings or alternatively, listen to the recorded proceedings at the Civic Centre. Costs of providing a copy of the recorded proceedings to members of the public will include staff time to make the copy of the proceedings; as well as the cost of the digital copy for the recording to be placed on. The cost of staff time will be set in the City's Schedule of Fees and Charges each financial year.
5. Elected Members may request a copy of the recording of the Council proceedings at no charge.
6. All Elected Members are to be notified when recordings are requested by members of the public, and of Council.
7. Transcripts can be produced on the request of the Chief Executive Officer and will include staff time set by the City's Schedule of Fees and Charges.

## COMMONLY USED ACRONYMS AND THEIR MEANING

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



Notice is given that the next Ordinary Council Meeting will be held at the  
Council Chambers (Level 1), Civic Centre,  
23 Dundobar Road, Wanneroo on **Monday 10 February, 2020** commencing at **7:00pm**.

D Simms  
Chief Executive Officer  
6 February, 2020

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## A G E N D A

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

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

### **Item 1 Attendances**

### **Item 2 Apologies and Leave of Absence**

### **Item 3 Public Question Time**

### **Item 4 Confirmation of Minutes**

### **OC01-02/20 Minutes of Ordinary Council Meeting held on 10 December 2019**

That the minutes of Ordinary Council Meeting held on 10 December 2019 be confirmed.

### **Item 5 Announcements by the Mayor without Discussion**

### **Item 6 Questions from Elected Members**

### **Item 7 Petitions**

#### **New Petitions Received**

#### **Update on Petitions**

### **UP01-02/20 Request Closure of the Public Access Way between Nankivell Way and Mirrabooka Avenue, Koondoola (PT01-12/19)**

*Cr Treby presented a petition of 10 signatories requesting the City to permanently close the Public Access Way between Nankivell Way and Mirrabooka Avenue Koondoola.*

#### **Update:**

Report will be presented at the Ordinary Council Meeting on 7 April 2020 for consideration.

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**UP02-02/20     The provision of canteen facilities at the Kingsway Little Athletics Centre (PT02-12/19)**

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*Cr Zappa presented a petition of 105 signatories requesting the City of Wanneroo to provide canteen facilities at the Kingsway Little Athletics Centre.*

**Update:**

A report on this matter is presented to this Council meeting at item CP02-02/20.

**Item 8   Reports**

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

**Planning and Sustainability****Strategic Land Use Planning & Environment**

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**PS01-02/20     Appointment of Community Members to the Environmental Advisory Committee**

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File Ref:	1441V02 – 19/480915
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	1

**Issue**

To appoint community representatives to the Environmental Advisory Committee (EAC).

**Background**

In accordance with Section 5.11 of the Act, all Committee memberships cease on the day of an ordinary election. It is therefore now necessary to consider nominations for appointment of the vacant community representative positions. The new term of appointment will be for a term of two years, expiring at the next ordinary election day.

The main role of the EAC is to provide a forum for community participation in the preparation of the City's environmental policies, strategies and other such matters referred to it by the City. The focus of this participation is to provide comments reflecting broad community interests, values and aspirations for good environmental outcomes that benefit the community overall. These comments are then taken into account by the City, and Council.

The EAC's Terms of Reference provide for a maximum of seven members, comprised of three Council Members and a maximum of four community representatives.

At the 29 October 2019 Special Council Meeting, Council appointed Cr Sangalli, Cr Aitken and Cr Huntley as Council Member delegates to the EAC.



## Detail

The City advertised on 18 October 2019 calling for nominations from new community representatives to sit on the EAC, closing on 20 December 2019. A total of ten nominations were received for the four positions available. A summary of the nominations is provided in **Confidential Attachment 1**.

## Consultation

A call for nominations was advertised from 18 October 2019 to 20 December 2019 via the Wanneroo Times.

## Comment

A total of ten nominations were received for community representatives on the EAC. As the EAC Terms of Reference only allow a maximum of four community representatives from the City of Wanneroo, not all of the nominations received by the City can be supported.

**Confidential Attachment 1** above provides a summary of all of the nominations received and sets out relevant qualifications and experience for each nomination received.

Administration has reviewed each nomination and recommends that the following nominees be appointed to represent the community on the EAC:

- Craig Butt;
- Vicki Joyce;
- Rob Phillips; and
- Chris White.

Administration's recommendation is based on the relevant experience and qualifications of each of their nominations, and Administration is of the view that they would bring valuable experience and knowledge to the EAC.

The nominees recommended by Administration provide a cross section of skills and expertise as well as a sound knowledge base of key environmental issues affecting the City. Selections also ensure that members are available for Committee meetings and that there is diversity across the Committee in regards to the knowledge of key issues affecting the City's natural and built environments.

The recommended nominations adequately fulfil the requirements of the EAC and present the broad spectrum of knowledge, experience and backgrounds required for the Committee.

Administration acknowledges and appreciates the nominations received by Mr Michael Kelly, Mrs Joan Day, Mr Christopher Webb, Mrs Anita Marriott, Mr Tim Pugh, and Mr Stephen Knight.

## Statutory Compliance

In accordance with Part 5 – Administration, Division 2 – Council Meetings, committees and their meetings and electors meetings, Subdivision 2 – Committees and their meetings of the *Local Government Act 1995*, members to Council committees should be appointed by the local government through an absolute majority:

- “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:

*"4 Civic Leadership*

*4.1 Working with Others*

*4.1.2 Engage, include and involve community"*

## **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:-**

- 1. BY ABSOLUTE MAJORITY, APPOINTS to the Environmental Advisory Committee Mr Craig Butt, Ms Vicki Joyce, Mr Rob Phillips and Mr Chris White as community representatives; and**
- 2. ACKNOWLEDGES and THANKS the community for the nominations received and contributions made to the Environmental Advisory Committee.**

*Attachments:*

- 1. Attachment 1 - Summary of Nominee Experience and Qualifications Confidential Minuted*

**Attachment 1 - Summary of Nominee Experience and Qualifications**

**Appointment of Community Members to the Environmental Advisory Committee**

*This attachment is confidential and distributed under a separate cover to all Elected Members.*

***Administration Use Only:***

Attachment 1 – HPE# 20/23479

## Approval Services

### PS02-02/20 Proposed Amendments to WALGA Preferred Model - Third Party Appeal Rights in Planning

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File Ref: 30042 – 19/456214  
Responsible Officer: Director Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 2

#### Issue

For Council to provide comment to the Western Australian Local Government Association (WALGA) on a possible amendment to its preferred model for Third Party Appeal Rights.

#### Background

In May 2017, WALGA released a Third Party Appeals Rights discussion paper which outlined its policy position at the time, as well as presenting arguments for and against the introduction of third party appeal rights for town planning decisions. A report was submitted to the Ordinary Council Meeting on 22 August 2017 (PS04-08/17) where Council resolved as follows:

*That Council:-*

1. *ADVISES WALGA that it does not support a comprehensive introduction of Third Party Appeals into the Western Australian planning framework, however, considers that there would be some merit in the introduction of Third Party Appeal Rights in limited circumstances where determinations have been issued by the Development Assessment Panels (DAPS); and*
2. *NOTES that public confidence in the DAPs decision making process is likely to be enhanced by introducing Third Party Appeal Rights in limited circumstances, particularly when transparency and accountability is clearly demonstrated in the determination process.*

In December 2018, WALGA released an expanded preferred model on third party appeal rights. This expanded preferred model was presented to the 5 February 2019 Ordinary Council Meeting (PS07-02/19). Council at that meeting reaffirmed its 22 August 2017 resolution, and resolved to clarify the meaning of the term 'limited circumstances' from that resolution as follows:

*'Limited circumstances' in the context of the previous resolution relates to extending Third Party Appeal Rights to a responsible authority for applications determined by the Development Assessment Panel in a manner inconsistent with a recommendation prepared by those parties.*

The current "Preferred Model: Third Party Appeals Rights for Decision made by Development Assessment Panels" (**Preferred Model**) was later endorsed by WALGA at its 8 May 2019 State Council Meeting. The relevant resolution made at that WALGA State Council Meeting is as follows:

1. *Continues to advocate for the State Government to introduce Third Party Appeal Rights for decisions made by Development Assessment Panels; and*

2. *Endorses the 'Preferred Model' as presented in the May 2019 Agenda, as the third party appeals process for decisions made by Development Assessment Panels and in future give consideration to broadening Third Party Appeal Rights to other parties relating to Development Assessment Panel decisions.*

The current WALGA Preferred Model is included as **Attachment 1**. WALGA has now invited comment on the proposed amendments to the Preferred Model, as discussed in this Report.

As set out in the Development Assessment Panel Practice Notes issued by the Department of Planning, Lands and Heritage, only applicants are usually permitted to apply to the SAT for merit review of applications. Third party appeal rights do not generally exist for planning decisions. The State Government currently does not support third party appeal rights for planning decisions.

## Detail

WALGA members discussed proposed amendments to the Preferred Model at its 7 August 2019 WALGA Annual General Meeting. At the meeting, the attendees carried the following Motion:

1. *That there be an amendment to the Third Party Appeals Process Preferred Model, being that third parties in addition to Local Governments are able to make an appeal.*
2. *That there be an amendment to the Third Party Appeals Process Preferred Model, being that closely associated third parties in addition to Local Governments are able to appeal decisions made by the Western Australian Planning Commission and the State Administrative Tribunal, in addition to Development Assessment Panels.*

The above Motion proposes:

- That a third party appeal against a planning decision could be lodged by a local government, as well as 'closely related third parties'. The Motion does not define who would constitute a closely related third party;
- That a local government or closely related third party could appeal a planning decision made by a Development Assessment Panel (DAP), the SAT or the WAPC; and
- No ability for a closely related third party, or any other third party, to lodge an appeal against a local government planning decision.

WALGA has released the Minutes from the 7 August 2019 Annual General Meeting, which provides some comment from the Members and Secretariat on this matter. The relevant extract of the Minutes from that Annual General Meeting is included in **Attachment 2**. However, no discussion paper was released by WALGA that provides a detailed analysis of the implications of changing the Preferred Model to align with the motion above.

WALGA State Council will be considering the above Motion at its upcoming meeting scheduled for 4 March 2020. In the meantime, WALGA has requested comment from its local government members by 30 January 2020 indicating whether they support this motion. Administration has already sought an extension of time from WALGA until 14 February 2020, for Council to provide its submission.

## Consultation

WALGA has undertaken consultation with its local government members on this matter. Therefore, Administration did not consider there to be a need for the City to undertake its own consultation on the matters subject to this Report.

## Comment

WALGA's current Preferred Model advocates for granting third party appeal rights to local governments against decisions made by DAP's. Council in its previous resolutions on third party appeals did not support a comprehensive introduction of third party appeals in Western Australia, but expressed merit in the introduction of third party appeals in limited circumstances where decisions have been made by DAPs.

### Administration Comment on Proposed Amendments to the Preferred Model

Administration makes the following observations with the proposed amendments to the Preferred Model:

- The current Preferred Model only allows for third party appeals to be lodged against a decision made by a DAP, which only makes decisions on development applications. The proposed amendments would allow local governments and closely related third parties to appeal 'decisions' made by the WAPC, SAT, and DAP. The proposed amendments are not clear on what 'decisions' would be open to third party appeals. The WAPC and the SAT, for example, make planning decisions on subdivisions, structure plans and development applications.
- The proposed amendments to the Preferred Model specify that 'closely associated third parties' could lodge an appeal against certain decisions made by the WAPC, SAT and DAP. However, the information provided by WALGA does not propose criteria, parameters or limitations on how or when such third parties could lodge an appeal.
- More comprehensive third party appeal rights and opportunities could result in the creation of a significant burden on the statutory planning system, particularly for local government. For example, increasing the scope for third party appeals will likely have resource implications on the finances and personnel of a local government, even if third party appeals are not made against a local government decision. Local government officers would be called to participate in appeals lodged by third parties, particularly if the respective local government was responsible for assessing, reporting and providing a recommendation on the matter the subject of a third party appeal.
- The amendments to the Preferred Model propose that 'closely associated third parties', in addition to local governments, could lodge a third party appeal. It is unclear what criteria defines 'closely associated third parties' in the context of this motion; whether they are submitters of an objection to a development application, nearby affected landowners or occupiers, another government agency, or a range of other parties.
- Proposed amendments to the Preferred Model consider granting 'closely associated third parties' the ability to appeal decisions made by the WAPC, the SAT or a DAP. However, no ability is proposed for the 'closely associated third parties' to appeal a decision made by a local government. It could be viewed that this aspect of the proposal lacks procedural fairness for third parties, as third parties should have the same rights to appeal a local government decision, if given the right to appeal a planning decision made by any other authority. This would have a very significant resource implication on local government, should third parties start to submit appeals against planning decisions they do not agree with.
- It is unclear how third party appeals against a decision made by the SAT would operate. Currently, third parties can already participate in SAT reviews in a limited capacity (at the discretion of the SAT), as outlined later in this Report. The *State Administrative Tribunal Act 2004* does not currently allow a decision made by the SAT to be appealed at the SAT, but rather prescribes that appeals of SAT decisions can only be made in the Court of Appeal or Supreme Court. An appeal against a SAT decision can only be brought on a question of law, and not simply on the basis that a party is aggrieved by a decision.

### Ability for Third Parties to Participate in Development Assessment and Appeals

The current process for assessing development applications enables community members and public authorities to make submissions when such a proposal is advertised. The relevant approval authority (including a DAP) is then required to have due regard to the content of any submissions received.

The current system enables third parties to be involved in the SAT review process at the discretion of the SAT. A third party cannot lodge their own appeal against a planning decision and can only participate where an application for review is sought by an applicant. Third party involvement may include:

- Being called as a witness by the respondent;
- Making a submission under s242 of the *Planning and Development Act 2005*;
- Intervening in proceedings pursuant to s37(3) of the *State Administrative Tribunal Act 2004*; and
- Participation in mediation (at the invitation and discretion of the SAT).

### State Government Position on Third Party Appeals

WALGA's Preferred Model, or any amendments made to the Preferred Model, is not a policy position of the State Government. As outlined in a response provided to WALGA by the Minister for Planning (refer **Attachment 2**), the current Preferred Model has not received support from the State Government. Any change to the appeals process would require consultation and significant legislative changes.

### Conclusion

The proposed amendments present a wider range of scope for third party appeals to what the WALGA Preferred Model currently presents. As outlined above, Council did not support the introduction of a comprehensive third party appeal process when it made previous resolutions in respect to this matter. Consistent with Council's previous position on this matter, Administration is recommending that Council not support the proposed amendments to WALGA's Preferred Model on third party appeal rights.

## **Statutory Compliance**

Nil

## **Strategic Implications**

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

“4 Civic Leadership

4.1 Working with Others

4.1.3 Advocate and collaborate for the benefit of the City”

## **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 introduction of Third Party Appeal Rights into the planning system would likely prompt the need for the City to introduce a new Local Planning Policy – or undertake a review to the current Local Planning Policy 4.17: State Administrative Tribunal.

## Financial Implications

The introduction of limited third party appeal rights, as per the WALGA Preferred Model, amendments to that Model or otherwise, would likely increase the number of appeals the City would be required to participate in. This would also increase the demand for town planning and legal resources that the City would require in responding to and participating in appeals.

The cost to respond to each SAT appeal varies considerably. In some instances, appeals are responded to by Administration (without assistance from external consultants), and therefore costs responding to such matters are kept to operational costs. When the City does engage external consultants to assist in responding to a SAT appeal, monetary costs on the City typically vary from \$10,000 to in excess of \$200,000, with an additional operational cost in maintaining engagement with the appointed consultants.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

1. **NOT SUPPORT** the following motion which was carried at the 7 August 2019 Annual General Meeting of the Western Australian Local Government Association:
  1. *That there be an amendment to the Third Party Appeals Process Preferred Model, being that third parties in addition to Local Governments are able to make an appeal.*
  2. *That there be an amendment to the Third Party Appeals Process Preferred Model, being that closely associated third parties in addition to Local Governments are able to appeal decisions made by the Western Australian Planning Commission and the State Administrative Tribunal, in addition to Development Assessment Panels.*
2. **REAFFIRMS** its previous resolution carried at the 22 August 2017 Ordinary Council Meeting (PS04-08/17), which was as follows:



**That Council:-**

1. **ADVISES WALGA** that it does not support a comprehensive introduction of Third Party Appeals into the Western Australian planning framework, however, considers that there would be some merit in the introduction of Third Party Appeal Rights in limited circumstances where determinations have been issued by the Development Assessment Panels; and
2. **NOTES** that public confidence in the DAPs decision making process is likely to be enhanced by introducing Third Party Appeal Rights in limited circumstances, particularly when transparency and accountability is clearly demonstrated in the determination process.



3. **REAFFIRMS** its position carried at the 5 February 2019 Ordinary Council Meeting (PS07-02/19) that 'limited circumstances' in the context of the resolution carried at the 22 August 2017 Ordinary Council Meeting (PS04-08/17) relates to extending Third Party Appeal Rights to a responsible authority for applications determined by the Development Assessment Panel in a manner inconsistent with a recommendation prepared by those parties; and
4. **ADVISES** the Western Australian Local Government Association of this decision.

*Attachments:*

- 1  Attachment 1 - February 2020 Report - Preferred model - Third Party Appeal Rights for Decisions made by Development Assessment Panels 19/456609
- 2  Attachment 2 - Extract from WALGA Annual General Meeting Minutes from 7 August 2019 - Item 3.9: Third Party Appeal Rights 19/457984



# Preferred Model

## Third Party Appeal Rights for decisions made by Development Assessment Panels

### Benefits of Third Party Appeal Right for decisions made by Development Assessment Panels

- Only Local Governments will be able to challenge and seek review of DAP decisions that are made contrary to the recommendations of the Responsible Authority Report (RAR) or Council position.
- In future, possible consideration to a broadening of Third Party Appeal Rights to other parties relating to Development Assessment Panel decisions.
- Local Government would be able to appeal a DAP decision and defend the merits of their policies and defend the enforceability of their conditions.
- More transparent process in both decision making and condition setting, resulting in more accountable DAP members.
- Would allow for an appeal to be made on the conditions of approval or refusal
  - i) that may have been removed from a RAR; or
  - ii) added to the decision, particularly where no liaison has occurred with the Local Government for clearing or enforcing the condition; or
  - iii) applied inappropriately i.e. the condition would change the intent or design of the development and therefore a new application should have been lodged.
- Limits appeal rights to larger, more complex applications and would filter out 'smaller' impact applications which could potentially overburden the system.
- Provides the opportunity for additional information to be included in the appeal process, particularly if information was not received before the DAP meeting.
- Provides the ability to challenge any new information being presented at the DAP meeting without the Local Government being able to undertake any assessment of the new information (unassessed revised plans are currently being lodged and approved at meetings).
- Able to appeal the 'Deferral' process being over utilised, i.e. DAPs are tending to defer applications multiple times rather than making a decision to approve or refuse the proposal.
- Can give the Local Government more confidence that the developer will provide a fully complete application and discuss the application with the Local Government first, rather than relying on the DAP to condition the proposal requiring additional critical information.



## Appellants in a Third Party Appeal

Should be for

- A Local Government where DAP has gone against the position of Council itself; or
- A Local Government where DAP has gone against the Responsible Authority Report (RAR)

## Local Government makes a submission

- SAT would need to ensure that appeals are made on valid planning grounds and are not made for commercial or vexatious reasons.
- The existing Directions Hearing process could be used to see if the appeal has reasonable planning merit, which would assist in providing clarity on what constitutes a valid planning consideration and what would be an invalid planning consideration. The Directions Hearing could consider the appellant's justification for submitting the appeal, in particular, whether the grounds of appeal are supported by documentary evidence or other material (a similar process for justifying the lodgement of an appeal already exists through Section 76 of the *Planning and Development Act 2005*).
- 
- *\*\* Will need to discuss with SAT the definition of 'valid planning grounds' to determine whether the submission has reasonable grounds for appeal\*\**

## What can be appealed?

- DAP applications that are compulsory over \$10 million for JDAPs and \$20 million for City of Perth DAP; or
- DAP applications in the optional threshold \$2m – 10m for JDAPs and in the City of Perth \$2 million - \$20 million; or
- DAP applications seeking amendments to approvals *i.e.* Form 2 applications proposing a change to the development application, and including applications for an extension of time

## Timeframe to lodge an appeal

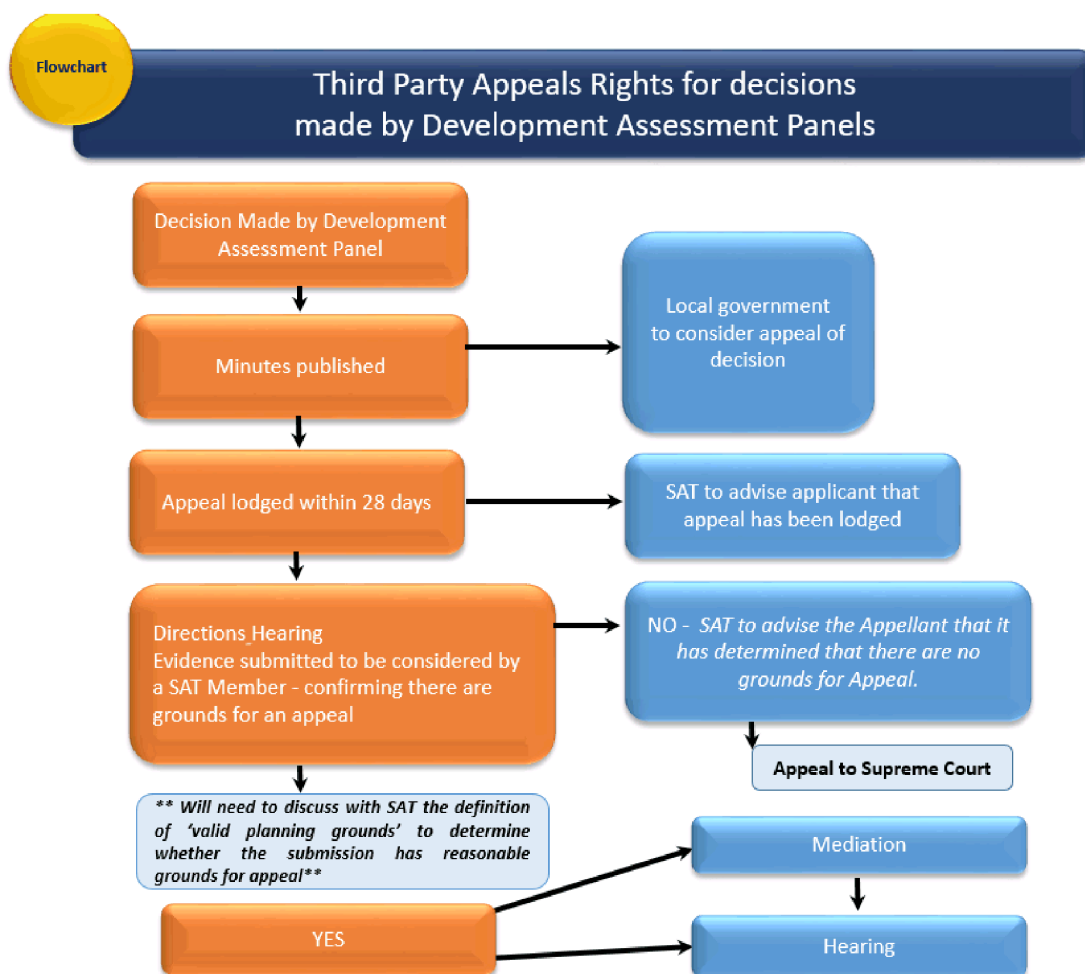
- As per the existing timeframe, an appeal on a decision made by a Development Assessment Panel should be lodged within 28 days of the decision being made public, ie publishing of the DAP minutes.
- Local Governments would need to determine within their own organisation what process to follow in order to decide whether or not to lodge an appeal against a DAP decision. In many cases this may require a Special Council meeting to determine this.

## Costs

- Any Local Government would need to cover their costs of initiating the appeal, attending SAT directions, mediation and hearings, and costs could also include obtaining expert advice.



## Appeals Process





### 3.9 Third Party Appeal Rights

#### MOTION

**Moved** Cr Georgia Johnson, City of Bayswater  
**Seconded** Cr Julie Mathison, City of Subiaco

#### IN BRIEF

- Further amendments proposed to the Preferred Model for Third Party Appeals Process

1. That there be an amendment to the Third Party Appeals Process Preferred Model, being that third parties in addition to Local Governments are able to make an appeal.
2. That there be an amendment to the Third Party Appeals Process Preferred Model, being that closely associated third parties in addition to Local Governments are able to appeal decisions made by the Western Australian Planning Commission and the State Administrative Tribunal, in addition to Development Assessment Panels.

**CARRIED**

#### MEMBER COMMENT

The Council has taken a particularly strong stand on this important issue and it is requested that this matter be given further consideration.

#### SECRETARIAT COMMENT

At its May 2019 meeting, WALGA's State Council considered a 'Preferred Model' and resolved that WALGA:

1. Continues to advocate for the State Government to introduce Third Party Appeal Rights for decisions made by Development Assessment Panels, and
2. Endorses the 'Preferred Model' as presented in the May 2019 Agenda, as the Third Party Appeals process for decisions made by Development Assessment Panels and in future give consideration to broadening Third Party Appeal Rights to other parties relating to Development Assessment Panel decisions.

(Resolution 44.4/2019)

The above resolution was sent to the Minister for Transport: Planning with a copy of the proposed model (as attached).

The May 2019 Agenda item sought to finalise a 'Preferred Model' for appeals on Development Assessment Panel decisions. WALGA's State Council considered several alternative WALGA Zone resolutions, as several Zones proposed alternative 'Preferred Models' for decisions made by DAPs, preferred types of Third Party Appeals and one Zone indicated its opposition to any Third Party Appeals model being introduced, as follows: -

#### SOUTH METROPOLITAN ZONE

That the Position Statement be referred back to WALGA officers to provide an evidence case to support the need for change, the expected benefits, and an analysis of the implications of change in terms of cost, resource and timeframes by utilising the experience of other States where third party appeals exist and applying that to the system proposed.



### GREAT SOUTHERN COUNTRY ZONE

That the Zone opposes Third Party Appeals in relation to Item 5.2 in the May 2019 WALGA State Council Agenda.

### EAST METROPOLITAN ZONE

That there be an amendment to the Preferred Model, being that third parties are able to appeal decisions made by the Western Australian Planning Commission and the State Administrative Tribunal, in addition to Development Assessment Panels.

### CENTRAL METROPOLITAN ZONE

That WALGA:

1. Continues to advocate for the State Government to introduce Third Party Appeal Rights for decisions made by Development Assessment Panels; and
2. Endorses the original December 2018 'Preferred Model' as the third party appeals process for decisions made by the Development Assessment Panels with the following amendments:
  - a. DOT POINT 1 "which could possibly be expanded later if it proves to be beneficial" to be removed
  - b. DOT POINT 4 to be replaced with "Other affected parties would be able to appeal a DAP decision"

Based on the formal resolutions received and members discussions at Zone meetings, there were a range of options available for State Council to consider at its meeting in May: -

1. Not adopt a Preferred Model until more information on cost and resource implications is provided;
2. Adopt the Preferred Model as presented in the May 2019 Agenda;
3. Adopt the Preferred Model as presented in the May 2019 Agenda, with the amendments suggested by the East Metropolitan Zone, ie ability to appeal decisions made by the Western Australian Planning Commission and the State Administrative Tribunal, in addition to Development Assessment Panels;
4. Adopt the Preferred Model as circulated to members in December 2018;
5. Adopt the Preferred Model as circulated to members in December 2018, with the amendments suggested by the Central Metropolitan Zone;
6. Adopt the Preferred Model with different amendments (any amendments discussed by State Council);
7. Not adopt any Preferred Model but still advocate for Third Party Appeal Rights for DAPs decisions
8. Adopt a different Third Party Appeal model (ie wider than just for DAPs);
9. Consult the sector again on what model of Third Party Appeal rights is considered acceptable given the wide range of views;
10. Return to the pre-May 2018 position, where any Third Party Appeal rights are not supported

The preferred approach by State Council was to adopt the Preferred Model as presented in the May 2019 Agenda, as it would provide the starting point for discussion with the State Government about the introduction of Third Party Appeals for Development Assessment Panel decisions.

WALGA provided this position to the Minister for Transport; Planning and the Minister's response was as follows:

*I note WALGA's State Council endorsed Preferred Model on this matter, however I maintain concerns regarding the unnecessary complexity and red tape third party appeal rights would add to the*



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*planning system, which is contrary to the objectives of the Government's commitment to planning reform.*

*The Department of Planning, Lands and Heritage received 254 submissions in response to the Green Paper, including many which confirmed the issues and views identified in the Green Paper regarding the current DAP system.*

*An Action Plan for planning reform which contains a program of initiatives to address the concerns identified by the Green Paper and submissions is currently being finalised by the Department for consideration by Government.*

*I will make announcements regarding the content of the Action Plan and reform initiatives in the near future.*



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**PS03-02/20     Draft legislative amendment to Planning and Development  
(Local Planning Schemes) Regulations 2015: Container Deposit  
Scheme Infrastructure**

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File Ref: 20513 – 20/27035  
Responsible Officer: Director Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider a draft legislative amendment to the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to Container Deposit Scheme Infrastructure.

**Background**

The Container Deposit Scheme (CDS) will commence in Western Australia on 2 June 2020. The scheme will allow consumers to take specified empty beverage containers to a refund point to receive a refund of 10 cents. The CDS was introduced by an amendment to the *Waste Avoidance and Resource Recovery Act 2007*. CDS refund points and recycling centres will be operated by parties holding a contract with WARRRL (WA Return Renew Recycle), who has been appointed as Scheme Coordinator in Western Australia.

The WAPC is seeking comment on amendments to the Planning and Development Regulations that are intended to ensure that CDS sites can be developed with speed and certainty by ensuring that standardised provisions apply in all Local Authority jurisdictions.

The following is a brief timeline of the progress of implementation of the CDS.

- In December 2018, the DPLH released draft Position Statement: Deposit Scheme Infrastructure to assist local governments in dealing with proposals for these developments.
- On 5 March 2019 Council resolved to broadly support the intent of the then draft WAPC Position Statement: Container Deposit Scheme Infrastructure (refer PS008-03/19).
- The WAPC adopted its Position Statement in May 2019. The Position Statement includes a Model Local Planning Policy (MLPP) for local governments to consider adopting. The MLPP sets out model exemptions from development approval for certain CDS infrastructure.
- In late December 2019, the DPLH released for comment a draft legislative amendment to the Regulations relating to CDS Infrastructure.
- The public comment period closes on Friday 7 February 2020, however, the DPLH has agreed to an extension to allow Council to endorse the City's response at its February meeting.

A copy of the draft legislative amendment to the Regulations is provided as **Attachment 1**. The WAPC's Position Statement is provided as **Attachment 2**.

Council is also considering draft Local Planning Policy 4.28: Container Deposit Scheme Infrastructure at this meeting.

**Detail**

The draft legislative amendment proposes to modify the deemed provisions which are contained within Schedule 2 of the Regulations. The deemed provisions apply to all local



planning schemes within Western Australia overriding existing provisions. Any changes to the deemed provisions will automatically form part of DPS2 once gazetted.

The draft amendment to the Regulations will provide exemptions for reverse vending machines and collection cages (hereafter referred to as CDS infrastructure) outside of residential areas and container deposit scheme recycling centres proposed within existing buildings outside of residential areas. Key points relating to the proposed amendment include:

- Inclusion of a sunset clause to CDS infrastructure deemed exempt that is functioning by 1 June 2021; and
- Exemptions for container deposit scheme recycling centres only relate to works being undertaken within a pre-existing building – they do not apply to works such as the construction of a warehouse or shed.

In addition, the draft amendment proposes to define a heritage protected place to simplify the deemed provisions. Administration has no concerns with this element of the amendment which will not be discussed further in this report.

## **Consultation**

This report has been prepared for Council to consider providing a response to the WAPC on its consultation on the matter. Members of the community are able to make comment on the matter directly to the WAPC. Administration will provide a copy of Council's adopted submission to WALGA.

## **Comment**

The DPLH has advised that the intent of the amendment to the Regulations is to provide exemption from development approval for specific CDS developments. Administration generally supports exempting development from needing approval where the land use and physical form has no impact on the amenity of an area.

Administration considers that amending the Regulations is unnecessary and that the matter of exemptions can be dealt with by a local planning policy. Amending the Regulations will result in automatic and mandatory development standards that have no regard for the established built form and amenity within individual local government areas. In addition, Administration is concerned that the proposed amendment to the Regulations does not follow the proper planning process for the classification of land use and it will facilitate development which may detrimentally impact an area without triggering any requirement for development approval.

All local planning schemes contain land use terms and a zoning table which sets the land use permissibility for these uses within relevant zones of the scheme. Land use terms not defined in this schedule or contained in the zoning table are treated as Unlisted Uses in accordance with Clause 3.3 of DPS2. A local government is required to consider an application for development approval against the land use terms and zoning table within its scheme, and apply the requirements of the most appropriate land use.

The draft amendment to the Regulations is proposing to insert a clause into Part 7 of the deemed provisions titled 'terms used'. A 'terms used' section is used to define terms commonly used throughout legislation and is separate from land use terms as defined within the scheme. Draft clause 59A includes definitions for 'container collection cage', 'container deposit recycling centre', 'drop-off refund point', and 'reverse vending machine'. These 'terms' are referenced in exemptions throughout the draft amendment inferring a local government should be applying these terms as though they are bona-fide land uses under

the scheme. It is questionable whether these ‘terms’ can be applied as land use terms in lieu of those contained within the defined uses under the scheme and within the zoning table.

The draft amendment includes a number of development standards whereby compliant proposals would be exempt from development approval providing no part of the development is in a heritage protected place or within a residential area (where the R-Codes apply). Notwithstanding Administration’s concerns on the validity of using these terms as proxies for defined land uses, examples of situations the draft provisions will allow and resulting issues are provided below:

- A reverse vending machine to be placed on a commercial or service industrial lot with a two metre street setback despite DPS2 prescribing a six metre setback. This may be contrary to established development and have a detrimental impact on the streetscape.
- A reverse vending machine and/or container collection cage within an existing car park with more than 40 spaces occupying up to four car parking spaces or 45m<sup>2</sup> where the carpark has between 41 – 200 spaces, and 75m<sup>2</sup> in any other case. These requirements do not enable any consideration of existing parking shortfalls which could result in parking and congestion issues within developments as a result of exempt CDS developments.

A copy of Administrations draft response to the DPLH is provided as **Attachment 3**, which includes a table identifying a number of administrative and technical concerns.

## Statutory Compliance

In the event the draft amendment is gazetted these provisions will automatically form part of DPS2 and the City will be required to comply with, and where appropriate, enforce these new provisions.

## 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

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 gazettal of the draft legislative amendment to the *Planning and Development (Local Planning Schemes) 2015* may negate the requirement for draft Local Planning Policy 4.28: Container Deposit Scheme Infrastructure.

## Financial Implications

N/A

## Voting Requirements




Simple Majority

## Recommendation

### That Council:-

1. **ENDORSES** Administration's response to the Department of Planning, Lands and Heritage provided in Attachment 3 on the draft legislative amendment to the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. **ADVISES** the Western Australian Local Government Association of this decision.

#### Attachments:

- |   |   |          |         |
|---|---|----------|---------|
| 1  | Attachment 1 - Draft Legislative Amendment Container Deposit Scheme             | 20/17462 |         |
| 2  | Attachment 2 - WAPC Position Statement: Container Deposit Scheme Infrastructure | 20/2505  |         |
| 3  | Attachment 3 - Comments on draft legislative amendment                          | 20/27259 | Minuted |

Western Australia

## **Planning and Development (Local Planning Schemes) Amendment Regulations 2019**

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### **Schedule 2 — Deemed provisions for local planning schemes**

#### **Part 7 — Requirement for development approval**

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Planning and Development Act 2005

## **Planning and Development (Local Planning Schemes) Amendment Regulations 2019**

Made by the Minister under Part 15 Division 1 of the Act.

### **1. Citation**

These regulations are the *Planning and Development (Local Planning Schemes) Amendment Regulations 2019*.

### **2. Commencement**

These regulations come into operation as follows —

- (a) regulations 1 and 2 — on the day on which these regulations are published in the *Gazette*;
- (b) the rest of the regulations — on the day after that day.

### **3. Regulations amended**

These regulations amend the *Planning and Development (Local Planning Schemes) Regulations 2015*.

*[The following text is the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 1 Part 7 showing proposed amendments in track changes. A formal amending instrument will be drafted at a later stage.]*

**Planning and Development (Local Planning Schemes) Amendment Regulations 2019**

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**Schedule 2 — Deemed provisions for local planning schemes**

[r. 10(4)]

**Part 7 — Requirement for development approval**

**59A. Terms used**

In this Part —

*CDS display material* means promotional material, brand images, signs, or similar material associated with the container deposit scheme;

*CDS infrastructure* means —

(a) a container collection cage; or

(b) a reverse vending machine;

*civic use* has the meaning given in Schedule 1 clause 38;

*commercial vehicle* has the meaning given in Schedule 1 clause 37(1);

*community purpose* has the meaning given in Schedule 1 clause 38;

*container* has the meaning given in WARR Act section 47C(1);

*container collection cage* means a cage or other structure in which members of the public may place empty containers for the purposes of the container deposit scheme, without receiving payment of the refund amount in exchange;

*container deposit recycling centre* means a refund point that has or can accommodate facilities for the consolidation or sorting of empty containers pending collection for the purposes of the container deposit scheme;

*container deposit scheme* means the scheme established by WARR Act Part 5A;

*drop off refund point* means a refund point that —

(a) is located in a building; and

(b) is not a container deposit recycling centre;

*educational establishment* has the meaning given in Schedule 1 clause 38;

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*floor area* has the meaning given in Schedule 1 clause 37(1);

*heritage protected place* means a place that is —

- (a) entered in the State Register of Heritage Places under the *Heritage Act 2018* section 42; or
- (b) the subject of an order under the *Heritage Act 2018* Part 4; or
- (c) the subject of a heritage agreement that has been certified under the *Heritage Act 2018* section 90; or
- (d) included on a heritage list prepared in accordance with this Scheme; or
- (e) within an area designated under this Scheme as a heritage area;

*incidental use* has the meaning given in Schedule 1 clause 37(1);

*refund amount* has the meaning given in WARR Act section 47C(1);

*refund point* has the meaning given in WARR Act section 47C(1);

*residential area* means an area to which the R Codes apply;

*reverse vending machine* means a permanently located unattended device that accepts empty containers from members of the public in exchange for the payment of the refund amount;

*shop* has the meaning given in Schedule 1 clause 38;

*WARR Act* means the *Waste Avoidance and Resource Recovery Act 2007*.

**60. Requirement for development approval**

A person must not commence or carry out any works on, or use, land in the Scheme area unless —

- (a) the person has obtained the development approval of the local government under Part 8; or
- (b) under clause 61, 61A, 61C, 61E or 61G the development is exempt from the requirement for development approval. ~~of a type referred to in clause 61.~~

Note:

1. Development includes the erection, placement and display of advertisements.

**Planning and Development (Local Planning Schemes) Amendment Regulations 2019**

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2. Approval to commence development may also be required from the Commission if the land is subject to a region planning scheme.

**61. Development for which development approval not required**

- (1) Development approval of the local government is not required for the following works —

- (a) the carrying out of works that are wholly located on an area identified as a regional reserve under a region planning scheme;

**Note:**

Approval may be required from the Commission for development on a regional reserve under a region planning scheme.

- (b) the carrying out of internal building work which does not materially affect the external appearance of the building unless the development is located in a [heritage protected place](#); ~~place that is —~~

~~(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~

~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~

~~(iii) included on a heritage list prepared in accordance with this Scheme and identified on that list as having an interior with cultural heritage significance; or~~

~~(iv) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~

- (c) the erection or extension of a single house on a lot if the R Codes apply to the development and the development satisfies the deemed to comply requirements of the R Codes unless the development is located in a [heritage protected place](#); ~~place that is —~~

~~(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~

~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~

~~(iii) included on a heritage list prepared in accordance with this Scheme; or~~



**Planning and Development (Local Planning Schemes) Amendment  
Regulations 2019**

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- ~~(iv) within an area designated under the Scheme as a heritage area; or~~
- ~~(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~
- (d) the erection or extension of an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house or a grouped dwelling if the R Codes apply to the development and the development satisfies the deemed to comply requirements of the R Codes unless the development is located in a [heritage protected place](#); ~~place that is —~~
- ~~(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~
- ~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~
- ~~(iii) included on a heritage list prepared in accordance with this Scheme; or~~
- ~~(iv) within an area designated under the Scheme as a heritage area; or~~
- ~~(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~
- (e) the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool except where the single house or other structure is [or is located in, a heritage protected place](#); —
- ~~(i) located in a place that is entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~
- ~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~
- ~~(iii) included on a heritage list prepared in accordance with this Scheme; or~~
- ~~(iv) located within an area designated under this Scheme as a heritage area; or~~

Consultation Draft

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**Planning and Development (Local Planning Schemes) Amendment  
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- ~~(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~
- (f) temporary works which are in existence for less than 48 hours, or a longer period agreed by the local government, in any 12 month period;
  - (g) the temporary erection or installation of an advertisement if —
    - (i) the advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918* (Commonwealth), the *Electoral Act 1907* or the *Local Government Act 1995*; and
    - (ii) the primary purpose of the advertisement is for political communication in relation to the election, referendum or poll; and
    - (iii) the advertisement is not erected or installed until the election, referendum or other poll is called and is removed no later than 48 hours after the election, referendum or other poll is conducted;
  - (h) the erection or installation of a sign of a class specified in a local planning policy or local development plan that applies in respect of the sign unless the sign is to be erected or installed —
    - (i) on a place included on a heritage list prepared in accordance with this Scheme; or
    - (ii) on land located within an area designated under this Scheme as a heritage area;
  - (i) the carrying out of any other works specified in a local planning policy or local development plan that applies to the development as works that do not require development approval;
  - (j) the carrying out of works of a type identified elsewhere in this Scheme as works that do not require development approval.

***Planning and Development (Local Planning Schemes) Amendment  
Regulations 2019***

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Note:

1. The *Planning and Development Act 2005* section 157 applies in respect of the carrying out of works necessary to enable the subdivision of land if the Commission has approved a plan of the subdivision.
  2. The *Planning and Development Act 2005* section 6 applies in respect of the carrying out of public works by the Crown, the Governor, the Government of the State or a local government
- (2) Development approval of the local government is not required for the following uses —
- (a) a use that is wholly located on an area identified as a regional reserve under a region planning scheme;

Note:

Approval may be required from the Commission for development on a regional reserve under a region planning scheme.

- (b) development that is a use identified in this Scheme as a use that is permitted in the zone in which the development is located and —
    - (i) the development has no works component; or
    - (ii) development approval is not required for the works component of the development;
  - (c) the use of premises as a home office;
  - (d) temporary use which is in existence for less than 48 hours, or a longer period agreed by the local government, in any 12 month period;
  - (e) any other use specified in a local planning policy or local development plan that applies to the development as a use that does not require development approval;
  - (f) use of a type identified elsewhere in this Scheme as use that does not require development approval.
- (3) Despite subclause (1) development approval may be required for certain works carried out —
- (a) in a special control area; or
  - (b) on land designated by an order made under the *Fire and Emergency Services Act 1998* section 18P as a bush fire prone area.

***Planning and Development (Local Planning Schemes) Amendment Regulations 2019***

**r. 3**

- (4) For the purposes of subclause (1)(c) or (d), development is to be taken to satisfy a deemed to comply requirement of the R Codes if it complies with —
- (a) a requirement in a local development plan or activity centre plan made under the R Codes that amends or replaces the deemed to comply requirement; or
  - (b) a requirement —
    - (i) in a structure plan that was approved before the day referred to in the *Planning and Development (Local Planning Schemes) Regulations 2015* regulation 2(b); and
    - (ii) that amends or replaces the deemed to comply requirement;
- or
- (c) a requirement in a local planning policy that amends or replaces the deemed to comply requirement.
- (5) If under subclause (1)(c) or (d) development approval is not required for the carrying out of works on land, the owner of the land may provide to the local government confirmation of the matters set out in subclause (1)(c) or (d), as relevant, in a manner and form approved by the Commission.

*[Clause 61 amended: Gazette 7 Dec 2015 p. 4883 4.]*

**61A. Development approval not required to erect or install CDS infrastructure**

- (1) Subject to subclauses (2), (3) and (4), development approval of the local government is not required for the erection or installation of CDS infrastructure.
- (2) The erection or installation of CDS infrastructure is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) no part of the development is in a heritage protected place;
  - (b) no part of the development is in a residential area;
  - (c) the infrastructure is not within 10 m of the boundary of a lot used for residential purposes;

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- (d) the infrastructure does not restrict any vehicular or pedestrian access or entry to a building;
- (e) the infrastructure does not obstruct the operation of, or access to, any utility services;
- (f) the infrastructure is not within 2 m of any road, right of way or vehicle access point to a road or right of way;
- (g) the infrastructure does not reduce existing car park sightlines, aisle widths or manoeuvring spaces;
- (h) if the development is outdoors —
  - (i) the erection or installation of the infrastructure does not result in the removal of any significant vegetation or landscaping; and
  - (ii) the infrastructure does not carry or display promotional material, brand images, signs or similar material, other than CDS display material; and
  - (iii) the infrastructure is constructed of or clad with low reflective, graffiti resistant materials that provide protection from the elements.
- (3) The erection or installation of CDS infrastructure that is or includes a reverse vending machine is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the erection or installation is completed and the reverse vending machine is in use by 2 June 2021;
  - (b) if the development is outdoors on land that is not a car park —
    - (i) there is not more than 1 machine for each 15 000 m<sup>2</sup> of the area of the land on which the development is located; and
    - (ii) no machine occupies an area larger than 45 m<sup>2</sup>; and
    - (iii) no machine is more than 3 m in height, 8 m in length or 6 m in width;
  - (c) if the development is outdoors on land that is a car park —
    - (i) the car park has at least 40 spaces; and

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- (ii) there is not more than 1 machine for each 1 000 car parking spaces; and
- (iii) no machine occupies an area larger than the greater of —
  - (I) an area comprising 4 car parking spaces;
  - (II) 45 m<sup>2</sup>, if the car park has 200 car parking spaces or less, and 75 m<sup>2</sup> in any other case.
- (4) The erection or installation of CDS infrastructure that is or includes a container collection cage is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the development is in premises that are lawfully civic use, community purpose or educational establishment;
  - (b) the cage is located so as to be visually unobtrusive;
  - (c) the cage is not readily movable without the use of lifting equipment;
  - (d) there is not more than 1 cage on a lot;
  - (e) no cage occupies an area of more than 8 m<sup>2</sup>;
  - (f) no cage is more than 2 m in height.

**61B. Development approval not required to operate CDS infrastructure**

- (1) Subject to subclauses (2), (3) and (4), development approval of the local government is not required to use land to operate CDS infrastructure.
- (2) The use of land to operate CDS infrastructure is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the erection or installation of the infrastructure was exempt under clause 61A from the requirement for development approval;

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- (b) the infrastructure is provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements published by Standards Australia as amended from time to time, or any Australian or Australia/New Zealand Standard that replaces that standard;
- (c) the infrastructure complies with relevant requirements of AS 1428.1 2009 Design for access and mobility – General requirements for access – New building work and AS 1428.2 1992 Design for access and mobility Enhanced and additional requirements Buildings and facilities published by Standards Australia as amended from time to time, or of any Australian or Australia/New Zealand Standard that replaces either or both of those standards;
- (d) if the area occupied by the infrastructure equals or exceeds 10 m<sup>2</sup>, bins for the removal of waste and recyclable materials are provided at the infrastructure and regularly serviced at the rate of at least —
  - (i) 1 waste bin of 240 litres capacity per 10 m<sup>2</sup> of area occupied; and
  - (ii) 1 recycling bin of 240 litres capacity for the first 10 m<sup>2</sup> of area occupied and 1 recycling bin of 240 litres capacity for each further 20 m<sup>2</sup> of area occupied.
- (3) The use of land to operate CDS infrastructure that is or includes a reverse vending machine is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the operation of the infrastructure does not result in the emission of noise at a level which exceeds any applicable requirement of the Environmental Protection (Noise) Regulations 1997;
  - (b) commercial vehicles enter the land for the purposes of the container deposit scheme only —
    - (i) before 9.00 am or after 7.00 pm on Sundays and public holidays; and
    - (ii) before 7.00 am or after 7.00 pm on other days;

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- (c) if the land is adjacent to a lot used for residential purposes, the infrastructure operates only —
- (i) between 9.00 am and 7.00 pm on Sundays and public holidays; and
- (ii) between 7.00 am and 7.00 pm on other days.
- (4) The use of land to operate CDS infrastructure that is or includes a container collection cage is not exempt from the requirement for development approval unless the cage is locked or secured in such a way that material cannot be removed from it, other than for the purposes of the container deposit scheme.
- 61C. Development approval not required to operate container deposit recycling centre**
- (1) Subject to subclause (2), development approval of the local government is not required to use land to operate a container deposit recycling centre.
- (2) The use of land to operate a container deposit recycling centre is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
- (a) no part of the land is in a heritage protected place;
- (b) no part of the land is in a residential area;
- (c) the operation of the centre begins by 2 June 2021;
- (d) the centre operates in a building which is not within 200 m of the boundary of a lot used for residential purposes;
- (e) the floor area of the part of the building that is primarily used for the purposes of the centre does not exceed 2 000 m<sup>2</sup>;
- (f) for each 100 m<sup>2</sup> of the floor area of the part of the building that is primarily used for the purposes of the centre, there is on the land at least —
- (i) 1 car parking space; or
- (ii) a 6 m length of car queuing lane.



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**61D. Development approval not required to operate drop off refund point**

Development approval of the local government is not required to use land to operate a drop off refund point —

(a) in a premises otherwise used as a shop; or

(b) in any other premises, if —

(i) the premises are not in a residential area; and

(ii) use to operate a drop off refund point is an incidental use of the premises.

Minister for Planning



Department of **Planning,  
Lands and Heritage**



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Western Australia.*

# Position Statement:

## Container Deposit Scheme Infrastructure

May 2019

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## 1. Policy Intent

This position statement outlines how container deposit scheme infrastructure should be considered and assessed in the Western Australian planning system.

## 2. Container deposit schemes in Western Australia

The Western Australian Government is implementing a Container Deposit Scheme (CDS) to complement existing kerbside recycling services. The CDS provides for a refund to be paid to any person who returns an eligible beverage container through the scheme. The CDS operates by the return of containers via various container return points. In the context of the position statement, the return points are referred to as CDS infrastructure. The CDS is not intended to collect normal household waste.

The role of planning in the implementation of the CDS is to ensure that the infrastructure required to facilitate the scheme is established in appropriate locations.

## 3. Application of this Position Statement

This position statement applies across Western Australia to all CDS infrastructure.

## 4. Policy objectives

This position statement seeks to achieve the following objectives:

- ensure a coordinated approach to the provision of CDS infrastructure throughout WA
- ensure that appropriate locations are chosen for the installation of CDS infrastructure
- ensure the timely roll out of infrastructure in support of the scheme's establishment and ongoing operational needs
- establish minimum development requirements to exempt certain CDS infrastructure from requiring planning approval, for adoption by local governments.

## 5. Policy Measures

### 5.1 Container Deposit Scheme infrastructure

There are broadly five types of CDS infrastructure to facilitate the return of containers in WA. These are:

#### Container collection cages:

This infrastructure comprises a cage which containers are placed in and stored before collection and return for refund. These cages will generally be donation points, rather than refund points. They may be located in association with schools, sporting or other clubs or not-for-profit organisations. Individuals will deposit the containers into the collection cages and the receiving organisation will arrange collection of the containers and receive the refund as a donation to their organisation.

**In shop / over-the-counter / bag drop return points:** This infrastructure incorporates the use of a new or existing retail outlet or shop where participants can deposit individual containers or bags of containers that are collected and returned to a retailer on behalf of the scheme, with a refund given to the participant. This infrastructure will typically be located within existing retail and commercial areas.

#### Reverse vending machines:

These are permanently-located, unattended infrastructure that accept the return of empty beverage containers in exchange for a refund. Reverse vending machines come in various shapes and sizes.

*Small reverse vending machines* are similar in size to 'traditional' food and drink vending machines, and can be located in shopping centres, train stations or other public places where people are likely to return one or two containers at a time. Small reverse vending machines will generally be incidental to the predominant land use, often located internally or adjacent high traffic locations such as foyers and passageways. Accordingly, small reverse vending machines are likely to be exempt from requiring development approvals.

*Large reverse vending machines* (see figures on page 6) are generally mounted onto a storage structure similar to a sea container. The location of large reverse vending machines may vary, but they could be placed within existing commercial or industrial premises. These machines allow for greater volume of returns and it is likely that participants would travel to these sites with a variety of eligible containers.

#### Container deposit recycling centres:

This infrastructure, depicted on page 6, provides solely for the return of eligible containers for refund and associated sorting and storage in bulk. While similar in nature to *in shop / over-the-counter / bag drop* return points, these facilities are likely to service a significantly larger turnover of customers and have greater storage demands.

Container deposit recycling centres will generally only accept, store and sort materials collected in accordance with, and regulated by, the State's CDS management framework and associated contractual agreements (plastic, glass and aluminium drink containers). Accordingly, they differ from resource recovery, waste storage and other industry land uses, as they do not deal with organic, toxic or large-scale waste material, with the associated issues of odour, risk or other off-site impact.

**Large-scale facilities:** These include uses such as resource recovery centres, waste storage facilities and other industrial uses that are defined under the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations), as well as other definitions included in existing local planning schemes. Existing facilities may be expanded for uses associated with the CDS, or new large-scale facilities established.

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## 5.2 Assessing CDS infrastructure

### 5.2.1 Incidental development

Generally, CDS infrastructure will be incidental to the existing use of a lot. For example, a small reverse vending machine in a supermarket would be incidental to the use of the land as a shop, as would be an over the counter or bag drop return point.

Development approval may be required to install infrastructure outside an existing building.

If approval is required for CDS infrastructure, it should be assessed in accordance with the requirements of Parts 7 and 8 of the deemed provisions in Schedule 2 of the Regulations.

### 5.2.2 Pre-lodgement consultation

Proponents seeking to install CDS infrastructure should engage with the relevant local government(s) as part of the site selection process. This early engagement will allow local government to assess if the site being proposed is appropriate, and how it might relate to the CDS network more broadly as well as servicing considerations. The matters outlined below should be considered when determining if a location is appropriate for CDS infrastructure.

### 5.2.3 Assessment considerations

#### 5.2.3.1 General assessment considerations

CDS infrastructure and return points are likely to come in many varying shapes, sizes and typologies. Importantly, return points should be designed and located in such a manner that they are sympathetic to the character of the local area. A number of key considerations will apply universally when considering applications for CDS infrastructure development.

The key matters for consideration include:

- Local amenity – how does the infrastructure fit in with the surrounding built context? Does it impact upon visual amenity, or result in the vegetation removal which requires offset? What are its hours of operation and timing of service vehicles attending the return point?
- Car parking – is additional parking required to service the return point? Will it impact the existing car parking requirements of the site?
- Accessibility – is it universally accessible? Will its location have an impact on pedestrian or vehicular circulation? Is appropriate manoeuvring space provided to allow service vehicle access?

- Waste and recycling bins – does the infrastructure necessitate the provision of waste bins to dispose of goods that are not accepted by the CDS in a tidy manner?
- Signage – what size and scale is appropriate for signage or screens?
- Safety and security – does its location allow for passive surveillance, and what form of lighting is provided?

#### 5.2.3.2 Container collection cages

Where collection cages are located in association with a school, sporting or other club, and on land which is managed by State or local government, the collection cage will be incidental to the predominant use of the site. As such, the collection cage is likely to fall under the public works exemptions which generally apply to local and State Government developments, under the *Planning and Development Act 2005*, the Metropolitan, Peel and Greater Bunbury Region Schemes and local planning schemes.

The management of these collection cages should be included in any leasing or other operational arrangements that are in place to manage the use of these buildings and land.

Where collection cages are sought to be located on private land they should be subject to the same requirements as reverse vending machines identified by this position statement.

#### 5.2.3.3 In shop / over-the-counter / bag drop return points

The CDS is, in essence, the return of containers that were purchased from a shop. The transaction is the same as any other transaction that occurs in a shop except in reverse, with the customer bringing goods to the shop and leaving without goods.

The operations, including access, parking requirements and the need for service vehicles to access the return points, are identical to that of a shop. On this basis, return points should be assessed as a shop, in accordance with the requirements of the relevant local planning scheme.

For shops, the operations of the return point need to be contained within the building, including any manual sorting, low-scale crushing and storage. Approval would be required to extend outside the approved operational boundaries of an existing building used as a shop. Food shops that are considered a Food Business under the *Food Act 2008* should seek local government advice before considering the operation of an in shop CDS return point.

To clarify the WAPC's position on in shop / over-the-counter / bag drop CDS return points, the definition of *shop* in the Regulations is to be taken to mean:

....premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide

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services of a personal nature, including hairdressing or beauty therapy services, and can include a container deposit scheme return point.

It is intended that the additional words, as underlined above, will be incorporated into the Regulations as a model provision as part of the State planning reform process.

#### 5.2.3.4 Small reverse vending machines

Due to the small-scale nature of this type of CDS infrastructure, with footprints generally less than three square metres, it is expected that small reverse vending machines will be exempt from requiring any development approvals.

#### 5.2.3.5 Large reverse vending machines

Due to the variety of sizes and potential locations for large reverse vending machines, development applications may be required to consider any impacts on nearby existing sensitive land uses. This position statement seeks to outline where exemptions for large reverse vending machines may apply, for local governments to consider and adopt.

Large reverse vending machines should not be confused with sea containers or subjected to assessment under local planning policies which seek to control the location and use of sea containers in the urban environment.

#### 5.2.3.6 Container deposit recycling centres

Container deposit recycling centres rely on being convenient, accessible and visible. These return points are likely to provide a customer interface which provides for the quick turnover of users, and are therefore best collocated with land uses where trips can be shared. Accordingly, it is anticipated that these return points might typically be found in 'big box' commercial precincts.

Where the development of a container deposit recycling centre is proposed, the following key matters should be considered:

- Visual appearance – the development should integrate seamlessly with surrounding development, and not propose outdoor sorting or storage which is visible from the public realm
- Onsite operations – generally, only the return, sorting and storage of material associated with the CDS should occur
- Car parking – parking requirements should have regard for the generally quick turnover of users, and the co-location of such return points with uses where trips are likely to be shared

In preparing and assessing development applications, it is reasonable that a variety of different land uses might currently be used to account for container deposit recycling centres, or that an application could be deemed as a use not listed by the local planning scheme. To address this and

clarify the WAPC's position on container deposit recycling centres, the following definition is proposed:

***container deposit recycling centre means premises used to return, consolidate, temporarily store and sort material associated with a container deposit scheme established under Part 5A of the Waste Avoidance and Resource Recovery Act 2007 before transfer to a waste storage facility or resource recovery centre, and may also include the return of small consumer goods or products as an incidental use.***

It is intended that this definition will be incorporated into the Regulations as a model provision, when the Regulations are next amended.

Container deposit recycling centres are suitable for development in mixed business/service commercial and bulky goods areas, along with some commercial and light/service industrial areas, and should be included as a 'P' (permitted) use within these zones under local planning schemes. In centre/shopping/town centre type zones the use may be included as a 'D' (discretionary) use.

#### 5.2.3.7 Large-scale facilities

For large-scale facilities in industrial areas, where the processing of recyclables and storage of other waste materials occurs, the normal considerations under Schedule 2 Parts 7 and 8 of the Regulations apply. It

is possible that existing large-scale facilities that will accept containers arising from the CDS would be operating consistent with existing approvals. However, a development application would be required for new or upgraded facilities.

### 5.3 Exemptions for collection cages and large reverse vending machines

Local governments are encouraged to adopt a local planning policy to ensure that specified CDS development and works are exempt from the requirement to obtain development approval, pursuant to Schedule 2, Part 7, Clause 61(1)(i) and (2)(e) of the Regulations. Particular consideration should be given to exempting collection cages and large reverse vending machines within supermarket and shopping centre car parks.

Large reverse vending machine or collection cage proposals which vary the provisions outlined in an adopted local planning policy, or where no policy exists, will require development approval.

A model local planning policy is contained in **Appendix 1**. Local government is encouraged to consider and adopt this model local planning policy.

Where a local government resolves to adopt the model local planning policy provided at **Appendix 1** without modification, pursuant to Schedule 2, Part



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2, Clause 4(1) of the Regulations the WAPC agrees that advertising of the proposed policy shall not be required.

The local government, prior to making a resolution to adopt the model local planning policy without modification and not advertise the policy, is required to notify the WAPC of its intention to do so, in accordance with Clause 4(1).

Where a local government determines to prepare a new local planning policy to deal with CDS infrastructure, or modify the model local planning policy provided, all requirements of Clause 4, including advertising, shall apply.

Note – the zoning and land use terms used by the model local planning policy are consistent with the terms provided by the model provisions for local planning schemes of the Regulations. Where planning schemes have not been amended to be consistent with the model provisions, the local government may amend these terms to be consistent with its planning scheme.

## 6. Other matters

### 6.1 Applications for development approval

Where an application for development approval is required, applications are to be submitted to the relevant local government in accordance with the requirements of Schedule 2 Part 8 of the Regulations, together with the following information:

- A site plan showing the proposed location of the infrastructure on the property and the location of any existing buildings/structures
- Plans, dimensions and details of the infrastructure
- Photographs/diagrams of any proposed supporting or storage structure(s)
- Details of proposed modifications and other works to be carried out to improve appearance and address amenity concerns

Local governments reserve the right to request any other information deemed necessary to assess applications in accordance with the requirements of a Local Planning Scheme and/or Local Planning Policy.

### 6.2 Building approval

Notwithstanding that development approval may not be required for the development of some forms of CDS infrastructure, particularly those specified in **Appendix 1**, a building permit may be required to be sought and issued prior to container deposit scheme infrastructure being erected on site.

Accordingly, proponents should liaise with the relevant local government noting that a Building Permit is required for any building or structure not listed by Schedule 4 of the Building Regulations 2012, which deals with building work for which a building permit is not required.

### 6.3 Compliance

If CDS infrastructure is installed, and in the opinion of the local government it is not in accordance with the exemptions outline in an adopted local planning policy, a local government may require development application for the infrastructure to be lodged for assessment.

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Large reverse vending machines



Container deposit recycling centres





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## Appendix 1

### Model Local Planning Policy

#### Container deposit scheme development provisions

##### Purpose

To provide an exemption in accordance with Clause 61(1)(i) and (2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* from the requirement to obtain development approval for container deposit scheme infrastructure proposals which satisfy minimum development standards.

##### Objectives

- To ensure the location, design and siting of CDS infrastructure is complementary to the character, functionality and amenity of urban localities.
- To prevent negative impacts on local amenity from the operation of CDS infrastructure.
- To enable the timely, cost effective delivery of essential CDS infrastructure.
- To provide conveniently located infrastructure to ensure the CDS' effective reduction of litter, increased recycling and protection of the environment.

#### Definitions / abbreviations

<b><i>the Heritage Act</i></b>	means the <i>Heritage of Western Australia Act 1990</i> .
<b><i>the Regulations</i></b>	means the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> prepared under the <i>Planning and development Act 2005</i> .
<b><i>the Noise Regulations</i></b>	means <i>Environmental Protection (Noise) Regulations 1997</i> (as amended) prepared under the <i>Environmental Protection Act 1986</i> .
<b><i>the Scheme</i></b>	means the City/Shire [DELETE AS APPLICABLE] of [INSERT NAME] Local Planning Scheme No. [INSERT NUMBER].
<b><i>Container deposit scheme infrastructure</i></b>	means a reverse vending machine or a container collection cage.
<b><i>Reverse vending machine</i></b>	means a permanently-located unattended device that accepts empty beverage containers, and is incidental the predominant land use.
<b><i>Container collection cage</i></b>	means a cage, or other structure, that is designed to store containers deposited at return points, and is incidental to the predominant land use.
<b><i>total lot area</i></b>	means the total land area of a freehold or survey strata lot.

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### Statutory provisions

Development approval will not be required for container deposit scheme infrastructure proposals that comply with the provisions of this policy, in accordance with Clause 61(1)(i) and (2)(e) of the deemed provisions of the scheme provided for by the Regulations, unless the development is proposed on land in a place that is:

1. entered in the Register of Heritage Places under the Heritage Act; or
2. the subject of an order under Part 6 of the Heritage Act; or
3. included on a heritage list prepared in accordance with the Scheme; or
4. within an area designated under the Scheme as a heritage area; or
5. the subject of a heritage agreement entered into under section 29 of the Heritage Act.

Container deposit scheme infrastructure proposed to be erected on a temporary basis of not more than 48 hours within a 12 month period are typically exempt from approval, as per the requirements of 61(1)(f) and (2)(d) of the deemed provisions provided in the Regulations and contained within the Scheme. As such, the policy provisions would not apply.

### Policy provisions

1. Specified exemption	
1.1	The development or operation of a large reverse vending machine is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, with the exception of: <ol style="list-style-type: none"> <li>(a) residential, urban development, and special residential zones; and</li> <li>(b) rural, rural residential, and rural smallholding zones.</li> </ol>
1.2	The development of a container collection cage is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, including a residential or rural zone or public purpose reserve where the land is lawfully used for the purposes of: <ol style="list-style-type: none"> <li>(a) civic use; and/or</li> <li>(b) community purpose; and/or</li> <li>(c) educational establishment.</li> </ol>

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<b>2. Development standards</b>	
<i>General</i>	
2.1	Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not result in any change to the approved land use in a way that would result in the use no longer complying with any relevant development standards and/or requirements of the Scheme.
<i>Location</i>	
2.2	Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not be erected within 10 metres of an adjoining lot boundary that accommodates a residential use.
2.3	Where the development of a reverse vending machine and/or container collection cage is proposed, the infrastructure must not restrict any vehicular or pedestrian access to or from, or entry to any building on, the land on which the infrastructure is located.
2.4	Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not obstruct the operation of, or access to, any utility services on the land on which the infrastructure is located or on adjacent land.
2.5	Where the development of a large reverse vending machine and/or container collection cage is proposed, to preserve pedestrian and vehicular sightlines, and servicing access, the infrastructure must not be erected within two (2) metres of any road reserve or right-of-way intersection or crossover, and shall be located in such a way that it does not reduce existing car park sightlines, aisle widths and manoeuvring spaces.
2.6	Where the development of a container collection cage is proposed, the collection cage must be located in a car park or service area to be visually unobtrusive, and must be secured, locked and immovable.
<i>Visual amenity</i>	
2.7	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, placement of the infrastructure must not result in the removal of any vegetation, landscaping or street tree.
2.8	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must be constructed and clad with low-reflective, graffiti-resistant materials, which provide protection from the elements and, where not consisting of promotional or branding material approved under the operation of the container deposit scheme, are consistent in colour and finish to that of nearby existing buildings.

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2.9	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must not display any advertising signage other than promotional or brand signage approved under the operation of the container deposit scheme.
2.10	Where the development of a large reverse vending machine is proposed outdoors, and the infrastructure exceeds a development footprint of 10 square metres, bins for the removal of waste or recyclable materials not accepted by the infrastructure are to be provided, and serviced regularly to maintain the amenity of the area, at a rate of one (1) waste bin and 0.5 recycling bins (both 240L in volume) per 10 square metres of development footprint.
<b>Operational amenity</b>	
2.11	Where the development of a large reverse vending machine and/or container collection cage is proposed, the operation of the infrastructure must not prejudicially affect the amenity of the locality due to the emission of light, noise, vibration, electrical interference, smell or any other by-product.
2.12	Where the development or operation of a large reverse vending machine is proposed adjacent to land that accommodates a residential use, the machine must operate only between the approved opening hours of the predominant land use, or in the absence of any other use: (a) between 7.00 am and 7.00 pm Monday to Saturday; and (b) between 9.00 am and 7.00 pm on Sunday and public holidays.
2.13	Where the development or operation of a large reverse vending machine is proposed, the reverse vending machine when in operation must not emit noise at a level which exceeds any requirement(s) under the Noise Regulations.
2.14	Where the development or operation of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must be provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting–Performance and design requirements (as amended).
2.15	Where the development or operation of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must be accessible to any person with a disability.

**Position Statement:**  
**Container Deposit Scheme Infrastructure**  
 May 2019

11

<i>Development footprint</i>	
2.16	Where the development of a container collection cage is proposed outdoors, the cage must not: (a) have a development footprint of more than eight (8) square metres; or (b) be more than two (2) metres in height.
2.17	Where the development of a large reverse vending machine is proposed outdoors, on land not used for car parking, the machine must not: (a) have a development footprint of more than 45 square metres, and (b) be more than three (3) metres in height, or have dimensions greater than eight (8) metres by six (6) metres.
2.18	Where the development of a large reverse vending machine is proposed within an existing car park comprising more than 40 car parking spaces, the area occupied by the reverse vending machine must not exceed the greater of the following areas: (a) the area comprising four (4) car parking spaces; or (b) 45 square metres, where the car park contains 200 car parking spaces or less; or (c) 75 square metres, where the car park contains 200 or more car parking spaces.
2.19	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure shall be installed at a rate no greater than: (a) container collections cage – one (1) per lot; (b) large reverse vending machine proposed on land not used for car parking – one (1) per 15,000 square metres of total lot area; or (c) large reverse vending machine proposed in an existing car park comprising more than 40 car parking spaces – one (1) per 1000 car parking spaces.





File Ref: 20/27121 (20513)  
Enquiries: Cathrine Temple 9405 5876

11 February 2020

Department of Planning, Lands & Heritage  
140 William Street  
Perth WA 6000

Dear Sir/Madam

**DRAFT LEGISLATIVE AMENDMENT TO PLANNING AND DEVELOPMENT REGULATIONS (LOCAL PLANNING SCHEMES) 2015: CONTAINER DEPOSIT SCHEME INFRASTRUCTURE**

Thank you for the opportunity to provide comments on the draft legislative amendment to the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) relating to container deposit scheme infrastructure.

The City is very supportive of the container deposit scheme and considers it will significantly improve recycling of specified containers throughout Western Australia.

Notwithstanding our support of the CDS, the City does not support the draft amendment to the Regulations and consider individual local governments are better placed to establish development controls and exemptions to suit their local environment. The introduction of development standards through the deemed provisions does not give sufficient regard to the established built form and amenity within individual local government areas.

Of particular concern, is the proposed approach of introducing a 'terms used' section into Part 7 which essentially defines land use terms that are not contained within the specific land use terms schedule of the Scheme or the zoning table. This approach does not follow proper planning process for the classification of land use it is questionable how these terms can be applied as land use terms given they do not sit within the appropriate section(s) of the Scheme.

The City also has concerns a number of the development standards proposed through this amendment, including those relating to street setbacks and placement of infrastructure within car parks. The provisions as drafted have the potential to significantly impact on established built form and exacerbate existing car parking shortfalls. In addition, the provisions will exempt signage associated with the CDS for which no information has been provided to local governments. The City has an established Signs Local Planning Policy which applies to all developments in the City and should also be applied to CDS infrastructure to maintain a consistent and orderly approach to signage.

A complete list of the City's administrative and technical concerns on the proposed amendment including those stated above are provided in **Attachment 1**.

Once again, thank you for the opportunity to provide a response on the proposed amendment to the Regulations. Please note that despite not supporting the amendment to the Regulations, the City has progressed adoption of a Local Planning Policy to exempt certain infrastructure, and is committed to working with those CDS operators who require approval to process their applications in a timely manner.

Should you require any further information or clarification on the issues raised in this submission please contact Cathrine Temple at [cathrine.temple@wanneroo.wa.gov.au](mailto:cathrine.temple@wanneroo.wa.gov.au) or on 9405 5876.

Yours sincerely

Mark Dickson  
**DIRECTOR, PLANNING AND SUSTAINABILITY**

## City of Wanneroo

**Comments on draft legislative amendment to Planning and Development (Local Planning Scheme) Regulations 2015 relating to Container Deposit Scheme Infrastructure**

Clause	Comment
59A	<ul style="list-style-type: none"> <li>Clause 59 is in Part 6 of the deemed provisions and relates to Local Development Plans. Numbering of the proposed new provisions as clause 59A insinuates a relationship between the clauses which is not the case.</li> <li>This clause introduces terms for container collection cage, container deposit recycling centre, drop off refund point, reverse vending machine) which are not contained within the City's DPS land use terms or zoning table, or within the model provisions for local planning schemes (Appendix 1 to the Regulations). Correct land use classification should be against land use terms defined in the scheme and within the zoning table. There are existing uses within the City's DPS 2 which already cover some of the terms proposed by this amendment. The statutory implications of this are unclear.</li> <li>CDS Display Material – In addition to scheme provisions, the City has a Signs Local Planning Policy which is used to control signage within the area. It would be inappropriate to allow different standards for one development type, particularly where no information on the CDS material standards has been provided for any comparison. There is no reason for uses associated with the CDS to require 'special' provisions for their advertising.</li> <li>Definition of <i>residential area</i> states it is an area to which the R-Codes apply. The City has land which is zoned/designated through a structure plan and to which an R-Code applies however may have been developed purely for commercial purposes (no residential component). Guidance on how this definition should be interpreted in these situations is required.</li> </ul>
61A(2)(f)	<ul style="list-style-type: none"> <li>The City's DPS 2 (Clause 4.7.1) requires a six metre primary setback and three metre secondary street setback for non-rural and non-residential buildings (Clause 4.7.1) with the portion of the lot within 3 metres of the street alignment for access and landscaping (Clause 4.7.4). These standards are consistently applied and a relaxation will lead to inequity and erosion of development standards within non-rural and non-residential areas.</li> </ul>
61A(2)(g)	<ul style="list-style-type: none"> <li>This provision is not clear and needs further consideration. By stating <i>the infrastructure does not reduce existing car park sightlines, aisle widths or manoeuvring spaces</i> does not make it clear enough what the required standards are. What about in a situation where the aisle is over-width. Placement of any infrastructure in this area will reduce the width.</li> </ul>
61A(2)(h)(i)	<ul style="list-style-type: none"> <li>Clarification on what constitutes significant vegetation is required. Placement of CDS infrastructure should not impact on any on-site landscaping requirements including shade trees in car-parks and landscaping within the front setback of a development. These are important factors in retaining amenity.</li> </ul>



Clause	Comment
61A(3)(c)(iii)	<ul style="list-style-type: none"> <li>This provision does not consider any existing shortfalls that have been approved and the possible impact of further shortfalls. This is something that can only be understood through a proper assessment. This is of particular concern in schools and some shopping centres where parking areas are highly contested and lack of parking facilities is the source of many complaints.</li> </ul>
61A(4)	<ul style="list-style-type: none"> <li>This provision is confusing as it states <i>the erection of installation of CDS infrastructure that is or includes a container collection cage</i> – the definition of CDS infrastructure includes a container collection cage or a reverse vending machine. If it is intended to only apply to collection cages it should specifically state this. It currently would also apply to a reverse vending machine if it were to be established with a collection cage.</li> <li>Does the application of this clause to a lawful civic use, community purpose or educational establishment mean the development standards contained in 61(A)(2) do not apply? It is not clear whether application of this clause removes the need to comply with the setbacks etc.</li> </ul>
61D(b)(ii)	<ul style="list-style-type: none"> <li>Clarification on what constitutes ‘incidental’ use of the premises is required. What happens if there is a change of use during this period (i.e. from Showroom to Transport Depot in a Service Industrial area) – land use compatibility is a matter for local governments/decision makers to determine rather than the CDS Scheme Coordinator.</li> </ul>

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**PS04-02/20      Consideration of Draft Local Planning Policy 4.28: Container Deposit Scheme Infrastructure**

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File Ref: 39936 – 20/2756  
Responsible Officer: Director Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 5

**Issue**

To consider draft Local Planning Policy 4.28: Container Deposit Scheme Infrastructure (draft LPP 4.28).

**Background**

The Container Deposit Scheme (CDS) will commence in Western Australia on 2 June 2020. The scheme will allow consumers to take specified empty beverage containers to a refund point to receive a refund of 10 cents. The CDS was introduced by an amendment to the *Waste Avoidance and Resource Recovery Act 2007*. CDS refund points and recycling centres will be operated by parties holding a contract with WARRRL (WA Return Renew Recycle), who has been appointed as Scheme Coordinator in Western Australia.

The WAPC is seeking comment on amendments to the Planning and Development Regulations that are intended to ensure that CDS sites can be developed with speed and certainty by ensuring that standardised provisions apply in all Local Authority jurisdictions.

The following is a brief timeline of the progress of implementation of the CDS.

- In December 2018, the DPLH released draft Position Statement: Deposit Scheme Infrastructure to assist local governments in dealing with proposals for these developments;
- On 5 March 2019 Council resolved to broadly support the intent of the then draft WAPC Position Statement: Container Deposit Scheme Infrastructure (refer PS008-03/19);
- The WAPC adopted its Position Statement in May 2019. The Position Statement includes a Model Local Planning Policy (MLPP) for local governments to consider adopting. The MLPP sets out model exemptions from development approval for certain CDS infrastructure;
- In late December 2019, the DPLH released for comment a draft legislative amendment to the Regulations relating to CDS Infrastructure; and
- The public comment period closes on Friday 7 February 2020, however, the DPLH has agreed to an extension to allow Council to endorse the City's response at its February meeting.

As the WA government intends for the CDS to be operational by the middle of the year, it is now necessary to commence preparation of a local planning policy. Initiation of a new local planning policy will ensure that the City is ready for implementation of the CDS.

A copy of the draft legislative amendment to the Regulations is provided as **Attachment 1**.

The WAPC's Position Statement including the MLPP is provided as **Attachment 2**.

## Detail

The MLPP prepared by the DPLH provides exemptions for CDS infrastructure including container collection cages and reverse vending machines. The MLPP specifies the following exemptions:

- Large reverse vending machines which meet the development standards of the policy, except within the following zones:
  - Residential, urban development, special residential, rural, rural residential and rural smallholding zones.
- Container collection cages which meet the development standards of the policy in any zone where the land is lawfully used for the purposes of a civic use, community purpose or education establishment.

The development standards of the MLPP relate to location, amenity, operational amenity and the development footprint.

The Position Statement states that local governments are not required to advertise a local planning policy that is consistent with the MLPP. However Administration is recommending that the Council adopt a Local Planning Policy that varies from the MLPP and therefore will require public consultation.

Images of CDS Infrastructure are provided in **Attachment 3**.

## Consultation

The MLPP does not address the City's needs in regards to building setbacks and signage provisions. As such, Administration is proposing to modify the MLPP to address these matters and therefore, public consultation will be required.

Clause 4(2) of the deemed provisions of DPS2 requires a draft local planning policy to be advertised for a minimum of 21 days, although the City will normally advertise a draft local planning policy for 42 days.

Following the advertising period, a summary of submissions received and Administration's responses to those submissions will be included in a report to Council to consider final adoption of the draft LPP 4.28.

Administration also proposes to forward a copy of Council's resolution to WALGA to keep them informed of the Council's position in relation to the roll out of the CDS.

## Comment

Administration seeks to modify the MLPP prepared by the DPLH to ensure the City's local planning policy responds to the local context. The main concerns Administration has in adopting the MLPP verbatim relate to street setbacks, signage and placement of infrastructure within existing car parking spaces.

The MLPP permits CDS infrastructure to have a minimum two metre setback from the street as of right. However DPS2 prescribes a six metre primary street setback and a three metre secondary street setback. In addition, DPS2 prescribes the first three metres of a lot should be used as a means of access and landscaping only. If the MLPP provisions were applied, the City could end up with reverse vending machines setback two metres from the boundary creating an inconsistent street setback. This outcome has the potential to detrimentally impact established and intended streetscapes and is not supported.

The MLPP allows branding and promotional material associated with the CDS to be placed on the infrastructure. However, no information on the size, number and type of signs has been provided to the City and therefore Administration is unable to determine whether such development will be consistent with the objectives contained within DPS2 for signage. Therefore, it is recommended that the signage exemption for CDS infrastructure not form part of draft LPP 4.28.

Lastly, the MLPP allows for CDS infrastructure to be placed within existing car parking bays subject to controls on the size of the car park and infrastructure. However, these exemptions do not account for any existing on-site parking requirements or preapproved shortfalls or other known parking issues. As such exempting development that may create or exacerbate a parking problem cannot be supported. The draft LPP 4.28 removes any reference to infrastructure placed in existing parking bays being exempt.

A copy of draft LPP 4.28 is provided in **Attachment 4**.

A summary of comparison of the MLPP against draft LPP 4.28 is provided in **Attachment 5**.

In the event the draft legislative amendment is gazetted, there may be no requirement for a local planning policy. Notwithstanding, Administration considers it prudent to progress the policy to ensure our planning framework provides appropriate controls for CDS infrastructure should the legislative amendment not take effect.

## Statutory Compliance

In accordance with Clause 4 of the Deemed Provisions for Local Planning Schemes contained within Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (DPS2 Deemed Provisions), Council can resolve to adopt a LPP. Draft amendments to the WAPC's MLPP must be advertised for public comment for a period of not less than 21 days, after which time it is to be reviewed in the context of any submissions received and either adopted with or without modifications or not proceeded with.

## Strategic Implications

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

- “3 *Environment (Natural)*
  - 3.3 *Reduce, Reuse, Recycle, Waste*
    - 3.3.3 *Create and promote waste management solutions*”

## Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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

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

## Policy Implications

The draft LPP includes relevant development standards relating to CDS infrastructure and facilities and will assist Administration in the dealing of future development applications.

## Financial Implications

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






## Voting Requirements

Simple Majority

## Recommendation

1. That Council, pursuant to Clauses 4 and 5 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2, resolves to **PREPARE** draft Local Planning Policy 4.28: Container Deposit Scheme Infrastructure, as contained in Attachment 4, and **ADVERTISE** it for public comment for a period of 21 days by way of following:
  - a) An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period; and
  - b) Display at the City of Wanneroo's Civic Centre Building and on the City of Wanneroo's website; and
2. A copy of draft Local Planning Policy 4.28: Container Deposit Scheme Infrastructure and Council Report be **FORWARDED** to **WALGA** for their information.

### Attachments:

1 	Attachment 1 - Draft Legislative Amendment Container Deposit Scheme	20/17462	
2 	Attachment 2 - WAPC Position Statement and Model Local Planning Policy - Container Deposit Scheme Infrastructure	20/2505	
3 	Attachment 3 - Container Deposit Scheme Infrastructure Examples	19/43942	
4 	Attachment 4 - Draft Local Planning Policy 4.28 - Container Deposit Scheme Policy (PDF Version)	20/2498	Minuted
5 	Attachment 5 - Proposed changes to WAPC s MLPP - Container Deposit Scheme Infrastructure	20/22615	

Western Australia

## Planning and Development (Local Planning Schemes) Amendment Regulations 2019

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Planning and Development Act 2005

## **Planning and Development (Local Planning Schemes) Amendment Regulations 2019**

Made by the Minister under Part 15 Division 1 of the Act.

### **1. Citation**

These regulations are the *Planning and Development (Local Planning Schemes) Amendment Regulations 2019*.

### **2. Commencement**

These regulations come into operation as follows —

- (a) regulations 1 and 2 — on the day on which these regulations are published in the *Gazette*;
- (b) the rest of the regulations — on the day after that day.

### **3. Regulations amended**

These regulations amend the *Planning and Development (Local Planning Schemes) Regulations 2015*.

*[The following text is the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 1 Part 7 showing proposed amendments in track changes. A formal amending instrument will be drafted at a later stage.]*

**Planning and Development (Local Planning Schemes) Amendment Regulations 2019**

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**Schedule 2 — Deemed provisions for local planning schemes**

[r. 10(4)]

**Part 7 — Requirement for development approval**

**59A. Terms used**

In this Part —

*CDS display material* means promotional material, brand images, signs, or similar material associated with the container deposit scheme;

*CDS infrastructure* means —

(a) a container collection cage; or

(b) a reverse vending machine;

*civic use* has the meaning given in Schedule 1 clause 38;

*commercial vehicle* has the meaning given in Schedule 1 clause 37(1);

*community purpose* has the meaning given in Schedule 1 clause 38;

*container* has the meaning given in WARR Act section 47C(1);

*container collection cage* means a cage or other structure in which members of the public may place empty containers for the purposes of the container deposit scheme, without receiving payment of the refund amount in exchange;

*container deposit recycling centre* means a refund point that has or can accommodate facilities for the consolidation or sorting of empty containers pending collection for the purposes of the container deposit scheme;

*container deposit scheme* means the scheme established by WARR Act Part 5A;

*drop off refund point* means a refund point that —

(a) is located in a building; and

(b) is not a container deposit recycling centre;

*educational establishment* has the meaning given in Schedule 1 clause 38;

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*floor area* has the meaning given in Schedule 1 clause 37(1);

*heritage protected place* means a place that is —

- (a) entered in the State Register of Heritage Places under the *Heritage Act 2018* section 42; or
- (b) the subject of an order under the *Heritage Act 2018* Part 4; or
- (c) the subject of a heritage agreement that has been certified under the *Heritage Act 2018* section 90; or
- (d) included on a heritage list prepared in accordance with this Scheme; or
- (e) within an area designated under this Scheme as a heritage area;

*incidental use* has the meaning given in Schedule 1 clause 37(1);

*refund amount* has the meaning given in WARR Act section 47C(1);

*refund point* has the meaning given in WARR Act section 47C(1);

*residential area* means an area to which the R Codes apply;

*reverse vending machine* means a permanently located unattended device that accepts empty containers from members of the public in exchange for the payment of the refund amount;

*shop* has the meaning given in Schedule 1 clause 38;

*WARR Act* means the *Waste Avoidance and Resource Recovery Act 2007*.

**60. Requirement for development approval**

A person must not commence or carry out any works on, or use, land in the Scheme area unless —

- (a) the person has obtained the development approval of the local government under Part 8; or
- (b) under clause 61, 61A, 61C, 61E or 61G the development is exempt from the requirement for development approval. ~~of a type referred to in clause 61.~~

Note:

1. Development includes the erection, placement and display of advertisements.

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2. Approval to commence development may also be required from the Commission if the land is subject to a region planning scheme.

**61. Development for which development approval not required**

- (1) Development approval of the local government is not required for the following works —

- (a) the carrying out of works that are wholly located on an area identified as a regional reserve under a region planning scheme;

**Note:**

Approval may be required from the Commission for development on a regional reserve under a region planning scheme.

- (b) the carrying out of internal building work which does not materially affect the external appearance of the building unless the development is located in a [heritage protected place](#); ~~place that is —~~

~~(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~

~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~

~~(iii) included on a heritage list prepared in accordance with this Scheme and identified on that list as having an interior with cultural heritage significance; or~~

~~(iv) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~

- (c) the erection or extension of a single house on a lot if the R Codes apply to the development and the development satisfies the deemed to comply requirements of the R Codes unless the development is located in a [heritage protected place](#); ~~place that is —~~

~~(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~

~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~

~~(iii) included on a heritage list prepared in accordance with this Scheme; or~~

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- ~~(iv) within an area designated under the Scheme as a heritage area; or~~
- ~~(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~
- (d) the erection or extension of an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house or a grouped dwelling if the R Codes apply to the development and the development satisfies the deemed to comply requirements of the R Codes unless the development is located in a [heritage protected place](#); ~~place that is —~~
- ~~(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~
- ~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~
- ~~(iii) included on a heritage list prepared in accordance with this Scheme; or~~
- ~~(iv) within an area designated under the Scheme as a heritage area; or~~
- ~~(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~
- (e) the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool except where the single house or other structure is [or is located in, a heritage protected place](#); ~~—~~
- ~~(i) located in a place that is entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or~~
- ~~(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or~~
- ~~(iii) included on a heritage list prepared in accordance with this Scheme; or~~
- ~~(iv) located within an area designated under this Scheme as a heritage area; or~~

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- ~~(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;~~
- (f) temporary works which are in existence for less than 48 hours, or a longer period agreed by the local government, in any 12 month period;
  - (g) the temporary erection or installation of an advertisement if —
    - (i) the advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918* (Commonwealth), the *Electoral Act 1907* or the *Local Government Act 1995*; and
    - (ii) the primary purpose of the advertisement is for political communication in relation to the election, referendum or poll; and
    - (iii) the advertisement is not erected or installed until the election, referendum or other poll is called and is removed no later than 48 hours after the election, referendum or other poll is conducted;
  - (h) the erection or installation of a sign of a class specified in a local planning policy or local development plan that applies in respect of the sign unless the sign is to be erected or installed —
    - (i) on a place included on a heritage list prepared in accordance with this Scheme; or
    - (ii) on land located within an area designated under this Scheme as a heritage area;
  - (i) the carrying out of any other works specified in a local planning policy or local development plan that applies to the development as works that do not require development approval;
  - (j) the carrying out of works of a type identified elsewhere in this Scheme as works that do not require development approval.

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Note:

1. The *Planning and Development Act 2005* section 157 applies in respect of the carrying out of works necessary to enable the subdivision of land if the Commission has approved a plan of the subdivision.
  2. The *Planning and Development Act 2005* section 6 applies in respect of the carrying out of public works by the Crown, the Governor, the Government of the State or a local government
- (2) Development approval of the local government is not required for the following uses —
- (a) a use that is wholly located on an area identified as a regional reserve under a region planning scheme;

Note:

Approval may be required from the Commission for development on a regional reserve under a region planning scheme.

- (b) development that is a use identified in this Scheme as a use that is permitted in the zone in which the development is located and —
    - (i) the development has no works component; or
    - (ii) development approval is not required for the works component of the development;
  - (c) the use of premises as a home office;
  - (d) temporary use which is in existence for less than 48 hours, or a longer period agreed by the local government, in any 12 month period;
  - (e) any other use specified in a local planning policy or local development plan that applies to the development as a use that does not require development approval;
  - (f) use of a type identified elsewhere in this Scheme as use that does not require development approval.
- (3) Despite subclause (1) development approval may be required for certain works carried out —
- (a) in a special control area; or
  - (b) on land designated by an order made under the *Fire and Emergency Services Act 1998* section 18P as a bush fire prone area.

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- (4) For the purposes of subclause (1)(c) or (d), development is to be taken to satisfy a deemed to comply requirement of the R Codes if it complies with —
- (a) a requirement in a local development plan or activity centre plan made under the R Codes that amends or replaces the deemed to comply requirement; or
  - (b) a requirement —
    - (i) in a structure plan that was approved before the day referred to in the *Planning and Development (Local Planning Schemes) Regulations 2015* regulation 2(b); and
    - (ii) that amends or replaces the deemed to comply requirement;
- or
- (c) a requirement in a local planning policy that amends or replaces the deemed to comply requirement.
- (5) If under subclause (1)(c) or (d) development approval is not required for the carrying out of works on land, the owner of the land may provide to the local government confirmation of the matters set out in subclause (1)(c) or (d), as relevant, in a manner and form approved by the Commission.

*[Clause 61 amended: Gazette 7 Dec 2015 p. 4883 4.]*

**61A. Development approval not required to erect or install CDS infrastructure**

- (1) Subject to subclauses (2), (3) and (4), development approval of the local government is not required for the erection or installation of CDS infrastructure.
- (2) The erection or installation of CDS infrastructure is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) no part of the development is in a heritage protected place;
  - (b) no part of the development is in a residential area;
  - (c) the infrastructure is not within 10 m of the boundary of a lot used for residential purposes;

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- (d) the infrastructure does not restrict any vehicular or pedestrian access or entry to a building;
- (e) the infrastructure does not obstruct the operation of, or access to, any utility services;
- (f) the infrastructure is not within 2 m of any road, right of way or vehicle access point to a road or right of way;
- (g) the infrastructure does not reduce existing car park sightlines, aisle widths or manoeuvring spaces;
- (h) if the development is outdoors —
  - (i) the erection or installation of the infrastructure does not result in the removal of any significant vegetation or landscaping; and
  - (ii) the infrastructure does not carry or display promotional material, brand images, signs or similar material, other than CDS display material; and
  - (iii) the infrastructure is constructed of or clad with low reflective, graffiti resistant materials that provide protection from the elements.
- (3) The erection or installation of CDS infrastructure that is or includes a reverse vending machine is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the erection or installation is completed and the reverse vending machine is in use by 2 June 2021;
  - (b) if the development is outdoors on land that is not a car park —
    - (i) there is not more than 1 machine for each 15 000 m<sup>2</sup> of the area of the land on which the development is located; and
    - (ii) no machine occupies an area larger than 45 m<sup>2</sup>; and
    - (iii) no machine is more than 3 m in height, 8 m in length or 6 m in width;
  - (c) if the development is outdoors on land that is a car park —
    - (i) the car park has at least 40 spaces; and

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- (ii) there is not more than 1 machine for each 1 000 car parking spaces; and
- (iii) no machine occupies an area larger than the greater of —
  - (I) an area comprising 4 car parking spaces;
  - (II) 45 m<sup>2</sup>, if the car park has 200 car parking spaces or less, and 75 m<sup>2</sup> in any other case.
- (4) The erection or installation of CDS infrastructure that is or includes a container collection cage is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the development is in premises that are lawfully civic use, community purpose or educational establishment;
  - (b) the cage is located so as to be visually unobtrusive;
  - (c) the cage is not readily movable without the use of lifting equipment;
  - (d) there is not more than 1 cage on a lot;
  - (e) no cage occupies an area of more than 8 m<sup>2</sup>;
  - (f) no cage is more than 2 m in height.

**61B. Development approval not required to operate CDS infrastructure**

- (1) Subject to subclauses (2), (3) and (4), development approval of the local government is not required to use land to operate CDS infrastructure.
- (2) The use of land to operate CDS infrastructure is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the erection or installation of the infrastructure was exempt under clause 61A from the requirement for development approval;



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- (b) the infrastructure is provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements published by Standards Australia as amended from time to time, or any Australian or Australia/New Zealand Standard that replaces that standard;
- (c) the infrastructure complies with relevant requirements of AS 1428.1 2009 Design for access and mobility – General requirements for access – New building work and AS 1428.2 1992 Design for access and mobility Enhanced and additional requirements Buildings and facilities published by Standards Australia as amended from time to time, or of any Australian or Australia/New Zealand Standard that replaces either or both of those standards;
- (d) if the area occupied by the infrastructure equals or exceeds 10 m<sup>2</sup>, bins for the removal of waste and recyclable materials are provided at the infrastructure and regularly serviced at the rate of at least —
  - (i) 1 waste bin of 240 litres capacity per 10 m<sup>2</sup> of area occupied; and
  - (ii) 1 recycling bin of 240 litres capacity for the first 10 m<sup>2</sup> of area occupied and 1 recycling bin of 240 litres capacity for each further 20 m<sup>2</sup> of area occupied.
- (3) The use of land to operate CDS infrastructure that is or includes a reverse vending machine is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
  - (a) the operation of the infrastructure does not result in the emission of noise at a level which exceeds any applicable requirement of the Environmental Protection (Noise) Regulations 1997;
  - (b) commercial vehicles enter the land for the purposes of the container deposit scheme only —
    - (i) before 9.00 am or after 7.00 pm on Sundays and public holidays; and
    - (ii) before 7.00 am or after 7.00 pm on other days;

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- (c) if the land is adjacent to a lot used for residential purposes, the infrastructure operates only —
- (i) between 9.00 am and 7.00 pm on Sundays and public holidays; and
- (ii) between 7.00 am and 7.00 pm on other days.
- (4) The use of land to operate CDS infrastructure that is or includes a container collection cage is not exempt from the requirement for development approval unless the cage is locked or secured in such a way that material cannot be removed from it, other than for the purposes of the container deposit scheme.
- 61C. Development approval not required to operate container deposit recycling centre**
- (1) Subject to subclause (2), development approval of the local government is not required to use land to operate a container deposit recycling centre.
- (2) The use of land to operate a container deposit recycling centre is not exempt from the requirement for development approval unless each of the following conditions is satisfied —
- (a) no part of the land is in a heritage protected place;
- (b) no part of the land is in a residential area;
- (c) the operation of the centre begins by 2 June 2021;
- (d) the centre operates in a building which is not within 200 m of the boundary of a lot used for residential purposes;
- (e) the floor area of the part of the building that is primarily used for the purposes of the centre does not exceed 2 000 m<sup>2</sup>;
- (f) for each 100 m<sup>2</sup> of the floor area of the part of the building that is primarily used for the purposes of the centre, there is on the land at least —
- (i) 1 car parking space; or
- (ii) a 6 m length of car queuing lane.

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**61D. Development approval not required to operate drop off refund point**

Development approval of the local government is not required to use land to operate a drop off refund point —

(a) in a premises otherwise used as a shop; or

(b) in any other premises, if —

(i) the premises are not in a residential area; and

(ii) use to operate a drop off refund point is an incidental use of the premises.

Minister for Planning



Department of **Planning,  
Lands and Heritage**



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Western Australia.*

# Position Statement:

## Container Deposit Scheme Infrastructure

May 2019

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## 1. Policy Intent

This position statement outlines how container deposit scheme infrastructure should be considered and assessed in the Western Australian planning system.

## 2. Container deposit schemes in Western Australia

The Western Australian Government is implementing a Container Deposit Scheme (CDS) to complement existing kerbside recycling services. The CDS provides for a refund to be paid to any person who returns an eligible beverage container through the scheme. The CDS operates by the return of containers via various container return points. In the context of the position statement, the return points are referred to as CDS infrastructure. The CDS is not intended to collect normal household waste.

The role of planning in the implementation of the CDS is to ensure that the infrastructure required to facilitate the scheme is established in appropriate locations.

## 3. Application of this Position Statement

This position statement applies across Western Australia to all CDS infrastructure.

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## 4. Policy objectives

This position statement seeks to achieve the following objectives:

- ensure a coordinated approach to the provision of CDS infrastructure throughout WA
- ensure that appropriate locations are chosen for the installation of CDS infrastructure
- ensure the timely roll out of infrastructure in support of the scheme's establishment and ongoing operational needs
- establish minimum development requirements to exempt certain CDS infrastructure from requiring planning approval, for adoption by local governments.

## 5. Policy Measures

### 5.1 Container Deposit Scheme infrastructure

There are broadly five types of CDS infrastructure to facilitate the return of containers in WA. These are:

#### Container collection cages:

This infrastructure comprises a cage which containers are placed in and stored before collection and return for refund. These cages will generally be donation points, rather than refund points. They may be located in association with schools, sporting or other clubs or not-for-profit organisations. Individuals will deposit the containers into the collection cages and the receiving organisation will arrange collection of the containers and receive the refund as a donation to their organisation.

**In shop / over-the-counter / bag drop return points:** This infrastructure incorporates the use of a new or existing retail outlet or shop where participants can deposit individual containers or bags of containers that are collected and returned to a retailer on behalf of the scheme, with a refund given to the participant. This infrastructure will typically be located within existing retail and commercial areas.

#### Reverse vending machines:

These are permanently-located, unattended infrastructure that accept the return of empty beverage containers in exchange for a refund. Reverse vending machines come in various shapes and sizes.

*Small reverse vending machines* are similar in size to 'traditional' food and drink vending machines, and can be located in shopping centres, train stations or other public places where people are likely to return one or two containers at a time. Small reverse vending machines will generally be incidental to the predominant land use, often located internally or adjacent high traffic locations such as foyers and passageways. Accordingly, small reverse vending machines are likely to be exempt from requiring development approvals.

*Large reverse vending machines* (see figures on page 6) are generally mounted onto a storage structure similar to a sea container. The location of large reverse vending machines may vary, but they could be placed within existing commercial or industrial premises. These machines allow for greater volume of returns and it is likely that participants would travel to these sites with a variety of eligible containers.

#### Container deposit recycling centres:

This infrastructure, depicted on page 6, provides solely for the return of eligible containers for refund and associated sorting and storage in bulk. While similar in nature to *in shop / over-the-counter / bag drop* return points, these facilities are likely to service a significantly larger turnover of customers and have greater storage demands.

Container deposit recycling centres will generally only accept, store and sort materials collected in accordance with, and regulated by, the State's CDS management framework and associated contractual agreements (plastic, glass and aluminium drink containers). Accordingly, they differ from resource recovery, waste storage and other industry land uses, as they do not deal with organic, toxic or large-scale waste material, with the associated issues of odour, risk or other off-site impact.

**Large-scale facilities:** These include uses such as resource recovery centres, waste storage facilities and other industrial uses that are defined under the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations), as well as other definitions included in existing local planning schemes. Existing facilities may be expanded for uses associated with the CDS, or new large-scale facilities established.

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## 5.2 Assessing CDS infrastructure

### 5.2.1 Incidental development

Generally, CDS infrastructure will be incidental to the existing use of a lot. For example, a small reverse vending machine in a supermarket would be incidental to the use of the land as a shop, as would be an over the counter or bag drop return point.

Development approval may be required to install infrastructure outside an existing building.

If approval is required for CDS infrastructure, it should be assessed in accordance with the requirements of Parts 7 and 8 of the deemed provisions in Schedule 2 of the Regulations.

### 5.2.2 Pre-lodgement consultation

Proponents seeking to install CDS infrastructure should engage with the relevant local government(s) as part of the site selection process. This early engagement will allow local government to assess if the site being proposed is appropriate, and how it might relate to the CDS network more broadly as well as servicing considerations. The matters outlined below should be considered when determining if a location is appropriate for CDS infrastructure.

### 5.2.3 Assessment considerations

#### 5.2.3.1 General assessment considerations

CDS infrastructure and return points are likely to come in many varying shapes, sizes and typologies. Importantly, return points should be designed and located in such a manner that they are sympathetic to the character of the local area. A number of key considerations will apply universally when considering applications for CDS infrastructure development.

The key matters for consideration include:

- Local amenity – how does the infrastructure fit in with the surrounding built context? Does it impact upon visual amenity, or result in the vegetation removal which requires offset? What are its hours of operation and timing of service vehicles attending the return point?
- Car parking – is additional parking required to service the return point? Will it impact the existing car parking requirements of the site?
- Accessibility – is it universally accessible? Will its location have an impact on pedestrian or vehicular circulation? Is appropriate manoeuvring space provided to allow service vehicle access?

- Waste and recycling bins – does the infrastructure necessitate the provision of waste bins to dispose of goods that are not accepted by the CDS in a tidy manner?
- Signage – what size and scale is appropriate for signage or screens?
- Safety and security – does its location allow for passive surveillance, and what form of lighting is provided?

#### 5.2.3.2 Container collection cages

Where collection cages are located in association with a school, sporting or other club, and on land which is managed by State or local government, the collection cage will be incidental to the predominant use of the site. As such, the collection cage is likely to fall under the public works exemptions which generally apply to local and State Government developments, under the *Planning and Development Act 2005*, the Metropolitan, Peel and Greater Bunbury Region Schemes and local planning schemes.

The management of these collection cages should be included in any leasing or other operational arrangements that are in place to manage the use of these buildings and land.

Where collection cages are sought to be located on private land they should be subject to the same requirements as reverse vending machines identified by this position statement.

#### 5.2.3.3 In shop / over-the-counter / bag drop return points

The CDS is, in essence, the return of containers that were purchased from a shop. The transaction is the same as any other transaction that occurs in a shop except in reverse, with the customer bringing goods to the shop and leaving without goods.

The operations, including access, parking requirements and the need for service vehicles to access the return points, are identical to that of a shop. On this basis, return points should be assessed as a shop, in accordance with the requirements of the relevant local planning scheme.

For shops, the operations of the return point need to be contained within the building, including any manual sorting, low-scale crushing and storage. Approval would be required to extend outside the approved operational boundaries of an existing building used as a shop. Food shops that are considered a Food Business under the *Food Act 2008* should seek local government advice before considering the operation of an in shop CDS return point.

To clarify the WAPC's position on in shop / over-the-counter / bag drop CDS return points, the definition of *shop* in the Regulations is to be taken to mean:

....premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide



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services of a personal nature, including hairdressing or beauty therapy services, and can include a container deposit scheme return point.

It is intended that the additional words, as underlined above, will be incorporated into the Regulations as a model provision as part of the State planning reform process.

#### 5.2.3.4 Small reverse vending machines

Due to the small-scale nature of this type of CDS infrastructure, with footprints generally less than three square metres, it is expected that small reverse vending machines will be exempt from requiring any development approvals.

#### 5.2.3.5 Large reverse vending machines

Due to the variety of sizes and potential locations for large reverse vending machines, development applications may be required to consider any impacts on nearby existing sensitive land uses. This position statement seeks to outline where exemptions for large reverse vending machines may apply, for local governments to consider and adopt.

Large reverse vending machines should not to be confused with sea containers or subjected to assessment under local planning policies which seek to control the location and use of sea containers in the urban environment.

#### 5.2.3.6 Container deposit recycling centres

Container deposit recycling centres rely on being convenient, accessible and visible. These return points are likely to provide a customer interface which provides for the quick turnover of users, and are therefore best collocated with land uses where trips can be shared. Accordingly, it is anticipated that these return points might typically be found in 'big box' commercial precincts.

Where the development of a container deposit recycling centre is proposed, the following key matters should be considered:

- Visual appearance – the development should integrate seamlessly with surrounding development, and not propose outdoor sorting or storage which is visible from the public realm
- Onsite operations – generally, only the return, sorting and storage of material associated with the CDS should occur
- Car parking – parking requirements should have regard for the generally quick turnover of users, and the co-location of such return points with uses where trips are likely to be shared

In preparing and assessing development applications, it is reasonable that a variety of different land uses might currently be used to account for container deposit recycling centres, or that an application could be deemed as a use not listed by the local planning scheme. To address this and

clarify the WAPC's position on container deposit recycling centres, the following definition is proposed:

**container deposit recycling centre means premises used to return, consolidate, temporarily store and sort material associated with a container deposit scheme established under Part 5A of the Waste Avoidance and Resource Recovery Act 2007 before transfer to a waste storage facility or resource recovery centre, and may also include the return of small consumer goods or products as an incidental use.**

It is intended that this definition will be incorporated into the Regulations as a model provision, when the Regulations are next amended.

Container deposit recycling centres are suitable for development in mixed business/service commercial and bulky goods areas, along with some commercial and light/service industrial areas, and should be included as a 'P' (permitted) use within these zones under local planning schemes. In centre/shopping/town centre type zones the use may be included as a 'D' (discretionary) use.

#### 5.2.3.7 Large-scale facilities

For large-scale facilities in industrial areas, where the processing of recyclables and storage of other waste materials occurs, the normal considerations under Schedule 2 Parts 7 and 8 of the Regulations apply. It

is possible that existing large-scale facilities that will accept containers arising from the CDS would be operating consistent with existing approvals. However, a development application would be required for new or upgraded facilities.

### 5.3 Exemptions for collection cages and large reverse vending machines

Local governments are encouraged to adopt a local planning policy to ensure that specified CDS development and works are exempt from the requirement to obtain development approval, pursuant to Schedule 2, Part 7, Clause 61(1)(i) and (2)(e) of the Regulations. Particular consideration should be given to exempting collection cages and large reverse vending machines within supermarket and shopping centre car parks.

Large reverse vending machine or collection cage proposals which vary the provisions outlined in an adopted local planning policy, or where no policy exists, will require development approval.

A model local planning policy is contained in **Appendix 1**. Local government is encouraged to consider and adopt this model local planning policy.

Where a local government resolves to adopt the model local planning policy provided at **Appendix 1** without modification, pursuant to Schedule 2, Part



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2, Clause 4(1) of the Regulations the WAPC agrees that advertising of the proposed policy shall not be required.

The local government, prior to making a resolution to adopt the model local planning policy without modification and not advertise the policy, is required to notify the WAPC of its intention to do so, in accordance with Clause 4(1).

Where a local government determines to prepare a new local planning policy to deal with CDS infrastructure, or modify the model local planning policy provided, all requirements of Clause 4, including advertising, shall apply.

Note – the zoning and land use terms used by the model local planning policy are consistent with the terms provided by the model provisions for local planning schemes of the Regulations. Where planning schemes have not been amended to be consistent with the model provisions, the local government may amend these terms to be consistent with its planning scheme.

## 6. Other matters

### 6.1 Applications for development approval

Where an application for development approval is required, applications are to be submitted to the relevant local government in accordance with the requirements of Schedule 2 Part 8 of the Regulations, together with the following information:

- A site plan showing the proposed location of the infrastructure on the property and the location of any existing buildings/structures
- Plans, dimensions and details of the infrastructure
- Photographs/diagrams of any proposed supporting or storage structure(s)
- Details of proposed modifications and other works to be carried out to improve appearance and address amenity concerns

Local governments reserve the right to request any other information deemed necessary to assess applications in accordance with the requirements of a Local Planning Scheme and/or Local Planning Policy.

### 6.2 Building approval

Notwithstanding that development approval may not be required for the development of some forms of CDS infrastructure, particularly those specified in **Appendix 1**, a building permit may be required to be sought and issued prior to container deposit scheme infrastructure being erected on site.

Accordingly, proponents should liaise with the relevant local government noting that a Building Permit is required for any building or structure not listed by Schedule 4 of the Building Regulations 2012, which deals with building work for which a building permit is not required.

### 6.3 Compliance

If CDS infrastructure is installed, and in the opinion of the local government it is not in accordance with the exemptions outline in an adopted local planning policy, a local government may require development application for the infrastructure to be lodged for assessment.

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Large reverse vending machines



Container deposit recycling centres



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## Appendix 1

### Model Local Planning Policy

#### Container deposit scheme development provisions

##### Purpose

To provide an exemption in accordance with Clause 61(1)(i) and (2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* from the requirement to obtain development approval for container deposit scheme infrastructure proposals which satisfy minimum development standards.

##### Objectives

- To ensure the location, design and siting of CDS infrastructure is complementary to the character, functionality and amenity of urban localities.
- To prevent negative impacts on local amenity from the operation of CDS infrastructure.
- To enable the timely, cost effective delivery of essential CDS infrastructure.
- To provide conveniently located infrastructure to ensure the CDS' effective reduction of litter, increased recycling and protection of the environment.

#### Definitions / abbreviations

<b><i>the Heritage Act</i></b>	means the <i>Heritage of Western Australia Act 1990</i> .
<b><i>the Regulations</i></b>	means the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> prepared under the <i>Planning and development Act 2005</i> .
<b><i>the Noise Regulations</i></b>	means <i>Environmental Protection (Noise) Regulations 1997</i> (as amended) prepared under the <i>Environmental Protection Act 1986</i> .
<b><i>the Scheme</i></b>	means the City/Shire [DELETE AS APPLICABLE] of [INSERT NAME] Local Planning Scheme No. [INSERT NUMBER].
<b><i>Container deposit scheme infrastructure</i></b>	means a reverse vending machine or a container collection cage.
<b><i>Reverse vending machine</i></b>	means a permanently-located unattended device that accepts empty beverage containers, and is incidental the predominant land use.
<b><i>Container collection cage</i></b>	means a cage, or other structure, that is designed to store containers deposited at return points, and is incidental to the predominant land use.
<b><i>total lot area</i></b>	means the total land area of a freehold or survey strata lot.

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### Statutory provisions

Development approval will not be required for container deposit scheme infrastructure proposals that comply with the provisions of this policy, in accordance with Clause 61(1)(i) and (2)(e) of the deemed provisions of the scheme provided for by the Regulations, unless the development is proposed on land in a place that is:

1. entered in the Register of Heritage Places under the Heritage Act; or
2. the subject of an order under Part 6 of the Heritage Act; or
3. included on a heritage list prepared in accordance with the Scheme; or
4. within an area designated under the Scheme as a heritage area; or
5. the subject of a heritage agreement entered into under section 29 of the Heritage Act.

Container deposit scheme infrastructure proposed to be erected on a temporary basis of not more than 48 hours within a 12 month period are typically exempt from approval, as per the requirements of 61(1)(f) and (2)(d) of the deemed provisions provided in the Regulations and contained within the Scheme. As such, the policy provisions would not apply.

### Policy provisions

#### 1. Specified exemption

1.1	The development or operation of a large reverse vending machine is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, with the exception of: (a) residential, urban development, and special residential zones; and (b) rural, rural residential, and rural smallholding zones.
1.2	The development of a container collection cage is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, including a residential or rural zone or public purpose reserve where the land is lawfully used for the purposes of: (a) civic use; and/or (b) community purpose; and/or (c) educational establishment.

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## 2. Development standards

### *General*

- |     |   |
|-----|---|
| 2.1 | Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not result in any change to the approved land use in a way that would result in the use no longer complying with any relevant development standards and/or requirements of the Scheme. |
|-----|---|

### *Location*

- |     |   |
|-----|---|
| 2.2 | Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not be erected within 10 metres of an adjoining lot boundary that accommodates a residential use.  |
| 2.3 | Where the development of a reverse vending machine and/or container collection cage is proposed, the infrastructure must not restrict any vehicular or pedestrian access to or from, or entry to any building on, the land on which the infrastructure is located.  |
| 2.4 | Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not obstruct the operation of, or access to, any utility services on the land on which the infrastructure is located or on adjacent land.  |
| 2.5 | Where the development of a large reverse vending machine and/or container collection cage is proposed, to preserve pedestrian and vehicular sightlines, and servicing access, the infrastructure must not be erected within two (2) metres of any road reserve or right-of-way intersection or crossover, and shall be located in such a way that it does not reduce existing car park sightlines, aisle widths and manoeuvring spaces. |
| 2.6 | Where the development of a container collection cage is proposed, the collection cage must be located in a car park or service area to be visually unobtrusive, and must be secured, locked and immovable.  |

### *Visual amenity*

- |     |   |
|-----|---|
| 2.7 | Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, placement of the infrastructure must not result in the removal of any vegetation, landscaping or street tree.   |
| 2.8 | Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must be constructed and clad with low-reflective, graffiti-resistant materials, which provide protection from the elements and, where not consisting of promotional or branding material approved under the operation of the container deposit scheme, are consistent in colour and finish to that of nearby existing buildings. |

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2.9	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must not display any advertising signage other than promotional or brand signage approved under the operation of the container deposit scheme.
2.10	Where the development of a large reverse vending machine is proposed outdoors, and the infrastructure exceeds a development footprint of 10 square metres, bins for the removal of waste or recyclable materials not accepted by the infrastructure are to be provided, and serviced regularly to maintain the amenity of the area, at a rate of one (1) waste bin and 0.5 recycling bins (both 240L in volume) per 10 square metres of development footprint.
<b>Operational amenity</b>	
2.11	Where the development of a large reverse vending machine and/or container collection cage is proposed, the operation of the infrastructure must not prejudicially affect the amenity of the locality due to the emission of light, noise, vibration, electrical interference, smell or any other by-product.
2.12	Where the development or operation of a large reverse vending machine is proposed adjacent to land that accommodates a residential use, the machine must operate only between the approved opening hours of the predominant land use, or in the absence of any other use: (a) between 7.00 am and 7.00 pm Monday to Saturday; and (b) between 9.00 am and 7.00 pm on Sunday and public holidays.
2.13	Where the development or operation of a large reverse vending machine is proposed, the reverse vending machine when in operation must not emit noise at a level which exceeds any requirement(s) under the Noise Regulations.
2.14	Where the development or operation of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must be provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting–Performance and design requirements (as amended).
2.15	Where the development or operation of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must be accessible to any person with a disability.



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<i>Development footprint</i>	
2.16	Where the development of a container collection cage is proposed outdoors, the cage must not: (a) have a development footprint of more than eight (8) square metres; or (b) be more than two (2) metres in height.
2.17	Where the development of a large reverse vending machine is proposed outdoors, on land not used for car parking, the machine must not: (a) have a development footprint of more than 45 square metres, and (b) be more than three (3) metres in height, or have dimensions greater than eight (8) metres by six (6) metres.
2.18	Where the development of a large reverse vending machine is proposed within an existing car park comprising more than 40 car parking spaces, the area occupied by the reverse vending machine must not exceed the greater of the following areas: (a) the area comprising four (4) car parking spaces; or (b) 45 square metres, where the car park contains 200 car parking spaces or less; or (c) 75 square metres, where the car park contains 200 or more car parking spaces.
2.19	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure shall be installed at a rate no greater than: (a) container collections cage – one (1) per lot; (b) large reverse vending machine proposed on land not used for car parking – one (1) per 15,000 square metres of total lot area; or (c) large reverse vending machine proposed in an existing car park comprising more than 40 car parking spaces – one (1) per 1000 car parking spaces.

## Container Deposit Scheme Infrastructure Examples

### *Collection Cages*



### *Reverse Vending Machines*





Shop/Over-the-counter



Large Scale Infrastructure



## PART 1 – POLICY OPERATION

Owner	Planning and Sustainability
Implementation	February 2020
Next Review	February 2023

### Policy Development and Purpose

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

The purpose of this policy is to provide a framework for Container Deposit Scheme (CDS) infrastructure within the City and to provide an exemption in accordance with Clause 61(1)(i) and (2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* from the requirement to obtain development approval for container deposit scheme infrastructure proposals which satisfy minimum development standards.

### Policy Objectives

The objectives of this Policy are to:

1. To ensure the location, design and siting of CDS infrastructure is complementary to the character, functionality and amenity of urban localities;
2. To prevent negative impacts on local amenity from the operation of CDS infrastructure;
3. To enable the timely, cost effective delivery of essential CDS infrastructure; and
4. To provide conveniently located infrastructure to ensure the CDS' effective reduction of litter, increased recycling and protection of the environment.

### Definitions

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

**The Heritage Act:** means the *Heritage of Western Australia Act 1990*;

**The Regulations:** means the *Planning and Development (Local Planning Schemes) Regulations 2015* prepared under the *Planning and Development Act 2005*;

**The Noise Regulations:** means *Environmental Protection (Noise) Regulations 1997* (as amended) prepared under the *Environmental Protection Act 1986*;

**The Scheme:** means the City of Wanneroo District Planning Scheme No. 2;

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Local Planning Policy 4.28

Container Deposit Scheme Infrastructure



**Container deposit scheme infrastructure:** means a reverse vending machine or a container collection cage;

**Reverse vending machine:** means a permanently-located unattended device that accepts empty beverage containers, and is incidental the predominant land use;

**Container collection cage:** means a cage, or other structure, that is designed to store containers deposited at return points, and is incidental to the predominant land use; and

**Total lot area:** means the total land area of a freehold or survey strata lot.

### Statutory Provisions

Development approval will not be required for container deposit scheme infrastructure proposals that comply with the provisions of this policy, in accordance with Clause 61(1)(i) and (2)(e) of the deemed provisions of the scheme provided for by the Regulations, unless the development is proposed on land in a place that is:

1. entered in the Register of Heritage Places under the Heritage Act; or
2. the subject of an order under Part 6 of the Heritage Act; or
3. included on a heritage list prepared in accordance with the Scheme; or
4. within an area designated under the Scheme as a heritage area; or
5. the subject of a heritage agreement entered into under section 29 of the Heritage Act.

Container deposit scheme infrastructure proposed to be erected on a temporary basis of not more than 48 hours within a 12 month period are typically exempt from approval, as per the requirements of 61(1)(f) and (2)(d) of the deemed provisions provided in the Regulations and contained within the Scheme. As such, the policy provisions would not apply.

## PART 2 – GENERAL POLICY PROVISIONS

### 1.0 Specified Exemption

- 1.1 Development approval is not required for the development or operation of a large reverse vending machine is development where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, with the exception of:
  - a) Residential, Urban Development (where a Local Structure Plan does not apply and designates land accordingly) and Special Residential zones; and
  - b) General Rural, Rural Resource, Special Rural and Landscape Enhancement zones.

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Container Deposit Scheme Infrastructure



- 1.2 The development of a container collection cage is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, including a residential or rural zone or public purpose reserve where the land is lawfully used for the purposes of:
- (a) civic use; and/or;
  - (b) community purpose; and/or
  - (c) educational establishment.

## 2.0 Development Standards

### General

- 2.1 Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not result in any change to the approved land use in a way that would result in the use no longer complying with any relevant development standards and/or requirements of the Scheme.

### Location

- 2.2 Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not be erected within 10 metres of an adjoining lot boundary that accommodates a residential use.
- 2.3 Where the development of a reverse vending machine and/or container collection cage is proposed, the infrastructure must not restrict any vehicular or pedestrian access to or from, or entry to any building on, the land on which the infrastructure is located.
- 2.4 Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not obstruct the operation of, or access to, any utility services on the land on which the infrastructure is located or on adjacent land.
- 2.5 In order to preserve pedestrian and vehicular sightlines and servicing access, reverse vending machines and/or container collection cages must not be erected within six (6) metres of a primary street or right-of-way intersection or crossover, or three (3) metres of any secondary street. The reverse vending machine and/or container collection cage shall be located in such a way that it does not reduce existing car park sightlines, aisle widths and manoeuvring spaces.
- 2.6 Where the development of a container collection cage is proposed, the collection cage must be located in a service area where it is visually unobtrusive, and it must be secured, locked and immovable.

### Visual Amenity



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Container Deposit Scheme Infrastructure



- 2.7 Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, placement of the infrastructure must not result in the removal of any vegetation, landscaping or street tree.
- 2.8 Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must be constructed and clad with low-reflective, graffiti-resistant materials, which provide protection from the elements. Signage is to relate to the container deposit scheme only and satisfy the requirements of the City's Signs Local Planning Policy 4.6.
- 2.9 Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must not display any advertising signage other than promotional or brand signage approved under the operation of the container deposit scheme.
- 2.10 Where the development of a large reverse vending machine is proposed outdoors, and the infrastructure exceeds a development footprint of 10 square metres, bins for the removal of waste or recyclable materials not accepted by the infrastructure are to be provided, and serviced regularly to maintain the amenity of the area, at a rate of one (1) waste bin and 0.5 recycling bins (both 240L in volume) per 10 square metres of development footprint.

Operational Amenity

- 2.11 Where the development of a large reverse vending machine and/or container collection cage is proposed, the operation of the infrastructure must not prejudicially affect the amenity of the locality due to the emission of light, noise, vibration, electrical interference, smell or any other by-product.
- 2.12 Where the development or operation of a large reverse vending machine is proposed adjacent to land that accommodates a residential use, the machine must operate only between the approved opening hours of the predominant land use, or in the absence of any other use:
  - (a) between 7.00 am and 7.00 pm Monday to Saturday; and
  - (b) between 9.00 am and 7.00 pm on Sunday and public holidays.
- 2.13 Where the development or operation of a large reverse vending machine is proposed, the reverse vending machine when in operation must not emit noise at a level which exceeds any requirement(s) under the Noise Regulations.
- 2.14 Where the development or operation of a large reverse vending machine and/ or container collection cage is proposed, the infrastructure must be provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements (as amended).

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Container Deposit Scheme Infrastructure



- 2.15 Where the development or operation of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must be accessible to any person with a disability.

Development Footprint

- 2.16 Where the development of a container collection cage is proposed outdoors, the cage must not:
- (a) have a development footprint of more than eight (8) square metres; or
  - (b) be more than two (2) metres in height.
- 2.17 Where the development of a large reverse vending machine is proposed outdoors, on land not used for car parking, the machine must not:
- (a) have a development footprint of more than 45 square metres, and
  - (b) be more than three (3) metres in height, or have dimensions greater than eight (8) metres by six (6) metres.
- 2.18 Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure shall be installed at a rate no greater than:
- (a) container collections cage – one (1) per lot; or
  - (b) large reverse vending machine proposed on land not used for car parking – one (1) per 15,000 square metres of total lot area.

## Attachment 3 – Recommended Changes to Model Local Planning Policy.

WAPC Model Local Planning Policy	City of Wanneroo Local Planning Policy 4.28	Comment
<p><b>Purpose</b> This Local Planning Policy (Policy) has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>The purpose of this policy is to provide a framework for Container Deposit Scheme (CDS) infrastructure within the City and to provide an exemption in accordance with Clause 61(1)(i) and (2)(e) of the Planning and Development (Local Planning Schemes) Regulations 2015 from the requirement to obtain development approval for container deposit scheme infrastructure proposals which satisfy minimum development standards.</p>	No changes proposed.	N/A.
<p><b>Objectives</b> The objectives of this Policy are to:</p> <ol style="list-style-type: none"> <li>1. To ensure the location, design and siting of CDS infrastructure is complementary to the character, functionality and amenity of urban localities;</li> <li>2. To prevent negative impacts on local amenity from the operation of CDS infrastructure;</li> <li>3. To enable the timely, cost effective delivery of essential CDS infrastructure; and</li> <li>4. To provide conveniently located infrastructure to ensure the CDS' effective reduction of litter, increased recycling and protection of the environment.</li> </ol>	No changes proposed.	N/A.
In the case of development assessed under this Policy, the words and expressions defined in Appendix 1 of the R-Codes Volume 1 apply. Key words and expressions not defined in the R-Codes	No changes proposed.	N/A.

Volume 1, but are applied through this Policy, are defined below:

**The Heritage Act:** means the *Heritage of Western Australia Act 1990*;

**The Regulations:** means the *Planning and Development (Local Planning Schemes) Regulations 2015* prepared under the *Planning and Development Act 2005*;

**The Noise Regulations:** means *Environmental Protection (Noise) Regulations 1997* (as amended) prepared under the *Environmental Protection Act 1986*;

**The Scheme:** means the City of Wanneroo District Planning Scheme No. 2;

**Container deposit scheme infrastructure:** means a reverse vending machine or a container collection cage;

**Reverse vending machine:** means a permanently-located unattended device that accepts empty beverage containers, and is incidental to the predominant land use;

**Container collection cage:** means a cage, or other structure, that is designed to store containers deposited at return points, and is incidental to the predominant land use; and

**Total lot area:** means the total land area of a freehold or survey strata lot.



<p><b>Statutory Provisions</b></p> <p>Development approval will not be required for container deposit scheme infrastructure proposals that comply with the provisions of this policy, in accordance with Clause 61(1)(i) and (2)(e) of the deemed provisions of the scheme provided for by the Regulations, unless the development is proposed on land in a place that is:</p> <ol style="list-style-type: none"> <li>1. <i>entered in the Register of Heritage Places under the Heritage Act; or</i></li> <li>2. <i>the subject of an order under Part 6 of the Heritage Act; or</i></li> <li>3. <i>included on a heritage list prepared in accordance with the Scheme; or</i></li> <li>4. <i>within an area designated under the Scheme as a heritage area; or</i></li> <li>5. <i>the subject of a heritage agreement entered into under section 29 of the Heritage Act.</i></li> </ol> <p>Container deposit scheme infrastructure proposed to be erected on a temporary basis of not more than 48 hours within a 12 month period are typically exempt from approval, as per the requirements of 61(1)(f) and (2)(d) of the deemed provisions provided in the Regulations and contained within the Scheme. As such, the policy provisions would not apply.</p>	No changes proposed.	N/A.
<b>1.0 Specified Exemptions</b>		
<p><b>1.1</b> The development or operation of a large reverse vending machine is development for which development approval is not required where it complies with the relevant development standards outlined below (unless otherwise agreed by the local government),</p>	Development approval is not required for the development or operation of a large reverse vending machine where it complies with the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone,	Wording modified to allow development of large reverse vending machines in Urban Development zones (where a Local Structure Plan does not apply and designates land accordingly).

	and may take place in any zone, with the exception of: (a) residential, urban development, and special residential zones; and (b) rural, rural residential, and rural smallholding lots.	with the exception of: (a) Residential, Urban Development (where a Local Structure Plan does not apply and designates land accordingly) and Special Residential zones; and (b) General Rural, Rural Resource, Special Rural and Landscape Enhancement zones.	
<b>1.1</b>	The development of a container collection cage is development for which development approval is not required where it complies with the development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, including a residential or rural zone or public purpose reserve where the land is lawfully used for the purposes of: (a) Civic use; and/or (b) Community purpose; and/or (c) Educational establishment	No changes proposed.	N/A.
<b>2.0 Development Standards</b>			
<b>General</b>			
<b>2.1</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not result in any change to the approved land use in a way that would result in the use no longer complying with any relevant development standards and/or requirements of the Scheme.	No changes proposed.	N/A.
<b>Location</b>			
<b>2.2</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not be erected within 10 metres of an adjoining lot boundary that accommodates a residential use.	No changes proposed.	N/A.

<b>2.3</b>	Where the development of a reverse vending machine and/or container collection cage is proposed, the infrastructure must not restrict any vehicular or pedestrian access to or from, or entry to any building on, the land on which the infrastructure is located.	No changes proposed.	N/A.
<b>2.4</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not obstruct the operation of, or access to, any utility services on the land on which the infrastructure is located or on adjacent land.	No changes proposed.	N/A.
<b>2.5</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed, to preserve pedestrian and vehicular sightlines, and servicing access, the infrastructure must not be erected within two (2) metres of any road reserve or right-of-way intersection or crossover, and shall be located in such a way that it does not reduce existing car park sightlines, aisle widths and manoeuvring spaces	In order to preserve pedestrian and vehicular sightlines and servicing access, reverse vending machines and/or container collection cages must not be erected within six (6) metres of a primary street or right-of-way intersection or crossover, or three (3) metres of any secondary street. The reverse vending machine and/or container collection cage shall be located in such a way that it does not reduce existing car park sightlines, aisle widths and manoeuvring spaces.	<p>Clause 4.7 of DPS2 requires all non-rural and non-residential buildings to be setback a minimum six metres from a primary street boundary and a minimum three metres from any secondary street boundary.</p> <p>Administration considers the MLPP setback provision is not appropriate given that an as of right two metre setback will be detrimental to creating an established streetscape.</p> <p>Administration recommends the wording to Clause 2.5 is amended to ensure consistency between the draft LPP and DPS2 provisions.</p>
<b>2.5</b>	Where the development of a container collection cage is proposed, the collection cage must be located in a service area where it is visually unobtrusive, and it must be secured, locked and immovable.	Where the development of a container collection cage is proposed, the collection cage must be located in a service area where it is visually unobtrusive, and it must be secured, locked and immovable.	<p>Clause 2.6 of the MLPP allows container collection cages to be located in a car park or service area provided the cages are visually unobtrusive, secured, locked and immovable.</p> <p>Administration considers that container collection cages should be located within existing service areas only and not within any car parking areas.</p>

<b>Visual Amenity</b>		
<b>2.6</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, placement of the infrastructure must not result in the removal of any vegetation, landscaping or street tree.	No changes proposed.  N/A.
<b>2.7</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must be constructed and clad with low-reflective, graffiti-resistant materials, which provide protection from the elements. All signage must adhere to the development standards of the City's Signs Local Planning Policy 4.6 and must be approved under the operation of the container deposit scheme.	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must be constructed and clad with low-reflective, graffiti-resistant materials, which provide protection from the elements. Signage is to relate to the container deposit scheme and satisfy the requirements of City's Signs Local Planning Policy 4.6.  Clause 2.8 of the MLPP states all large reverse vending machines and container collection cages are to be constructed and clad with low-reflective, graffiti-resistant materials and are not to contain any promotional or branding material (signage) approved under the operation of the CDS.  To note, there are no guidelines pertaining to signage requirements or exemptions relating or covered by the CDS. Given this, Administration recommends that Clause 2.8 contains additional wording to refer to the City's Signs LPP 4.6.
<b>2.8</b>	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must not display any advertising signage other than promotional or brand signage approved under the operation of the container deposit scheme.	No changes proposed.  N/A.
<b>2.9</b>	Where the development of a large reverse vending machine is proposed outdoors, and the infrastructure exceeds a development footprint of 10 square metres, bins for the removal of waste or recyclable materials not accepted by the infrastructure are to be provided, and serviced regularly to maintain the amenity of the area, at a rate of one (1) waste bin and 0.5	No changes proposed.  N/A.

recycling bins (both 240L in volume) per 10 square metres of development footprint.		
<b>Operational Amenity</b>		
<b>2.10</b> Where the development of a large reverse vending machine and/or container collection cage is proposed, the operation of the infrastructure must not prejudicially affect the amenity of the locality due to the emission of light, noise, vibration, electrical interference, smell or any other by-product.	No changes proposed.	N/A.
<b>2.11</b> Where the development or operation of a large reverse vending machine is proposed adjacent to land that accommodates a residential use, the machine must operate only between the approved opening hours of the predominant land use, or in the absence of any other use: (a) between 7.00 am and 7.00 pm Monday to Saturday; and (b) between 9.00 am and 7.00 pm on Sunday and public holidays.	No changes proposed.	N/A.
<b>2.12</b> Where the development or operation of a large reverse vending machine is proposed, the reverse vending machine when in operation must not emit noise at a level which exceeds any requirement(s) under the Noise Regulations.	No changes proposed.	N/A.
<b>2.13</b> Where the development or operation of a large reverse vending machine and/ or container collection cage is proposed, the infrastructure must be provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements (as amended).	No changes proposed.	N/A.
<b>2.14</b> Where the development or operation of a large	No changes proposed.	N/A.

reverse vending machine and/or container collection cage is proposed, the infrastructure must be accessible to any person with a disability.		
<b>Development Footprint</b>		
<b>2.15</b> Where the development of a container collection cage is proposed outdoors, the cage must not: (a) have a development footprint of more than eight (8) square metres; or (b) be more than two (2) metres in height.	No changes proposed.	N/A.
<b>2.16</b> Where the development of a large reverse vending machine is proposed outdoors, on land not used for car parking, the machine must not: (a) have a development footprint of more than 45 square metres, and (b) be more than three (3) metres in height, or have dimensions greater than eight (8) metres by six (6) metres.	No changes proposed.	N/A.
<b>2.17</b> Where the development of a large reverse vending machine is proposed within an existing car park comprising more than 40 car parking spaces, the area occupied by the reverse vending machine must not exceed the greater of the following areas: (a) the area comprising four (4) car parking spaces; or (b) 45 square metres, where the car park contains 200 car parking spaces or less; or (c) 75 square metres, where the car park contains 200 or more car parking spaces.	Clause 2.18 to be deleted.	Clause 2.18 of the MLPP permits all large reverse vending machines within existing car parking areas comprising more than 40 car parking spaces.  Administration does not support Clause 2.18 given the potential for existing car parking shortfalls in shopping centres to be further exacerbated. In light of this, the City's draft LPP omits the MLPP Clause 2.18.
<b>2.18</b> Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure shall be installed at a rate no greater than: (a) container collections cage – one (1) per lot;	Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure shall be installed at a rate no greater than:	Clause 2.19c) of the MLPP states that all large reverse vending machines within existing car parking areas are limited at a rate of one large reverse vending machine for every 1000 car parking spaces.

<p>or</p> <p>(b) large reverse vending machine proposed on land not used for car parking – one (1) per 15,000 square metres of total lot area; or</p> <p>(c) large reverse vending machine proposed in an existing car park comprising more than 40 car parking spaces – one (1) per 1,000 car parking spaces.</p>	<p>(a) container collections cage – one (1) per lot; or</p> <p>(b) large reverse vending machine proposed on land not used for car parking – one (1) per 15,000 square metres of total lot area;</p>	<p>Clause 2.19c) should be removed from the City's draft LPP given that Administration does not support large reverse vending machines proposed in any existing and/or proposed car park (MLPP 2.18, as detailed above). The removal of Clause 2.19c) from the draft LPP would ensure there are no development provisions relating to large reverse vending machines within existing and/or proposed car parking areas.</p>
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**PS05-02/20      Review of Local Planning Policy 2.6: Ancillary Accommodation**

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File Ref: 4083 – 19/365417  
Responsible Officer: Director Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider Local Planning Policy 2.6: Ancillary Accommodation (**LPP 2.6**), which is due for review.

**Background**

At its 7 February 2017 meeting (PS04-02/17), Council resolved to adopt LPP 2.6 (existing policy). The existing policy provides clarity and guidance for the City and the public regarding the development assessment of ancillary accommodation. A review of LPP 2.6 was scheduled to be conducted two years from its adoption, and is now due.

Another purpose of this review of LPP 2.6 is to refine the existing policy provisions, and introduce new provisions. In particular, it is proposed that this review be utilised to introduce design standards for ancillary accommodation.

**Detail**

Administration has commenced the review of LPP 2.6, and has prepared draft amendments to the policy as included in **Attachment 1**.

The existing policy already provides the following, which Administration is proposing to retain and refine:

- Policy objectives – which through this review are proposed to be refined and expanded to better respond to visual amenity and built form;
- An explanation of the difference between ‘ancillary accommodation’ and ‘detached extensions’ to dwellings (such as sleep-outs, pool rooms and sewing rooms); and
- Provisions for ancillary accommodation where the provisions of State Planning Policy 7.3: Residential Design Codes Volume 1 (**R-Codes**) do not apply (e.g. in the rural zones and the Special Residential Zone). In particular, Administration proposes to introduce a provision relating to the use of building materials for ancillary accommodation in these areas.

The existing policy prescribes a maximum floor area for ancillary accommodation of 70m<sup>2</sup> where the R-Codes apply, and up to 100m<sup>2</sup> where the R-Codes do not apply (e.g. in rural areas). Administration is not proposing the maximums prescribed be adjusted through this policy review.

Further to the above, it is proposed that provisions relating to ancillary accommodation be added to LPP 2.6 to amend the deemed-to-comply provisions of the R-Codes. The mechanism to amend deemed-to-comply provisions of the R-Codes through a local planning policy is outlined in Part 7 of the R-Codes. The amended deemed-to-comply provisions that are proposed for LPP 2.6 will guide the development of ancillary accommodation in areas where the R-Codes apply (such as in residential areas).

The deemed-to-comply provisions are proposed to be amended to include a provision requiring ancillary accommodation to be constructed of matching built form as the single



house to which it is ancillary. The term 'matching built form' would then be defined through the policy as follows:

***"Matching Built Form: means a built form for ancillary accommodation that is the same as that of the Single House to which it is ancillary – by way of colour, texture and materials used in the construction of external walls; roof material, colour and pitch; and floor to ceiling height."***

Where a proposal does not meet the proposed deemed-to-comply provisions (i.e. does not match the existing dwelling), a development application will be assessed against Local Housing Objectives which are also proposed to be inserted into LPP 2.6. None of the proposed objectives require ancillary accommodation to exactly match an existing dwelling. The Local Housing Objectives focus on ensuring that the ancillary accommodation will be compatible with its context and not detract from the character of the street or neighbouring properties.

The purpose of Local Housing Objectives is to set a flexible framework for judging the merits of a proposal. The Local Housing Objectives have been prepared and worded so that they can be applied to ancillary accommodation in both residential and non-residential (e.g. rural) settings.

A marked-up version of the draft amendments to the policy document, which shows the full extent of the proposed amendments to LPP 2.6, is provided as **Attachment 2**. The existing policy as adopted in February 2017 is provided as **Attachment 3**.

## Consultation

Administration requires Council's resolution under the DPS2 Deemed Provisions to formally 'prepare' the amendments to LPP 2.6 as provided in **Attachment 1**, and for the proposed amendments to LPP 2.6 to be advertised for no less than 21 days.

It is proposed to advertise the draft amendments to LPP 2.6 for a period of 42 days. This is consistent with the way amendments to other local planning policies have been advertised. Advertising will be undertaken by way of the following:

- Notification in Wanneroo Times newspaper;
- Display at the Civic Centre and on the City's website; and
- Notification to State Government agencies and other relevant stakeholders.

Following advertising, Administration intends to seek Council's resolution pursuant to the DPS2 Deemed Provisions to either:

- Proceed (or adopt) the amendments to LPP 2.6, as advertised or modified in light of any submissions received through advertising; or
- Not proceed with (or not adopt) the amendments to LPP 2.6.

Some of the proposed amendments to the policy are inconsistent with the deemed-to-comply provisions of the R-Codes. Under Clause 4(1)(b) of the DPS2 Deemed Provisions, the City must give notice of a proposed policy to the WAPC when a proposed local planning policy is advertised that is inconsistent with State Planning Policy. Administration intends to also give notice to the WAPC should Council resolve to advertise proposed amendments to LPP 2.6.

## Comment

The proposed amendments to LPP 2.6 are based on sound planning principles and address operational considerations in the assessment of ancillary accommodation. Amendments

proposed by Administration improve the legibility and clarity of LPP 2.6, and will ensure the planning framework sets appropriate controls for ancillary accommodation.

#### Amending Deemed-to-Comply Provisions to Require Development Approval

Currently under the DPS2 Deemed Provisions, development approval is exempt where ancillary accommodation in the Residential Zone meets:

- The current deemed-to-comply provisions of the R-Codes; or
- A requirement in a local planning policy that amends or replaces the deemed-to-comply requirement of the R-Codes.

Ancillary accommodation is currently exempt from development approval where all the current deemed-to-comply provisions of the R-Codes are met. The deemed-to-comply provisions of the R-Codes do not contain provisions relating to the built form for ancillary accommodation. Therefore, ancillary accommodation development can be exempt from needing development approval even if the appearance of the structure is undesirable and impacts on the character of the street or on the amenity of neighbouring properties.

It is proposed to amend the deemed-to-comply provisions through LPP 2.6 to include requirements relating to the built form of ancillary accommodation, and it to match that of a single house on the same lot. If the draft amendments to LPP 2.6 were to be adopted as proposed, a development approval would not be required if an ancillary accommodation met the deemed-to-comply provisions of the R-Codes and was constructed to the same built form as a single house on the same lot.

For ancillary accommodation proposals that do not meet the amended deemed-to-comply provisions proposed for LPP 2.6, such proposals would then be directed through the development assessment process. For such proposals to be approved, the relevant Design Principles of the R-Codes would need to be satisfied, as well as the Local Housing Objectives proposed to be included in LPP 2.6. It is intended that this development assessment process could prevent construction of ancillary accommodation that is out of character with the site and surrounds.

#### Department of Planning, Lands and Heritage Advice and WAPC Approval

Administration has previously sought preliminary advice from officers at the DPLH on the amendments to the deemed-to-comply provisions of the R-Codes proposed through the review of LPP 2.6. DPLH supports the City's intent to address building design and appearance of ancillary accommodation through the review of LPP 2.6.

The advice received from DPLH has been prepared by their officers, and does not constitute a formal approval to amend the deemed-to-comply provisions of the R-Codes through LPP 2.6. Pursuant to Clause 7.3.2 of the R-Codes, the City still requires a formal approval from the WAPC to amend the deemed-to-comply provisions of the R-Codes. In moving forward, it is recommended that Council seek formal WAPC approval of the proposed amendments to the deemed-to-comply provisions, whilst the proposed amendments to LPP 2.6 are being advertised.

### **Statutory Compliance**

Council can resolve to amend a local planning policy in accordance with Clauses 4 and 5 of the deemed provisions for local planning schemes contained within Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (DPS2 Deemed Provisions). Draft amendments to a policy, which are not minor, must be advertised for public comment for a period of not less than 21 days; after which time it is to be reviewed in the

context of any submissions received and either adopted with or without modifications or not proceeded with.

## Strategic Implications

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

“3 *Environment (Built)*

3.6 *Housing Choice*

3.6.1 *Facilitate housing diversity to reflect changing community needs”*

## Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report. However, Administration acknowledges that unforeseen issues with applying local planning policies are more likely to arise if policies are not reviewed on a regular basis.

## Policy Implications

Amendments to LPP 2.6 are intended to update the City's guidance in assessing and determining applications for development approval for ancillary accommodation in the City.

## Financial Implications

The costs associated with undertaking the review of LPP 2.6 can be met from the current Planning and Sustainability operational budget.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. Pursuant to Clause 4(1), Clause 4(2) and Clause 5 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2, PREPARES amendments to Local Planning Policy 2.6: Ancillary Accommodation, as contained in Attachment 1, and ADVERTISES the amendments for public comment for a period of at least 42 days;
2. Pursuant to Clause 4(1)(b) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2:
  - a) CONSIDERS that the amendments to Local Planning Policy 2.6: Ancillary Accommodation, as contained in Attachment 1, provide deemed-to-comply provisions for ancillary accommodation that are inconsistent with equivalent provisions for ancillary accommodation contained within State Planning Policy 7.3: Residential Design Codes Volume 1;
  - b) GIVES NOTICE to the Western Australian Planning Commission when advertising the amendments to Local Planning Policy 2.6: Ancillary Accommodation pursuant to Item (1) above; and

3. Pursuant to Clause 7.3.2 of State Planning Policy 7.3: Residential Design Codes Volume 1, REQUESTS approval from the Western Australian Planning Commission to amend, through Local Planning Policy 2.6: Ancillary Accommodation, the deemed-to-comply provisions for Ancillary Dwellings in Clause 5.5.1 of State Planning Policy 7.3: Residential Design Codes Volume 1, as follows:

***“Ancillary dwelling associated with a single house and on the same lot where:***

- i. the lot is not less than 450m<sup>2</sup> in area;***
- ii. there is a maximum plot ratio area of 70m<sup>2</sup>;***
- iii. ancillary accommodation constructed of matching built form as the single house to which it is ancillary.***
- iv. parking provided in accordance with Clause 5.3.3 C3.1 of the R-Codes; and***
- v. complies with all other R-Code provisions, only as they apply to single houses, with the exception of Clauses:***
  - (a) 5.1.1 Site area;***
  - (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and***
  - (c) 5.3.1 Outdoor living areas.”***

**Attachments:**

<a href="#"><u>1</u></a>	Attachment 1 - Draft Amended LPP 2.6 Prepared for Advertising	19/457437	Minuted
<a href="#"><u>2</u></a>	Attachment 2 - Marked Up Version - 2020 Revisions to Local Planning Policy 2.6 Ancillary Accommodation	20/26832	
<a href="#"><u>3</u></a>	Attachment 3 - Existing Local Planning Policy 2.6 Ancillary Accommodation	16/435851	



Owner	Planning and Sustainability
Implementation	Month TBA 2020
Next Review	Month TBA 2024

PART 1 – POLICY OPERATION

Policy Development and Purpose

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

The purpose of this Local Planning Policy (Policy) is to provide guidance for the development of ancillary accommodation in the City of Wanneroo.

This Policy forms part of the City of Wanneroo Local Planning Policy framework, and should be read in conjunction with State Planning Policy 7.3: Residential Design Codes Volume 1 (R-Codes).

Where this Policy is inconsistent with the provisions of an approved local development plan, activity centre plan or structure plan, the provision of an approved local development plan, activity centre plan or structure plan prevails.

Policy Objectives

- 1. To support the development of ancillary accommodation that is designed to complement the local character.
- 2. To provide criteria that distinguishes ancillary accommodation from other dwelling types in the City of Wanneroo.
- 3. To ensure that an appropriate level of amenity is provided for the benefit of ancillary accommodation occupants.
- 4. To ensure that the appearance, materials and finishes used for ancillary accommodation development does not compromise the visual amenity, built form character and the natural environment of the surroundings.

Definitions and Interpretations

**Ancillary Accommodation:** means the same as 'ancillary dwelling' as defined in Appendix 1 of the R-Codes:

*"Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house."*

The City considers 'self-contained dwellings' as living quarters that could be occupied independently from another dwelling, such as a main dwelling on the same lot. For living quarters to be occupied independently, it should include a bathroom, toilet, kitchen and laundry facility.

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Self-contained ancillary accommodation could either be:

- Detached from a main dwelling on the same lot; or
- Attached or integrated into one building with the main dwelling. For example, ancillary accommodation could be separated from a main dwelling within the same building by a common space (such as a garage, living area or common laundry), walls and/or internal doors.

Detached extensions to a Single House or Grouped Dwelling that cannot be occupied independently (such as games rooms, sleep-outs, pool rooms and sewing rooms) are not considered to be ancillary accommodation.

**Matching Built Form:** means a built form for ancillary accommodation that is the same as that of the Single House to which it is ancillary – by way of colour, texture and materials used in the construction of external walls; roof material, colour and pitch; and floor to ceiling height.

## PART 2 – GENERAL POLICY PROVISIONS

### 1.0 Local Housing Objectives

The purpose of the following Local Housing Objectives are to guide the City's judgement on the merits of ancillary accommodation proposals. The Local Housing Objectives should be read in conjunction with the Design Principles of the R-Codes, where the R-Codes apply. For ancillary accommodation development that is not subject to the R-Codes, the Local Housing Objectives will be applied as Design Principles.

- 1.1 To provide development of ancillary accommodation that can be occupied independently or semi-independently of the Single House situated on the lot.
- 1.2 Development and design of ancillary accommodation that applies the use of materials with a texture, colour, elevation, bulk, scale and material finish that does not detract from streetscape or the visual amenity of neighbouring properties.
- 1.3 Design which does not compromise the amenity of neighbouring properties and the streetscape by way of overlooking and overshadowing.
- 1.4 Development situated and undertaken in a manner that does not compromise the natural surroundings or environmental attributes that may exist on a site.

### 2.0 Application of the R-Codes and Replacement Deemed-to-Comply Provisions

- 2.1 Pursuant to Clause 7.3.2 of the R-Codes, this Policy amends the deemed-to-comply requirements prescribed in Clause 5.5.1 of the R-Codes. The amended deemed-to-comply requirements relating to ancillary accommodation are provided below:

C1 Ancillary dwelling associated with a single house and on the same lot where:

- i. the lot is not less than 450m<sup>2</sup> in area;
- ii. there is a maximum plot ratio area of 70m<sup>2</sup>;

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- iii. ancillary accommodation constructed with a matching built form<sup>1</sup> as the single house to which it is ancillary.

**NOTE 1:** The term 'matching built form' is defined in Part 1 of this Policy, under the heading 'Definitions and Interpretations'.

- iv. parking provided in accordance with Clause 5.3.3 C3.1 of the R-Codes; and
- v. complies with all other R-Code provisions, only as they apply to single houses, with the exception of Clauses:
  - (a) 5.1.1 Site area;
  - (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and
  - (c) 5.3.1 Outdoor living areas.

2.2 If the deemed-to-comply provisions stipulated in Section 2.1 above cannot be satisfied, an ancillary accommodation proposal must then satisfy the design principles of the R-Codes and the Local Housing Objectives provided in Section 1 above.

2.3 Ancillary accommodation proposals that do not meet the deemed-to-comply requirements stipulated in Section 2.1 above are not exempt from development approval under Clause 61 of the DPS 2 Deemed Provisions.

### 3.0 Ancillary Accommodation Provisions where the R-Codes do not Apply

In addition to the relevant DPS 2 development provisions, development of ancillary accommodation on land where the R-Codes do not apply should satisfy the following requirements:

- 3.1 Ancillary accommodation must be associated with a single house, which either exists or will be developed concurrently on the same lot.
- 3.2 No more than one ancillary accommodation can be constructed on a lot.
- 3.3 Development and design of ancillary accommodation should apply the use of materials with a texture, colour, elevation, bulk, scale and material finish that does not detract from streetscape, local character or the visual amenity of neighbouring properties.
- 3.4 The plot ratio area<sup>2</sup> of any ancillary accommodation should not exceed 70m<sup>2</sup>, except on lots greater than 4,000m<sup>2</sup> in area where the plot ratio area of any ancillary accommodation should not exceed 100m<sup>2</sup>.  
**NOTE 2:** In the context of this Policy, the term 'plot ratio area' means the same as it is defined in Appendix 1 of the R-Codes.
- 3.5 Notwithstanding the provisions outlined in Section 2.3 above, ancillary accommodation with a floor area exceeding 100m<sup>2</sup> may be considered where a landowner/applicant can demonstrate to the satisfaction of the City that:
  - Exceptional circumstances exist that warrant the need for the ancillary accommodation to have a floor area exceeding 100m<sup>2</sup>; and
  - The ancillary accommodation will be ancillary to the single house on the subject site.





Owner	Planning and Sustainability
Implementation	XX XXXXXXXX 2020
Review	XX XXXXXXXX 2024

PART 1 – POLICY OPERATION

Policy Development and Purpose

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

Application and Purpose

~~As the City of Wanneroo's District Planning Scheme No. 2 (DPS 2) does not permit the development of second grouped dwellings in many circumstances, it is important for the City of Wanneroo to have clear guidelines that distinguish 'ancillary accommodation' from other dwelling types.~~

The purpose of this Local Planning Policy (Policy) is to provide guidance for the development of ancillary accommodation in the City of Wanneroo.

This Policy forms part of the City of Wanneroo Local Planning Policy framework, and should be read in conjunction with State Planning Policy 7.3: Residential Design Codes Volume 1 (R-Codes).

Where this Policy is inconsistent with the provisions of an approved local development plan, activity centre plan or structure plan, the provision of an approved local development plan, activity centre plan or structure plan prevails.

Policy Objectives

1.

To support the development of ancillary accommodation that is designed to complement the local character.
- ~~1~~2.

To provide criteria that ~~will~~ distinguishes ancillary accommodation from other dwelling types in the City of Wanneroo.
- ~~2~~

~~To provide for a form of housing that does not compromise the amenity and character of a locality.~~
3.

To ensure that an appropriate level of amenity is provided for the benefit of ancillary accommodation occupants.



4. To ensure that the appearance, materials and finishes used for ancillary accommodation development does not compromise the visual amenity, built form character and the natural environment of the surroundings.

#### Definitions and Interpretations

**Ancillary Accommodation:** means the same as 'ancillary dwelling' as defined in Appendix 1 of ~~State Planning Policy 3.1 – Residential Design Codes~~ **the R-Codes**:

*"Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house."*

The City considers 'self-contained dwellings' as living quarters that could be occupied independently from another dwelling, ~~(such as a main dwelling on the same lot)~~. For living quarters to be occupied independently ~~from another dwelling~~, it should include a bathroom, toilet, ~~and~~ kitchen **and laundry facility**.

Self-contained ancillary accommodation could either be:

- Detached from a main dwelling on the same ~~property lot~~; or
- Attached or integrated into one building with the main dwelling. For example, ancillary accommodation could be separated from a main dwelling within the same building by a common space (such as a garage, ~~or a~~ living area **or common laundry**), walls and/or internal doors.

~~Sometimes, the City receives proposals from landowners to build habitable rooms on their properties which are not attached to an existing dwelling (most commonly – games rooms, sleep-outs, pool rooms and sewing rooms). The City will consider these buildings as ancillary accommodation where it is satisfied that the building has the facilities needed for it to be occupied independently from the main dwelling on the same property. Where the building does not have the facilities needed for it to be occupied independently, the City may then consider the building as a detached extension of the main dwelling.~~

**Detached extensions to a Single House or Grouped Dwelling that cannot be occupied independently (such as games rooms, sleep-outs, pool rooms and sewing rooms) are not considered to be ancillary accommodation.**

~~**Floor Area:** means the total area of the ancillary accommodation floor, including the area of internal and external walls but not including:~~

- ~~• Garages and carports;~~
- ~~• Storerooms where access is only provided from outside the ancillary accommodation; and~~
- ~~• Outdoor living spaces such as balconies, verandahs and courtyards.~~

**Matching Built Form:** means a built form for ancillary accommodation that is the same as that of the Single House to which it is ancillary – by way of colour, texture and materials used in the construction of external walls; roof material, colour and pitch; and floor to ceiling height.

## PART 2 – GENERAL POLICY PROVISIONS

### 1.0 Local Housing Objectives

The purpose of the following Local Housing Objectives are to guide the City's judgement on the merits of ancillary accommodation proposals. The Local Housing Objectives should be read in conjunction with the Design Principles of the R-Codes, where the R-Codes apply. For ancillary accommodation development that is not subject to the R-Codes, the Local Housing Objectives will be applied as Design Principles.

- 1.1 To provide development of ancillary accommodation that can be occupied independently or semi-independently of the Single House situated on the lot.
- 1.2 Development and design of ancillary accommodation that applies the use of materials with a texture, colour, elevation, bulk, scale and material finish that does not detract from streetscape or the visual amenity of neighbouring properties.
- 1.3 Design which does not compromise the amenity of neighbouring properties and the streetscape by way of overlooking and overshadowing.
- 1.4 Development situated and undertaken in a manner that does not compromise the natural surroundings or environmental attributes that may exist on a site.

### ~~1.0 Application of the R-Codes~~

- ~~1.1 Where an ancillary accommodation proposal is assessed under the provisions of the R-Codes, ancillary accommodation should satisfy the deemed-to-comply provisions prescribed in Clause 5.5.1 of the R-Codes.~~
- ~~1.2 If the deemed-to-comply provisions cannot be satisfied, then an applicant is to demonstrate that an ancillary accommodation satisfies the corresponding design principles of the R-Codes.~~
- ~~1.3 In applying the R-Codes, the City should not approve ancillary accommodation where the floor area exceeds 70m<sup>2</sup>.~~

### 2.0 Application of the R-Codes and Replacement Deemed-to-Comply Provisions

- 2.1 Pursuant to Clause 7.3.2 of the R-Codes, this Policy amends the deemed-to-comply requirements prescribed in Clause 5.5.1 of the R-Codes. The amended deemed-to-comply requirements relating to ancillary accommodation are provided below:

**C1 Ancillary dwelling associated with a single house and on the same lot where:**

- i. the lot is not less than 450m<sup>2</sup> in area;
  - ii. there is a maximum plot ratio area of 70m<sup>2</sup>;
  - iii. ancillary accommodation constructed of matching built form<sup>1</sup> as the single house to which it is ancillary.
- NOTE 1: The term 'matching built form' is defined in Part 1 of this Policy, under the heading 'Definitions and Interpretations'.*
- iv. parking provided in accordance with Clause 5.3.3 C3.1 of the R-Codes; and
  - v. complies with all other R-Code provisions, only as they apply to single houses, with the exception of Clauses:
    - (a) 5.1.1 Site area;
    - (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and
    - (c) 5.3.1 Outdoor living areas.

**2.2** If the deemed-to-comply provisions stipulated in Section 2.1 above cannot be satisfied, an ancillary accommodation proposal must then satisfy the design principles of the R-Codes and the Local Housing Objectives provided in Section 1 above.

**2.3** Ancillary accommodation proposals that do not meet the deemed-to-comply requirements stipulated in Section 2.1 above are not exempt from development approval under Clause 61 of the DPS 2 Deemed Provisions.

**2.03.0 Ancillary Accommodation Provisions where the R-Codes do not Apply**

In addition to the relevant DPS 2 development provisions, development of an ancillary accommodation on land where the R-Codes do not apply should satisfy the following requirements:

**2.13.1** An ancillary accommodation should must be associated with a single house, which either exists or will be developed concurrently on the property same lot.

**2.23.2** The development should not result in No more than one ancillary accommodation being-can be constructed on the-property a lot.

**3.3** Development and design of ancillary accommodation should apply the use of materials with a texture, colour, elevation, bulk, scale and material finish that does not detract from streetscape, local character or the visual amenity of neighbouring properties.

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**2.33.4** The ~~floor~~ **plot ratio** area<sup>2</sup> of any ancillary accommodation should not exceed 70m<sup>2</sup>, except on lots greater than 4,000m<sup>2</sup> in area where the ~~floor~~ **plot ratio** area of any ancillary accommodation should not exceed 100m<sup>2</sup>.

*NOTE 2: In the context of this Policy, the term 'plot ratio area' means the same as it is defined in Appendix 1 of the R-Codes.*

**2.43.5** Notwithstanding the provisions outlined in Section **2.33.4** above, ancillary accommodation with a floor area exceeding 100m<sup>2</sup> may be considered where a landowner/applicant can demonstrate to the satisfaction of the City that:

- Exceptional circumstances exist that warrant the need for the ancillary accommodation to have a floor area exceeding 100m<sup>2</sup>; and
- The ancillary accommodation will be ancillary to the single house on the subject site.

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Local Planning Policy 2.6  
Ancillary Accommodation



Owner	Planning and Sustainability
Implementation	7 February 2017
Reviewed	Biannual
Next Review	February 2019

## PART 1 – POLICY OPERATION

### Policy Development

This policy has been prepared under the provisions of Part 2 (Division 2) of the City of Wanneroo's District Planning Scheme No. 2 Deemed Provisions.

### Application and Purpose

As the City of Wanneroo's District Planning Scheme No. 2 (DPS 2) does not permit the development of second grouped dwellings in many circumstances, it is important for the City of Wanneroo to have clear guidelines that distinguish 'ancillary accommodation' from other dwelling types.

### Objectives

1. To provide criteria that will distinguish an ancillary accommodation from other dwelling types in the City of Wanneroo.
2. To provide for a form of housing that does not compromise the amenity and character of a locality.

### Definitions and Interpretations

**Ancillary Accommodation:** means the same as 'ancillary dwelling' as defined in Appendix 1 of State Planning Policy 3.1 – Residential Design Codes (R-Codes):

*"Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house."*

The City considers 'self-contained dwellings' as living quarters that could be occupied independently from another dwelling (such as the main dwelling on the same lot). For living quarters to be occupied independently from another dwelling, it should include a bathroom, toilet and kitchen.

Self-contained ancillary accommodation could either be:

- Detached from a main dwelling on the same property; or
- Attached or integrated into one building with the main dwelling. For example, ancillary accommodation could be separated from a main dwelling within the same building by a common space (such as a garage or a living area), walls and/or internal doors.

Sometimes, the City receives proposals from landowners to build habitable rooms on their properties which are not attached to an existing dwelling (most commonly – games rooms, sleep-outs, pool rooms and sewing rooms). The City will consider these buildings as ancillary accommodation where it is satisfied that the building has the facilities needed for it to be occupied independently from the main dwelling on the same property. Where the building does not have the facilities needed for it to be occupied independently, the City may then consider the building as a detached extension of the main dwelling.

**Floor Area:** means the total area of the ancillary accommodation floor, including the area of internal and external walls but **not** including:

- Garages and carports;
- Storerooms where access is only provided from outside the ancillary accommodation; and
- Outdoor living spaces such as balconies, verandahs and courtyards.

## PART 2 – GENERAL POLICY PROVISIONS

### 1.0 Application of the R-Codes

- 1.1 Where an ancillary accommodation proposal is assessed under the provisions of the R-Codes, ancillary accommodation should satisfy the deemed-to-comply provisions prescribed in Clause 5.5.1 of the R-Codes.
- 1.2 If the deemed-to-comply provisions cannot be satisfied, then an applicant is to demonstrate that an ancillary accommodation satisfies the corresponding design principles of the R-Codes.
- 1.3 In applying the R-Codes, the City should not approve ancillary accommodation where the floor area exceeds 70m<sup>2</sup>.

### 2.0 Ancillary Accommodation Provisions where the R-Codes do not Apply

In addition to the relevant DPS 2 development provisions, development of an ancillary accommodation on land where the R-Codes do not apply should satisfy the following requirements:

- 2.1 An ancillary accommodation should be associated with a single house, which either exists or will be developed concurrently on the property.
- 2.2 The development should not result in more than one ancillary accommodation being constructed on the property.
- 2.3 The floor area of any ancillary accommodation should not exceed 70m<sup>2</sup>, except on lots greater than 4,000m<sup>2</sup> in area where the floor area of any ancillary accommodation should not exceed 100m<sup>2</sup>.



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- 2.4 Notwithstanding the provisions outlined in Section 2.3 above, ancillary accommodation with a floor area exceeding 100m<sup>2</sup> may be considered where a landowner/applicant can demonstrate to the satisfaction of the City that:
- Exceptional circumstances exist that warrant the need for the ancillary accommodation to have a floor area exceeding 100m<sup>2</sup>; and
  - The ancillary accommodation will be ancillary to the single house on the subject site.

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**PS06-02/20      Amendment No. 180 to District Planning Scheme No. 2 - Various Modifications Affecting the Special Residential Zone**

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File Ref: 38398 – 19/445180  
Responsible Officer: Director Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 2

**Issue**

To consider the submissions received during the public advertising of Amendment No. 180 to DPS2.

**Background**Rationale for the DPS2 Amendment

Council previously considered on a development application for a child care centre at Harbour Elbow, Banksia Grove (refer PS04-10/18 and PS02-05/19). Through considerations of that application, Council became aware of the concerns that can arise from the establishment of non-residential land uses in the Special Residential Zone.

The impact of an individual non-residential land use in a Special Residential Zone can be properly managed through sensitive design and appropriate conditions of approval. However, the cumulative impact of multiple non-residential uses in close proximity within a Special Residential Zone will likely detract from the intended low density residential character. In this regard an accumulation of non-residential land uses in the Special Residential Zone could compromise and erode the purpose of the zone, which is to establish a low-density and spacious residential environment. In response, one of the purposes of Amendment No. 180 is to reduce the range of non-residential land uses that are capable of approval in the Special Residential zone.

**Attachment 1** shows the location of the City's Special Residential Zones. Special Provisions for six defined Special Residential zoned areas are provided for in Schedule 11 (Special Provisions) of DPS2. In addition to the above, Amendment No. 180 also proposes to remove the now redundant Special Provisions from Schedule 11 as they relate to Lot 51 (2) Travertine Vista, Carramar (formerly Lot 51 (575) Flynn Drive, Carramar) as this lot was rezoned to Urban Development in 2013. The provisions in Schedule 11 were not amended when Lot 51 was rezoned to Urban Development and this additional action will rectify the matter.

Council's Previous Considerations on the DPS2 Amendment

Council at its 30 July 2019 Ordinary Council Meeting resolved to prepare (or initiate) Amendment No. 180 (PS07-07/19). The amendment proposal was then subsequently advertised as outlined later in this Report. Council's previous resolution on Amendment No. 180 was as follows:

*"That Council:*

1. *PREPARES Amendment No. 180 to the City's District Planning Scheme No. 2 pursuant to Section 75 of the Planning and Development Act 2005, to amend the local planning scheme by:*
  - a) *Modifying the permissibility of the following land uses from discretionary ('D') to not permitted ('X') in the Special Residential Zone:*



- i. Cattery
- ii. Child Care Centre
- iii. Consulting Room

b) Deleting Special Residential No. 6 from Schedule 11;

2. Pursuant to Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, RESOLVES that Amendment No. 180 to District Planning Scheme No. 2 is a Complex Amendment for the following reason:

*An amendment that is not addressed by any local planning strategy.*

3. Pursuant to Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, SUBMITS two (2) copies of the Amendment No. 180 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration;
4. Pursuant to Section 81 of the Planning and Development Act 2005 REFERS Amendment No. 180 to District Planning Scheme No. 2 to the Environmental Protection Authority;
5. Subject to approval from the Environmental Protection Authority and the Western Australian Planning Commission, ADVERTISES Amendment No. 180 to District Planning Scheme No. 2 for a period of not less than 60 days pursuant to Regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015; and
6. NOTES that a further amendment to the City's District Planning Scheme No. 2 will be presented to Council's 27 August 2019 Meeting, to address administrative errors that have inadvertently resulted in District Planning Scheme No. 2 prescribing land use permissibility of 'holiday accommodation' as discretionary ('D') in the General Rural, Special Rural, Special Residential and Landscape Enhancement Zones."

## Detail

Amendment No. 180 to DPS2 proposes the following:

a) Changes to land use permissibility in the Special Residential Zone:

Amendment No. 180 to DPS2 proposes to modify land use permissibility to the extent as set out below:

Land Use	<u>Current</u> Permissibility in the Special Residential Zone	<u>Proposed</u> Permissibility in the Special Residential Zone
Cattery	D	X
Child Care Centre	D	X
Consulting Room	D	X

Amendment No. 180 does not propose changes to land use permissibility for 'ancillary accommodation', 'bed and breakfast', 'holiday accommodation', 'holiday house', 'home business (category 1-3)', 'mast or antenna', 'park' and 'single house'; which would remain either discretionary ('D') or permitted ('P'). All other land uses are not permitted (or 'X') in the Special Residential Zone, which Amendment No. 180 does not propose to change.

b) Deletion of Special Provisions

DPS2 includes Special Provisions for Special Residential Zone No. 6 relating to Lot 51 (2) Travertine Vista, Carramar. However these provisions are now redundant given that Lot 51 was rezoned to Urban Development in October 2013. Woodland Vista Local Structure Plan No. 92 (LSP 92) affects Lot 51, and supports residential subdivision with a density code of between R25 and R30. Amendment No. 180 proposes to delete the defunct Special Provisions contained in Schedule 11 of DPS2 relating to Special Residential Zone No. 6.

## Consultation

In accordance with Council's previous resolution, the amendment was referred to the EPA for comment. In response, the EPA advised the City that the scheme amendment did not warrant an environmental assessment. Being a complex amendment, Amendment No. 180 was also referred to WAPC for initial consideration, also in accordance with Council's previous resolution. In its response, the WAPC advised that the amendment was suitable to be advertised for public submissions.

Advertising of Amendment No. 180 was carried out between 24 October 2019 and 23 December 2019 by way of:

- An advertisement in the 24 October 2019 edition of the 'Wanneroo Times' local newspaper;
- Letter to landowners and occupiers of land zoned Special Residential (under DPS2 and designated under a structure plan), as well as the landowner and occupier of 51 (2) Travertine Vista, Carramar;
- A notice sent to the Department of Planning, Lands and Heritage as well as the Department of Communities; and
- Notices in Council offices and the City's website.

The City received four submissions on the amendment proposal. All the submissions received either supported the amendment proposal or expressed no objection. A summary of the submissions received, including Administration's response to those submissions, is included in **Attachment 2**.

## Comment

### Compatibility of Non-Residential Land Uses in the Special Residential Zone

The benefit of having child care centres and consulting rooms in the Special Residential Zone is that it provides such services in easy access to the residents of the surrounding residential development.

However, DPS2 does recognise that child care centres and consulting rooms may not always be appropriate in the Special Residential Zone, and therefore lists these uses as discretionary ('D') in the zone. While an individual non-residential use in isolation may be acceptable, the possibility exists that over time an accumulation of such uses in the Special Residential Zone could occur. This outcome would impact the intended purpose and character of the zone, which is to provide for low-density and spacious form of residential living.

The objectives of the Residential Zone, for example, support the provision of 'compatible urban support services', which could include child care centres and consulting rooms. Child care centres and consulting rooms are also discretionary ('D') in the Residential Zone, as they are in the Special Residential Zone. However, there is no equivalent objective that exists in DPS2 for the Special Residential Zone. As the objective for the Special Residential Zone does not include statements on the provision of "urban support services" and focuses on low density residential, Administration considers there is merit in making child care centres and

consulting rooms not permitted. Furthermore, given the higher density of living in a Residential Zone, an accumulation of child care centres and consulting rooms in the Residential zone would not have as much of an impact on residents compared to an accumulation of these uses in the Special Residential Zone.

Administration considers that either a single cattery in the Special Residential Zone, or an accumulation of catteries, has the potential to impact on local amenity of the zone by way of odour and noise; and therefore should not be a use that can be accommodated in the Special Residential Zone.

#### Justification to Delete Special Provisions Affecting Lot 51 Flynn Drive, Carramar

DPS2 also includes Special Residential Provisions in Schedule 11 (Special Provisions), for six defined Special Residential Zoned areas; including Special Residential Zone No. 6 which applies to Lot 51 (2) Travertine Vista, Carramar (formerly Lot 51 (575) Flynn Drive, Carramar).

Lot 51 was however the subject of an amendment to the Metropolitan Region Scheme (MRS) in 2013, to rezone this land from 'Rural' to Urban'. At the time, Administration requested the WAPC to amend DPS2, to rezone the land from 'Special Residential' to 'Urban Development', to align DPS2 with what was proposed through the MRS amendment. The WAPC agreed to this request, and Lot 51 was rezoned to 'Urban Development' effective 1 October 2013. An unintended consequence of that rezoning was that the Special Provisions relating to Lot 51 remained in Schedule 11 of DPS2. Amendment No. 180 proposes to address this issue by removing the Special Provisions from Schedule 11 as they relate to Lot 51 Flynn Drive, Carramar.

### **Statutory Compliance**

Amendment No. 180 was prepared by Administration and advertised in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

In accordance with the Regulations, Council is required to consider the submissions received in respect of Amendment No. 180 and resolve to either support the amendment with or without modification – or alternatively not support the amendment. Administration is recommending that Council supports Amendment No. 180 in accordance with the Regulations, without modification.

Further, the Regulations require Council to provide the WAPC with (among other things) a copy of the resolution, a schedule of submissions and response to the submissions.

### **Strategic Implications**

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

#### *“3 Environment (Built)*

##### *3.4 Activated Places*

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

## Risk Management Considerations

Risk Title	Risk Rating
CO-019 Decision Making	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

## Policy Implications

Nil

## Financial Implications

The cost in preparing this amendment to DPS2 can be met from the current Planning and Sustainability operational budget.

## Voting Requirements

Simple Majority

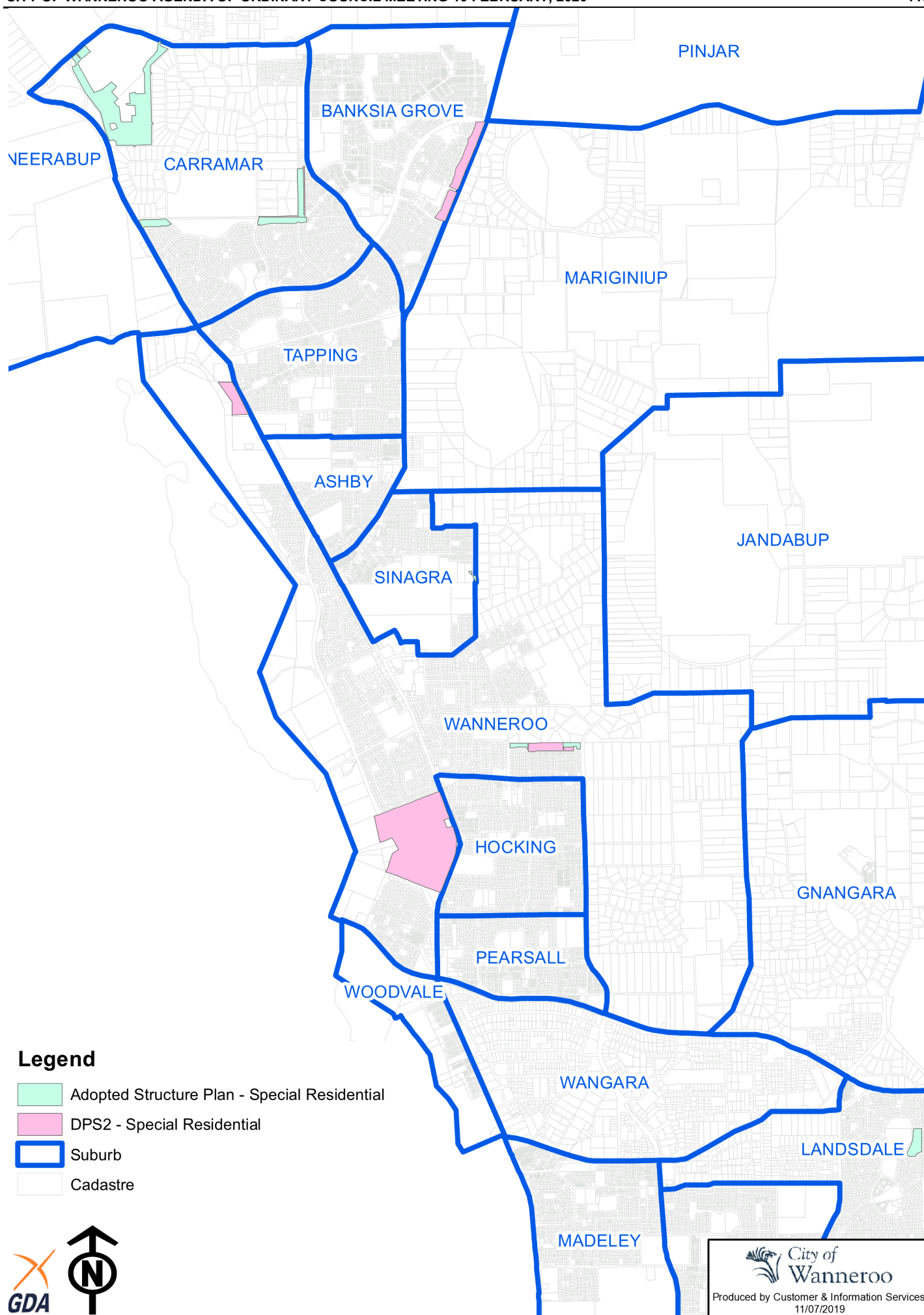
## Recommendation

That Council:-

1. Pursuant to Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **CONSIDERS** the submissions received in respect of Amendment No. 180 to District Planning Scheme No. 2, a summary of which is included in Attachment 2;
2. Pursuant to Regulation 41(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUPPORTS** the prepared Amendment No. 180 to District Planning Scheme No. 2, as resolved by Council at the 30 July 2019 Ordinary Council Meeting (PS07-07/19);
3. **AUTHORISES** the Mayor and the Chief Executive Officer to **SIGN** and **SEAL** Amendment No. 180 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;
4. Pursuant to Regulation 44 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and subject to Item 2. above, **PROVIDES** Amendment No. 180 to District Planning Scheme No. 2 to the Western Australian Planning Commission; and
5. **ADVISES** the submitters of its decision.

Attachments:

1. Attachment 1 - Map Showing Location of Special Residential Zones 19/267237
2. Attachment 2 - Submission Schedule - Amendment No. 180 to DPS2 20/11276 Minuted



**CITY OF WANNEROO**  
**AMENDMENT NO. 180 TO DISTRICT PLANNING SCHEME NO. 2**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
*(Advertising Closed 23 December 2019)*

No.	Summary of Submission	Administration Comment	Recommendation
<b>1.</b>	<b>Landowner of a Special Residential Zoned property Banksia Grove</b>		
1.1	Support for the DPS 2 amendment.	Noted.	No modification required.
1.2	The submitter strongly agrees that the low density objective of this zone would be adversely affected by Child Care Centres.	Amendment No. 180 to DPS2 proposes making various land uses, including Child Care Centre, not permitted ('X') in the Special Residential Zone. The submitters concerns about the emergence of further Child Care Centres in the Special Residential Zone would be addressed if Amendment No. 180 was to be approved by the Minister as proposed.	No modification required.
1.3	<p>The City has made mistakes in its assessment and in allowing a Child Care Centre at 10 Harbour Elbow, Banksia Grove. This development would impair the low density amenity of surrounding Special Residential Zone land.</p> <p>Further similar developments would be ruinous. The submitter requests Council to make it policy for the City to stop such deviations away the clear intent of DPS2.</p>	<p>The Child Care Centre approved by Council at 10 Harbour Elbow, Banksia Grove (now 103 Greenvale Place, Banksia Grove) was capable of approval under the City's current planning framework, as this land use is currently discretionary ('D') in DPS2. If proposed Amendment No. 180 to DPS2 is approved by the Minister for Planning, then Child Care Centres will no longer be permitted ('X'), and therefore incapable of approval in the Special Residential Zone.</p> <p>Amendment No. 180 to DPS2 does not affect the ability of the owner of the site of the abovementioned Child Care Centre to act upon their approval within the approval period. Once the Child Care Centre is constructed and this proposed amendment is gazetted, this use would become non-conforming. DPS2 includes provisions allowing the carrying out of non-conforming uses.</p>	No modification required.
<b>2.</b>	<b>Water Corporation</b>		
2.1	The Corporation advises that it has no concerns with the proposed amendment.	Noted.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
<b>3.</b>	<b>Main Roads Western Australia</b>		
3.1	Main Roads has no objections to the proposal.	Noted	No modification required.
<b>4.</b>	<b>Landowner of a Special Residential Zoned property Wanneroo</b>		
4.1	The submitters support the proposed amendments, including: <ul style="list-style-type: none"> <li>• Making Catteries, Child Care Centres and Consulting Rooms not permitted in the Special Residential Zone; and</li> <li>• Removing Special Provisions relating to Lot 51 (2) Travertine Vista, Carramar.</li> </ul>	Noted.	No modification required.
4.2	The submitters believe that the cumulative impact of multiple non-residential uses in close proximity within a Special Residential Zone will detract from the low density residential character of the area. The accumulation of non-residential land uses compromises and erodes the purpose of the Special Residential Zone.	This comment is derived from the content of the Background section of Administration's 30 July 2019 report to Council (PS07-07/19), relating to the initiation of Amendment No. 180 to DPS2. That content has also been included in the current Report to Council in which this Submission Schedule is attached to. Administration considers that the submitters agree with the relevant content of that previous Report.	No modification required.



**PS07-02/20      Consideration of Amendment No. 179 to the District Planning Scheme No. 2 - Lots 1, 2, 7, 12, 13, 36 – 38 Caporn Street, Wanneroo**

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File Ref: 37190 – 20/12144  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 3

### Issue

To consider a request to amend the District Planning Scheme No. 2 (DPS2) by rezoning Lots 1, 2, 7, 12, 13, 36 – 38 Caporn Street, Wanneroo (the subject lots) from Rural Resource to Urban Development and to modify the scheme map accordingly.

<b>Applicant</b>	Taylor Burrell Barnett Town Planning
<b>Owners</b>	Perron Developments Pty Ltd, Quito Pty Ltd, Anthony Cosentino, Jillian Ding, Ian James & Anthony Del Borrello
<b>Location</b>	Lots 1, 2, 7, 12, 13, 36 – 38 Caporn Street, Wanneroo
<b>Site Area</b>	26.6 hectares
<b>MRS Zoning</b>	Urban
<b>DPS 2 Zoning</b>	Rural Resource

### Background

On 11 November 2019, Taylor Burrell Barnett on behalf of Quito Pty Ltd and Ian James requested the City to consider an amendment to DPS2 to rezone the subject lots from Rural Resource to Urban Development and to modify the scheme map accordingly.

On 14 February 2018, the Western Australian Planning Commission (WAPC) resolved to lift the Urban Deferment under the Metropolitan Region Scheme (MRS) and notification of this decision was published in the Government Gazette 20 March 2018. The land is now zoned Urban under the MRS.

Section 124(3) of the *Planning and Development Act (2005)* requires DPS to be amended to be consistent with the MRS.

### Detail

#### Site

The subject lots are located to the south of Caporn Street and adjoin the developed residential areas of Sinagra to the south and west. In DPS2 the land to the north of Caporn Street is zoned Rural Resource and the land to the east of the subject lots is zoned Special Rural. The location plan is included as **Attachment 1**. The subject lots are located within the western part of the future East Wanneroo urban area, which is subject to the draft East Wanneroo District Structure Plan (DSP), wherein these lots are designated as Suburban Neighbourhood (**Attachment 2**).



## **Proposal**

The proposal is to amend DPS2 by rezoning the subject lots from Rural Resource to Urban Development.

The applicant justifies the proposal as follows:

- *In accordance with Section 124(3) of the Planning and Development Act 2005, when a regional planning scheme is amended, a local planning scheme must be amended to be consistent with the regional planning scheme no later than 90 days after the day on which the amendment to the region planning scheme had effect. The subject lots being zoned Urban in the MRS, as occurred on 20 March 2018, the DPS2 needs to be amended to rezone the subject lots from Rural Resource to Urban Development.*

**Attachment 3** contains the amendment plan showing the existing and proposed zoning.

In March 2018, shortly after the subject lots were zoned Urban under the MRS, representatives of one of the landowners in the area (Perron Group) met with Administration. At this meeting it was agreed that the landowners would submit the application to amend DPS2 to enable them to consider what form of amendment they would prefer. Administration did not progress an amendment to DPS 2 on the basis it would be submitted by the landowners.

There has subsequently been consultation between representatives of two of the main land owners in the area (Perron Group and Benara Nurseries (Quito Pty Ltd and Mr Ian James)), and this has resulted in the present application being made in November 2019 by Taylor Burrell Barnett on behalf of Benara Nurseries, supported by Perron Group.

The proposed Urban Development zone is a precursor to the preparation of a Local Structure Plan (LSP) for the subject lots under the provisions of DPS2, which would then enable subdivision applications to be made.

## **Consultation**

The applicant has considered the amendment as a 'standard' amendment under the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') and this classification is supported.

Standard scheme amendments must be advertised for public comment. However, before doing so, the amendment will need to be referred to the Environmental Protection Authority (EPA) to assess the environmental impacts of the proposal and to determine whether any formal environmental assessment is necessary.

Subject to no objections being received from the EPA, a standard amendment must be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, consistent with the requirements of the Regulations:

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

## **Comment**

Council's Local Planning Policy (LPP) 5.3: East Wanneroo states that the City shall not support applications of this type in the East Wanneroo area unless the land has first been

zoned Urban under the MRS, and the pre-requisites to Urban zoning referred to in the policy have been satisfied.

While the land is zoned Urban, the pre-requisites referred to have not been satisfied as noted below:

- The draft DSP and associated studies have not been approved;
- The MRS has not been amended to reserve any regional reserves required by the draft DSP. (In its submission on the draft DSP, Council advised that Caporn Street should be designated as an 'integrator arterial road' on the DSP, in which case it would be reserved under the MRS); and
- A regional and district-level Development Contribution Plan for East Wanneroo is not in place.

The draft EWDSP outlines the planning process in three sequential parts as follows:

- District level processes are DSP, MRS amendment and District Development Contributions Scheme;
- Precinct level processes are lifting of Urban Deferment, Local Structure Plans, amendments to DPS2 and Local Development Contributions scheme; and
- Subdivision and development.

The subject application does not accord with this process.

Notwithstanding the LPP5.3 and draft DSP positions, Section 124(3) of the *Planning and Development Act 2005* requires DPS2 to be amended to be consistent with the MRS and this overrides the City's policy position as a higher order document.

In respect to development contributions being made, both Benara Nurseries and Perron Group acknowledge that in keeping with State Planning Policy (SPP) 3.6 – Development Contributions for Infrastructure, it is fair and equitable that such contributions are made.

Under the provisions of sub-clause 3.14.3 of DPS2 no subdivision or development should be commenced or carried out in the Urban Development zone until a structure plan has been prepared and approved by the WAPC. Discussions between Administration, the Department of Planning, Lands and Heritage and the applicant have concluded that, given the fact that the subject lots are already zoned Urban under the MRS and the Act requires the DPS2 to be amended to conform with the MRS, the issue of developer contributions will need to be addressed at the structure planning stage rather than a through a formal developer contribution scheme being prepared for the East Wanneroo Area.

It is proposed that in this case the structure plan will need to include provisions requiring payment of developer contributions by the land owners. At the subdivision approval stage a condition will be imposed by the WAPC requiring payment of the contributions. A condition requiring a contribution will be applied on any subdivision approval given it will be embedded in the structure plan approved by the WAPC.

In respect to the possible reservation of Caporn Street as a regional road under the MRS (which may involve road widening), if this were to occur, with some of the reserve affecting the northern edge of the subject lots, then that reserve will automatically also apply to DPS2.

### **Statutory Compliance**

Under Section 124(3) of the Act, the City is required to prepare an amendment to DPS2 to make it consistent with the MRS.

Under Clause 34 of the Regulations the amendment is considered to be a 'Standard' amendment for the following reason:

- (c) *an amendment of the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.*

## Strategic Implications

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

“3 *Environment (Built)*

3.6 *Housing Choice*

3.6.1 *Facilitate housing diversity to reflect changing community needs”*

## Risk Management Considerations

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

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
ELT (Director P&S and Director Assets)	Manage

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

In addition to the above risks, there is a risk relating to obtaining development contributions in the absence of a Developer Contribution Scheme. This risk is mitigated through using the future local structure plan as the key instrument for facilitating developer contributions. The local structure plan provisions will trigger a subdivision condition requiring payment of a contribution in accordance with the local structure plan. Payment will be required before titles can be issued for any new lots.

## Policy Implications

As discussed earlier in this report, LPP5.3: East Wannon provides that an amendment of this type should not be supported. However, the policy does not account for the effect of Section 124 (s) of the Act, which obliges the City to prepare this amendment to make DPS2 consistent with the MRS.

## Financial Implications

Regulation 48 (2) of the *Planning and Development Regulations 2009* provides that no fee can be imposed in respect to a request for a local scheme amendment which is requested to

make the local scheme consistent with the MRS. The costs associated with undertaking this amendment will therefore need to be met by the City through normal operational budget provision.

## Voting Requirements

Simple Majority.




## Recommendation

### That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005* PREPARES Amendment No. 179 to City of Wanneroo District Planning Scheme No. 2 to rezone lots 1, 2, 7, 12, 13, 36, 37 and 38 Caporn Street, Wanneroo from Rural Resource to Urban Development;
2. Pursuant to Regulation 35 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations') RESOLVES that Amendment No. 179 to District Planning Scheme No. 2 is a standard amendment for the following reason:

*"It is an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic assessment."*
3. Pursuant to Section 81 of the *Planning and Development Act 2005*, REFERS Amendment No. 179 to District Planning Scheme No. 2 to the Environmental Protection Authority; and
4. Subject to Environmental Protection Authority approval ADVERTISES Amendment No. 179 to District Planning Scheme No. 2 pursuant to Regulation 47 of the Regulations for a period of 42 days.

#### Attachments:

- |   |   |          |
|---|---|----------|
| 1  | Attachment 1 - Amendment 179 to DPS2            | 20/12668 |
| 2  | Attachment 2 - Draft EW DSP                     | 20/13544 |
| 3  | Attachment 3 - Existing and proposed zoning map | 20/12658 |



# PROPOSED AMENDMENT NO.179 TO DISTRICT PLANNING SCHEME NO. 2 LOTS 1, 2, 7, 12, 13 AND 36 - 38 CAPORN STREET, WANNEROO

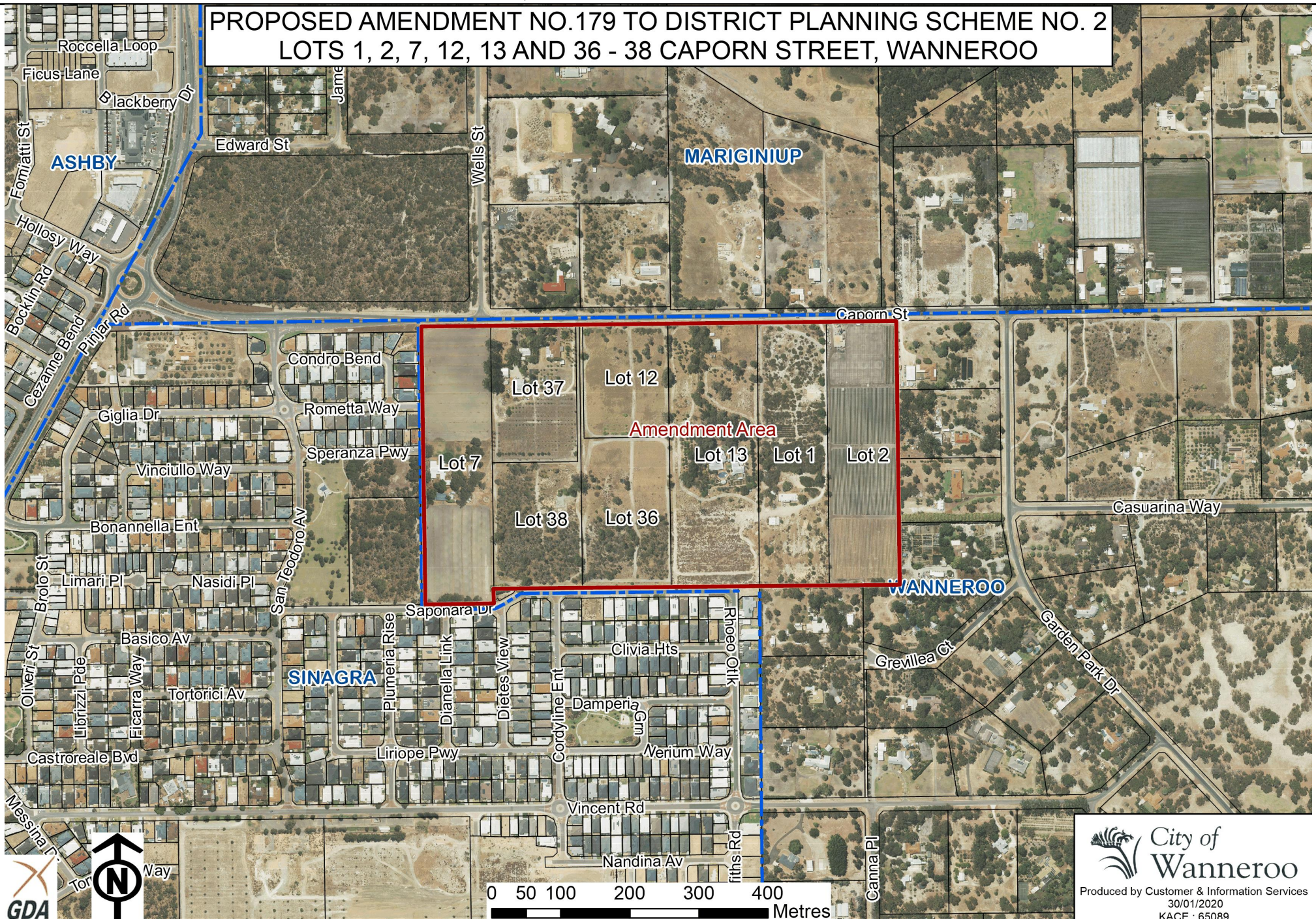
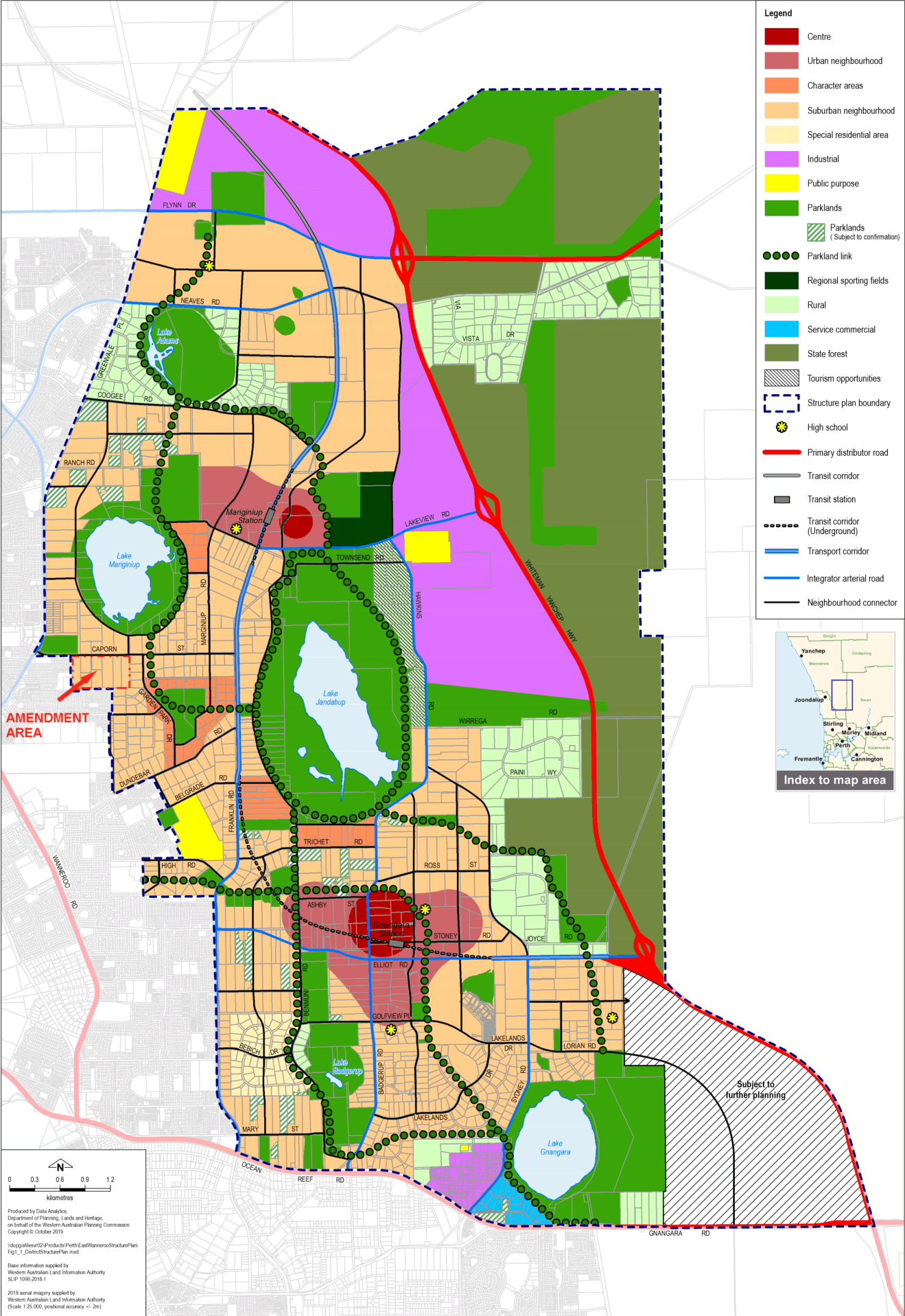




Figure 1.1 East Wanneroo District Structure Plan

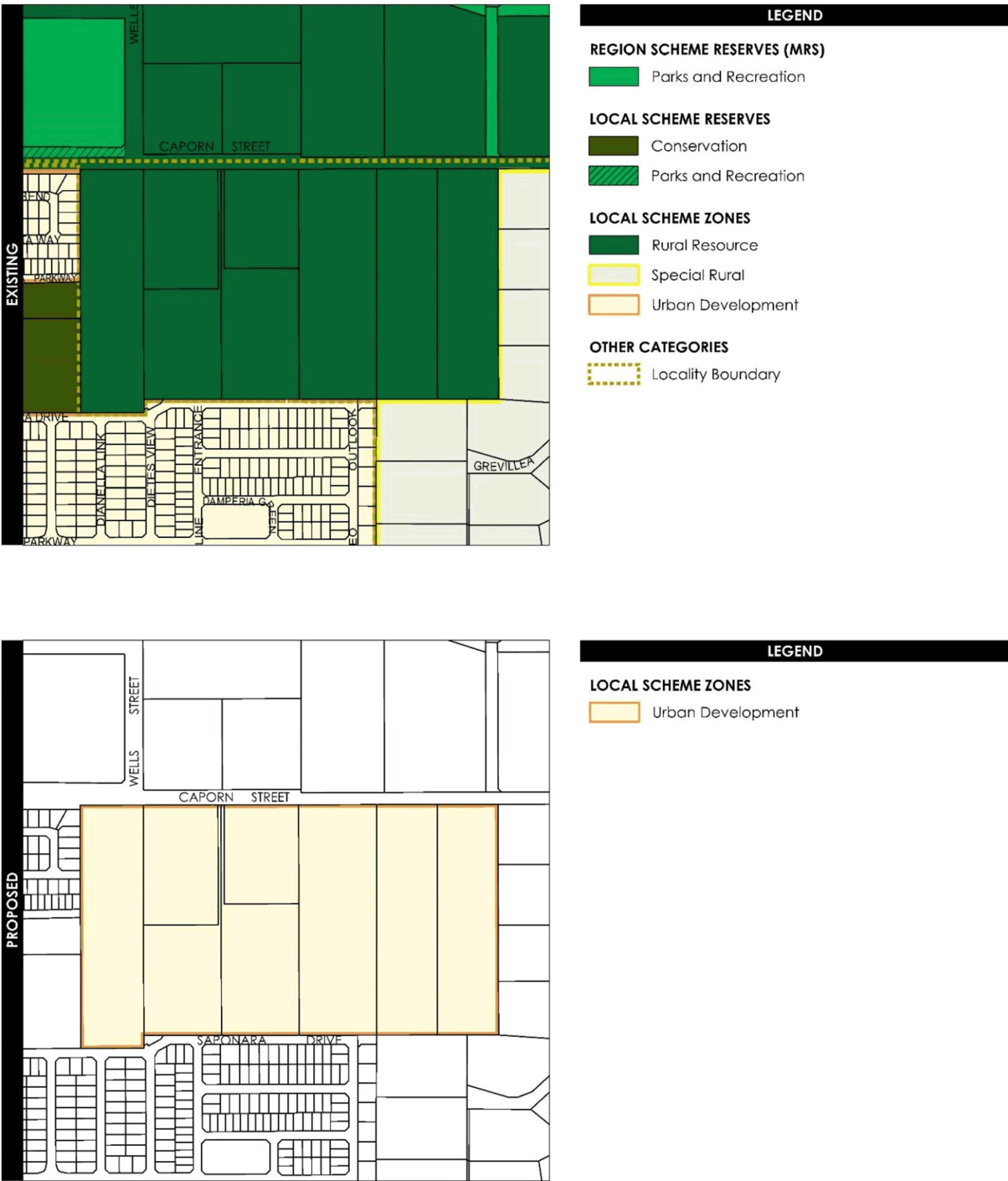


East Wanneroo District Structure Plan

CITY OF WANNEROO

District Planning Scheme No.2

Proposed Scheme Amendment



## PS08-02/20      Consideration of Amendment No. 4 to the East Wanneroo Cell 3 Approved Structure Plan No. 5

File Ref: 20608-04 – 18/450030  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 8

### Issue

To consider submissions received during public advertising of Amendment No. 4 to the East Wanneroo Cell 3 Approved Structure Plan No. 5 (ASP5).

<b>Applicant</b>	Catriona Tatum
<b>Owner</b>	Gabriel Morrow
<b>Location</b>	Lot 68 (71) High Road, Wanneroo
<b>Site Area</b>	2.0383 hectares
<b>MRS Zoning</b>	Urban
<b>DPS2 Zoning</b>	Residential

### Background

On 31 May 2017, the proponent requested the City consider an amendment to ASP5 to recode Lot 68 (71) High Road, Wanneroo (site) from Residential R20 to R40.

### Detail

#### The site

The site is bounded by Amos Road to west and north and residential development to the east. A dwelling and shed gaining access from High Road are located on the site. The site is well vegetated. The East Wanneroo Primary School is approximately 150 metres south-west of the subject site. A location plan is provided as **Attachment 1**.

#### The Proposal

The applicant proposes to recode the site from Residential R20 to Residential R40 and justifies the proposal as follows:

- The site is located one kilometre from the Wanneroo Town Centre, 150 metres from the East Wanneroo Primary School and 400 metres from the Wanneroo Secondary College; and
- The site is serviced by public transport.

**Attachment 2** is the amendment document including a map showing the existing and proposed density coding of the site.

### Consultation

On 10 July 2017, the Manager, Approval Services advised the Mayor and the Elected Members that Administration was undertaking advertising of the amendment.

The Amendment was advertised for public comment for a period of 28 days from 18 July to 15 August 2017 by means of an on-site sign, an advertisement in the Wanneroo Times newspaper, the City's website and letters written to adjoining landowners.



The City received 12 submissions, eleven of which objected to the proposal on the grounds of increased traffic and loss of vegetation. The twelfth submitter, the Department of Education, did not object to the proposal.

Administration did not finalise a report to Council immediately following public consultation as the applicant had yet to submit a Bushfire Management Plan (BMP) as the site is identified as a bushfire prone area. A BMP was provided on 19 June 2019.

Due to the passage of time since the amendment was advertised on 18 July 2017, the City re-advertised the amendment for a period of 35 days (seven days more than the statutory period of 28 days) from 5 December 2019 to 9 January 2020 by way of writing to those to whom the City had written during the first round of advertising and placing a notice on the City's website. The City received three submissions including one from the Department of Education. Two submissions objected to the proposal and the Department of Education did not raise any objection to the amendment proposal. Of the two submissions objecting to the proposal one was a joint submission signed by 12 residents.

A summary of submissions received during the two rounds of public comment period and Administration's response to the issues raised in the submissions are included as **Attachment 3**.

The issues raised in the submissions objecting to the proposal are;

- Increase in traffic
- Loss of vegetation
- Does not satisfy the objective of LPP3.1 to provide affordable housing.

These issues are discussed in detail in the Comment section below.

## **Comment**

### **Submitters' Issues**

#### **Increase in Traffic**

Concerns have been raised that the proposed amendment will generate a considerable volume of traffic that would affect the normal flow of traffic on Amos Road and High Road. To address the traffic issues the applicant submitted a Traffic Impact Assessment (TIA).

The amendment proposal could result in up to 64 dwellings. At a rate of 8 vehicle trips per dwelling per day, the total expected volume of traffic generated would be 512 vehicles per day (vpd) of which 40% (204 vpd) is expected to exit via Amos Road and 60% (308 vpd) via High Road.

Amos Road and High Road are 20 metres wide with a 7.2 metre wide carriageway. As per the provisions of the Western Australian Planning Commission's (WAPC) Liveable Neighbourhoods Policy, these roads have a capacity to carry an indicative traffic volume of 3,000 vpd. The 2018 traffic volumes on Amos Road and High Road were recorded as 419 and 1584 vpd respectively. On the basis of the above information, Administration considers that the additional volume of traffic generated by the potential future development will not impact the normal flow of traffic on these roads.

Some submitters have pointed out that if the lots created along High Road were to gain access from High Road it could cause some traffic issues during the school hours. Further consideration on access can be addressed at the subdivision stage. However, it would not be reasonable to restrict access to High Road in this regard.

### Loss of vegetation

The applicant provided a Flora and Fauna Management Plan, which identifies the vegetation conditions as ranging from very good to completely degraded. Approximately 60% of the vegetation is degraded to completely degraded, 35% is in good condition and only about 5% is in very good condition. **Attachment 4** is the vegetation condition map.

Recoding of the land to R40 is unlikely to result in any further loss of vegetation than would be lost if the land were to be developed at its current R20 coding. A condition requiring the identification and protection of any vegetation worthy of retention that is not impacted by the subdivisional works can be imposed by the WAPC in a future subdivision application.

### Affordable Housing

In one of the submissions it was stated that considering the recent Wanneroo land sales as available on REIWA, a R40 land and 3-bedroom house package could cost \$320-380,000, whereas a R20 land and 4-bedroom house package would cost around \$425,000. Based on the lot area and the size of the house in both scenarios, the submitter believes that a R40 block is not affordable and therefore the proposal does not satisfy the objective of LPP3.1 to provide affordable housing.

One of the objectives of LPP3.1 is to address housing affordability within the City to provide a variety of housing stock. In the discussion paper on Planning Provisions for Affordable Housing released by the former Department of Planning in 2013, affordable housing was referred to *individual dwellings that are sold or rented too low to moderate income household at a rate they can afford*. The submitter has demonstrated that R40 land and house package is more affordable than R20 land and house package. Therefore the amendment proposal satisfies the objective of LPP3.1.

### Additional Comments

#### Local Planning Policy 3.1- Local Housing Strategy Implementation (LPP3.1)

LPP3.1 provides the framework to guide the planning and development of increased housing density in the housing precincts that are identified in the policy. The policy also guides other infill development areas located outside those housing precincts. The amendment area is located outside of the Wanneroo Housing precinct as shown in **Attachment 5**. Therefore Section 9 in Part 2 of the policy relevant to Other Infill Development will apply.

Subsection 9.1 (b) of LPP3.1 states that *where the land concerned is the subject of an approved structure plan under DPS2, the application for amendment of that Structure Plan must include an assessment of how the proposal:*

- i. Is appropriate within the broader planning framework provided by the Structure Plan;*
- ii. Satisfies the criteria in Table 3 of this Policy relating to infill development and increased density; and*
- iii. Supports the objectives and recommendations of the Local Housing Strategy.*

The proposed amendment satisfies these criteria as follows:

- i. The ASP 5 area is well established and comprises of predominantly single residential development at the R20 code with pockets of R40 coded land residential land north of Belgrade Road. The proposed R40 lots will not be out of character within the existing structure plan area, particularly given the proximity of the land to a local school (150 metres) and a high frequency bus route (within 200 metres). On this the proposal can be considered appropriate within the broader planning framework set out by ASP 5.*

ii. The proposal satisfies Table 3 of the policy as demonstrated below.

Table 3 Criteria for other Infill Development and increased Density

No.	Criterion	Policy Application	Comment
1.	Easy access/close proximity to Activity Centres	R40 between 401 and 800 metres from an edge of Activity Centre excluding Local Centres.	The subject land is approximately one kilometre from the edge of the Wanneroo Activity Town Centre. Therefore the proposal does not satisfy this criterion being greater than 800 metres from Wanneroo Activity Centre.
2.	Easy access/close proximity to public transport with priority towards rail nodes and bus interchanges.	R60 within 250 metres of a high frequency bus route designated stops. High frequency bus route is defined as having a minimum of four services per hour during peak periods.	The subject land is located between 200 and 400 metres from a bus route 467 designated stop as shown in <b>Attachment 7</b> .

In the report to Council to adopt the revised LPP 3.1 it was noted as follows in regard to the above two criteria (ref item PS10-04/16):

*“The new criteria have been formulated to limit density increases to locations in close proximity to activity centres (with exception of local centres) or areas characterised by good access to public transport.”*

The proposed amendment is therefore only required to satisfy one of the two criteria.

LPP3.1 does not define peak periods of the bus routes and therefore Administration has referred to the WAPC's State Planning Policy 7.3 – Residential Design Codes (R-Codes) which defines peak periods as 7 to 9 a.m. and 5 to 7 p.m. Based on these peak periods, there are 11 and 9 bus services respectively on Scott Road.

LPP3.1 was based on the City's Housing Strategy of 2005, which was based on the WAPC's then draft LN policy version 3 which recommended 20-30 dwelling units per site hectare within 250 metres of main bus route.

The current LN policy makes provision for locating bus stops conveniently for the walkable catchment served at an average spacing of 300-400 metres (Element 2 – Requirement 26). The LN policy considers 400 metres as a walkable distance for daily needs. Therefore applying the provisions of the LN policy, the amendment area is considered to be within a walkable distance of 400 metres to the bus stop.

Although LPP 3.1 identifies higher density development may be appropriate within 250 metres of a high frequency bus route, regard should also be given to walkable catchment efficiency as outlined in Liveable Neighbourhoods (LN). LN considers that typically, most people will walk up to 400 metres for daily activities and up to 800 metres to a train station or town centre. The amendment area falls predominantly within a 400 metre catchment area of high frequency bus route 467 (designated stop on Scott Road) which demonstrates the land is in close proximity to public transport as required by Criterion 2.

iii. The objectives of LPP3.1 are as follows:

1. *To address State government policy to increase housing density within the existing urban footprint of the metropolitan region and meet State Government infill housing targets;*
2. *To address housing affordability within the City by providing a variety of housing stock;*
3. *To better utilise existing infrastructure and amenities in existing suburbs by providing additional dwellings in close proximity; and*
4. *To promote higher density development in appropriate locations.*

The proposed amendment supports the objectives of LPP3.1 as follows:

- It addresses the WAPC's State Planning Policy 3 – Urban Growth and Settlement by proposing higher density development in areas accessible to transport and services
- The proposed R40 density addresses the housing affordability by providing a variety of housing stock;
- The proposed amendment would better utilise the existing infrastructure and amenities available in this locality; and
- As demonstrated in Table 3 above the amendment promotes R40 density in an appropriate location.

#### Bushfire Management Plan (BMP)

The applicant submitted a BMP prepared by a qualified consultant. **Attachment 8** is the Bushfire Attack Level (BAL) contour map identifying a BAL rating of 12.5 over most of the site except for some of the site fronting High Road rated BAL29.

The BMP was referred to the Department of Fire Emergency Services (DFES) for comments. DFES advised that the BMP has adequately identified issues arising from the bushfire risk assessment and supported the BMP.

#### Proposed recoding

The amendment area is entirely zoned Residential and is proposed to remain Residential. The proposed recoding map provided by the applicant includes a road connecting High Road and Amos Road. ASP5 proposes a density on both side of a road reserve thus it does not code the road reserve. Accordingly the applicant has proposed to recode the land either side of the road only. Since the road land is zoned in DPS2, it is recommended that the entire amendment area be recoded R40 by deleting the road from the amendment plan. Detailed consideration of lot layout and road access will be considered at the subdivision stage. Administration has discussed this with the applicant who is supportive of this change.

Considering the above matters it is recommended that the proposed amendment be supported.

#### **Statutory Compliance**

This Structure Plan Amendment has been processed in accordance with the requirements of DPS2 and the deemed Regulations.

## 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

This proposal has been assessed under the provisions of the City's Local Planning Policy 3.1: Local Housing Strategy Implementation, the WAPC's State Planning Policy 3 – Urban Growth and Settlement, Liveable Neighbourhoods policy and State Planning Policy 7.3 – Residential Design Codes.

## Financial Implications

Under the provisions of DPS2, at the time of either subdivision or development the applicant will be required make a developer contribution.

## Voting Requirements

Simple Majority.

## Recommendation

That Council:-

1. Pursuant to subclause 20(2)(e) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 **RECOMMENDS** to the Western Australian Planning Commission that the proposed Amendment No. 4 to the East Wanneroo Cell 3 Approved Structure Plan No. 5 as contained in Attachment 2 to the report be approved **WITH MODIFICATION** to recode the entire amendment area as Residential R40 and to delete the road shown in the amendment plan;
2. Pursuant to subclause 20(2) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 **PROVIDES** a copy of the report on the proposed amendment to the Western Australian Planning Commission including the schedule of submissions and the City's response and recommendations; and
3. **ADVISES** the submitters of its decision.

Attachments:

1 <a href="#">↓</a>	Attachment 1 - Location Plan	18/451853
2 <a href="#">↓</a>	Attachment 2 - Amendment No. 4 to ASP 5 - 71 High Road, Wanneroo	18/451632 Minuted
3 <a href="#">↓</a>	Attachment 3 - Schedule of submissions and Administration s response	19/440384
4 <a href="#">↓</a>	Attachment 4 - Vegetation Condition	18/451636
5 <a href="#">↓</a>	Attachment 5 - Wanneroo Housing Precinct	18/451646
6 <a href="#">↓</a>	Attachment 6 - Bus routes	20/5103
7 <a href="#">↓</a>	Attachment 7 - Distance from the bus stop	20/2490
8 <a href="#">↓</a>	Attachment 8 - BAL contour map	19/435996





**AMENDMENT NO. 4 TO EAST WANNEROO CELL 3  
APPROVED STRUCTURE PLAN NO. 5**

**LOCATION PLAN**





**AMENDMENT NO. 4**

**TO THE**

**EAST WANNEROO CELL 3**

**AGREED STRUCTURE PLAN NO. 5**

This Amendment to the Agreed Structure Plan has been prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2



## RECORD OF AMENDMENTS MADE TO THE EAST WANNEROO CELL 3

## AGREED STRUCTURE PLAN NO. 5

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
4	Recoding Lot 68 (71) High Road, Wanneroo from R20 to R40, and revising the proposed road layout.		

**AMENDMENT NO. 4 TO THE  
EAST WANNEROO CELL 3 AGREED STRUCTURE PLAN NO. 5**

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

1. Recoding Lot 68 (71) High Road, Wanneroo from R20 to R40, and revising the proposed road layout.

# AGREED STRUCTURE PLAN No. 5 EAST WANNEROO CELL 3 AMENDMENT No. 4

Lot 68 (71) High Road  
WANNEROO



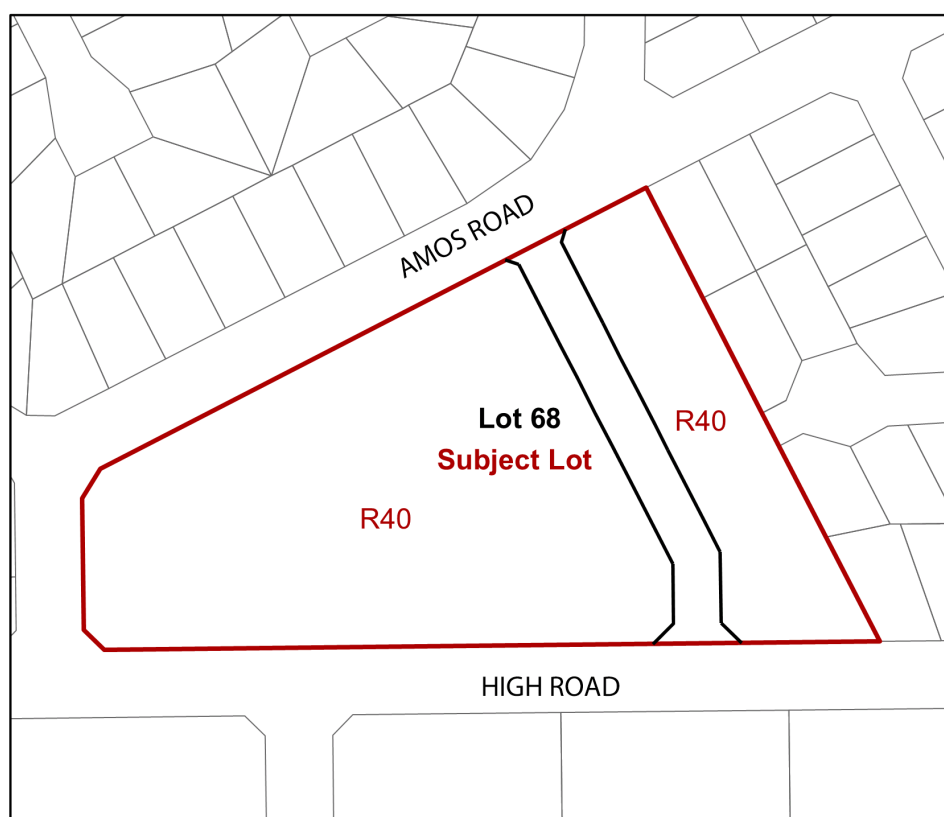
EXISTING

0 25 50 100 Metres



## LEGEND

 ROAD RESERVE  
REALIGNMENT



AMENDMENT MAP



Produced by Planning & Sustainability  
24/04/2015

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. 4 TO THE EAST  
WANNEROO CELL 3 AGREED STRUCTURE PLAN NO. 5

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

**Schedule of Submissions and Administration's response**

**Amendment No.4 to East Wanneroo Cell 3 Approved Structure Plan No.5**

<b>No.</b>	<b>Submitter's Issues</b>	<b>Administration's response</b>
1	Increase in traffic	<p>The applicant submitted a Traffic Impact Assessment (TIA) to address the traffic issues. It is estimated that the amendment area could yield 64 R40 lots. At the rate of 8 vehicle trips per dwelling per day, the total volume of traffic generated would be 512 vehicles per day (vpd) of which, 40% (204 vpd) is expected to exit via Amos Road and 60% (308 vpd) via High Road.</p> <p>The width of the road reserve and carriageway of Amos Road and High Road are 20 and 7.2 metres respectively. As per the provisions of the Western Australian Planning Commission's (WAPC) Liveable Neighbourhoods Policy, these roads have a capacity to carry an indicative traffic volume of 3,000 vpd. The 2018 traffic volumes on Amos Road and High Road were 419 and 1584 vpd respectively. The additional volume of traffic generated by the proposed development is not likely to impact on the normal flow of traffic on these roads.</p> <p>The City's Transport and Traffic section has assessed the TIA and advised that the traffic generated by this development would not impact on the normal movement of traffic on Amos Road and High Road.</p>
2	Object to the extension of Balcomore Gardens into the amendment area to connect to High Road.	<p>The plan provided by the applicant does not propose a pedestrian connection with Balcomore Gardens.</p> <p>In the East Wanneroo Cell 3 Approved Structure Plan No.3 adopted in 2001, Balcomore Gardens was proposed as a cul-de-sac. The structure plan depicted a pedestrian connection between Balcomore Gardens and the amendment area. This connection up to the eastern boundary of the amendment area has been created as 11 metre road reserve and a 2-metre wide pedestrian pathway has been constructed.</p>
3	Concerned about the proposed R40 coding.	<p>The City's Local Planning Policy 3.1 Local Housing Strategy Implementation (LPP3.1) recommends R60 density coding within 250 metres of a high frequency bus route designated stop. The subject site is located between 200 and 400 metres of a high frequency bus route 467 designated stop on Scott Road as shown on <b>Attachment 7</b>.</p>

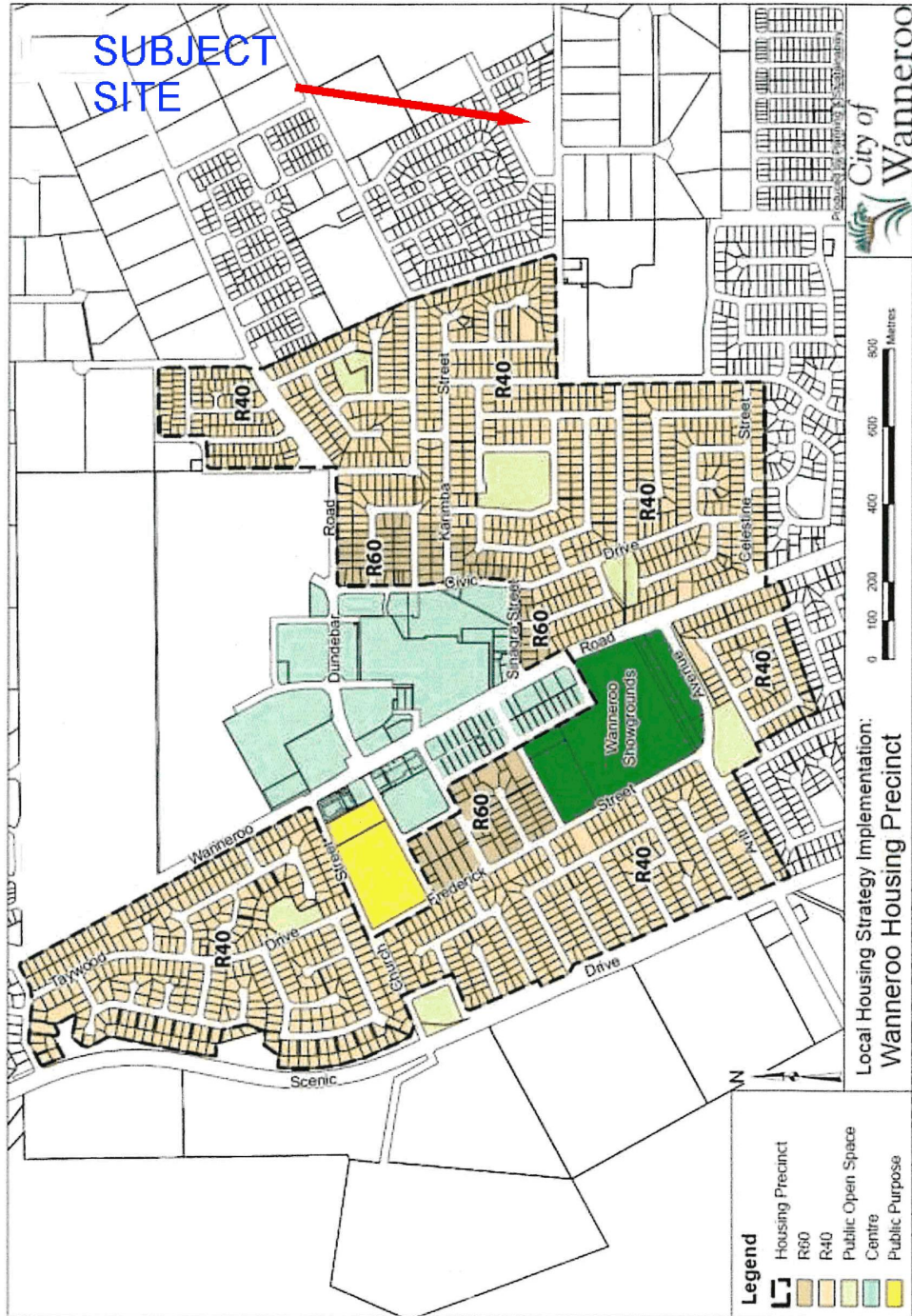
		<p>LPP3.1 was based on the City's Housing Strategy of 2005, which was based on the WAPC's draft Liveable Neighbourhoods (LN) policy version 3 which recommended 20-30 dwelling units per site hectare within 250 metres of main bus route.</p> <p>The current LN policy makes provision for locating bus stops conveniently for the walkable catchment served at an average spacing of 300-400 metres (Element 2 – Requirement 26). The LN policy considers 400 metres as a walkable distance for daily needs. Therefore applying the provisions of the LN policy, the amendment area is considered to be within a walkable distance of 400 metres to the bus stop.</p> <p>Although the entire amendment area is not within 250 metres of the bus route, considering the above mentioned WAPC's Liveable Neighbourhoods policy provision, as a variation to the provision of LPP3.1, it is acceptable to recode the entire amendment area as R40 although LPP3.1 recommends R60 density.</p>
4	R40 development to be restricted to single storey.	Under the provisions of WAPC's Residential Density Codes policy, a two storey building is permissible.
5	Loss of flora and fauna	<p>The applicant has provided a Flora and Fauna Management Plan. The vegetation conditions range from very good to completely degraded. The condition of about 60% of the vegetation is degraded to completely degraded; 35% is in good condition and only about 5% is in very good condition.</p> <p>Currently in ASP5, the site is zoned Residential Precinct with a density coding of R20. Under this coding if the land were to be developed, most of the vegetation could be possibly lost. However, in order to save some vegetation at the subdivision stage, a condition requiring the identification and protection of any vegetation worthy of retention that is not impacted by the subdivisional works can be imposed by the WAPC at the recommendation of the City.</p>
6	To propose a parkland at the north-eastern corner of Amos Road and High Road	The submitters reside on properties located at the north-western corner of Amos Road and High Road opposite the amendment area and have asked for a parkland facing their properties. ASP5 has already made provision for 10% public open space areas and they have been created. Therefore the applicant will not be required provide public open space at the subdivision stage.
7	To cul-de-sac the road connection to Amos Road at the High Road end to alleviate traffic congestion	This matter can be considered at the subdivision stage.

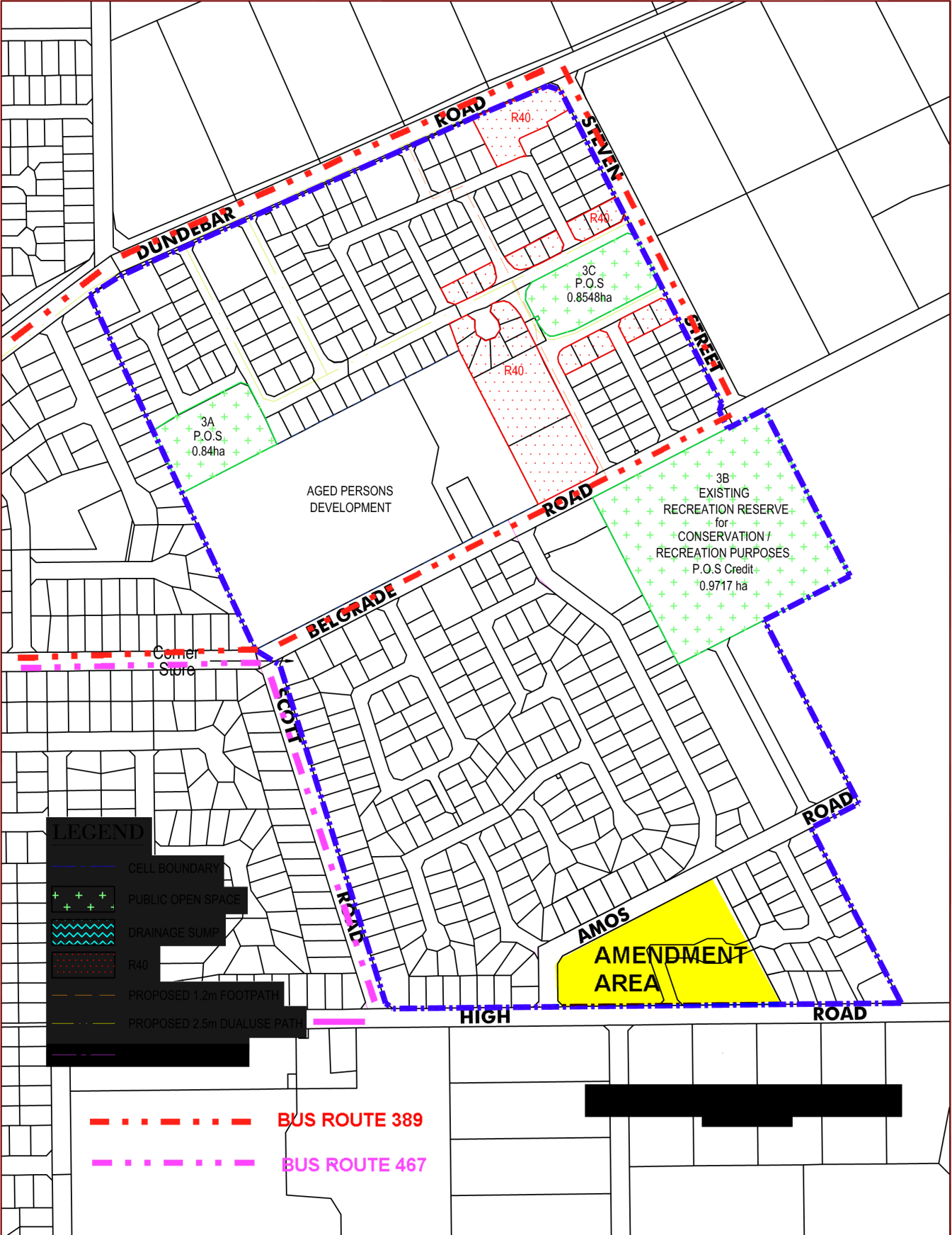
	on High Road.	
8	Oppose any driveway access on to High Road.	This matter can be considered at the subdivision stage.
9	Objects to the noise at the construction stage.	In ASP5, this site is earmarked for R20 development. Therefore irrespective of the amendment proposal the site will anyway be subject to development.
10	R40 blocks will be less affordable than R20 blocks therefore the proposal does not satisfy the objective of LPP3.1 to provide affordable housing.	<p>The submitter has stated that considering the recent Wanneroo land sales as available on REIWA, a R40 land and 3-bedroom house package could cost A\$320-380,000, whereas a R20 land and 4-bedroom house package would cost around A\$425,000. Based on the lot area and the size of the house in both scenarios, the submitter believes that a R40 block is not affordable.</p> <p>One of the objectives of LPP3.1 is to address housing affordability within the City to provide a variety of housing stock. In the discussion paper on Planning Provisions for Affordable Housing released by the former Department of Planning in 2013, affordable housing was referred to <i>individual dwellings that are sold or rented to low to moderate income household at a rate they can afford</i>. The submitter has demonstrated that R40 land and house package is more affordable than R20 land and house package. Therefore the amendment proposal satisfies the objective of LPP3.1.</p>
11	The proposal does not satisfy the criteria listed in Table 1 of LPP3.1.	Table 1 of 3.1 relates to amendment of a site located within the Housing Precinct. The subject site is located outside the housing precinct and therefore the criteria listed in Table 3 of LPP3.1 would apply and this has been discussed in the report.
12	To retain the verge trees on Amos Road.	The verge trees being the City's asset at the subdivision stage the developer will be required to not remove these trees.
13	The distance to the bus stop should not be calculated as the crow flies and it should be the actual distance.	It was noted in item 3 above that according to the WAPC's LN policy 400 metres was considered as a walkable distance for daily needs. The LN policy further states that <i>a well-connected street network should at least achieve 60% efficiency meaning 60% of the area in a 400 metres radius of the destination can be reached by a 400 metre walk along streets</i> . The farthest and the closest point of within the amendment area is 476 and 260 metres from the bus stop on Scott Road respectively with an average of 368 metres. Therefore it is considered that the amendment area would achieve at least 60% efficiency.













City of  
Wanneroo

CELL 3 - AGREED STRUCTURE PLAN

Prepared by Cartographic Services on the 19 November 2009

COMMENT : Includes Amendments 1, 2 & 3



Not to Scale





**AMENDMENT NO.4 TO EAST WANNEROO  
CELL 3 APPROVED STRUCTURE PLAN NO.5  
- 71 HIGH ROAD, WANNEROO**

**MAP SHOWING THE DISTANCE BETWEEN  
THE AMENDMENT AREA AND THE BUS STOP  
ON SCOTT ROAD**





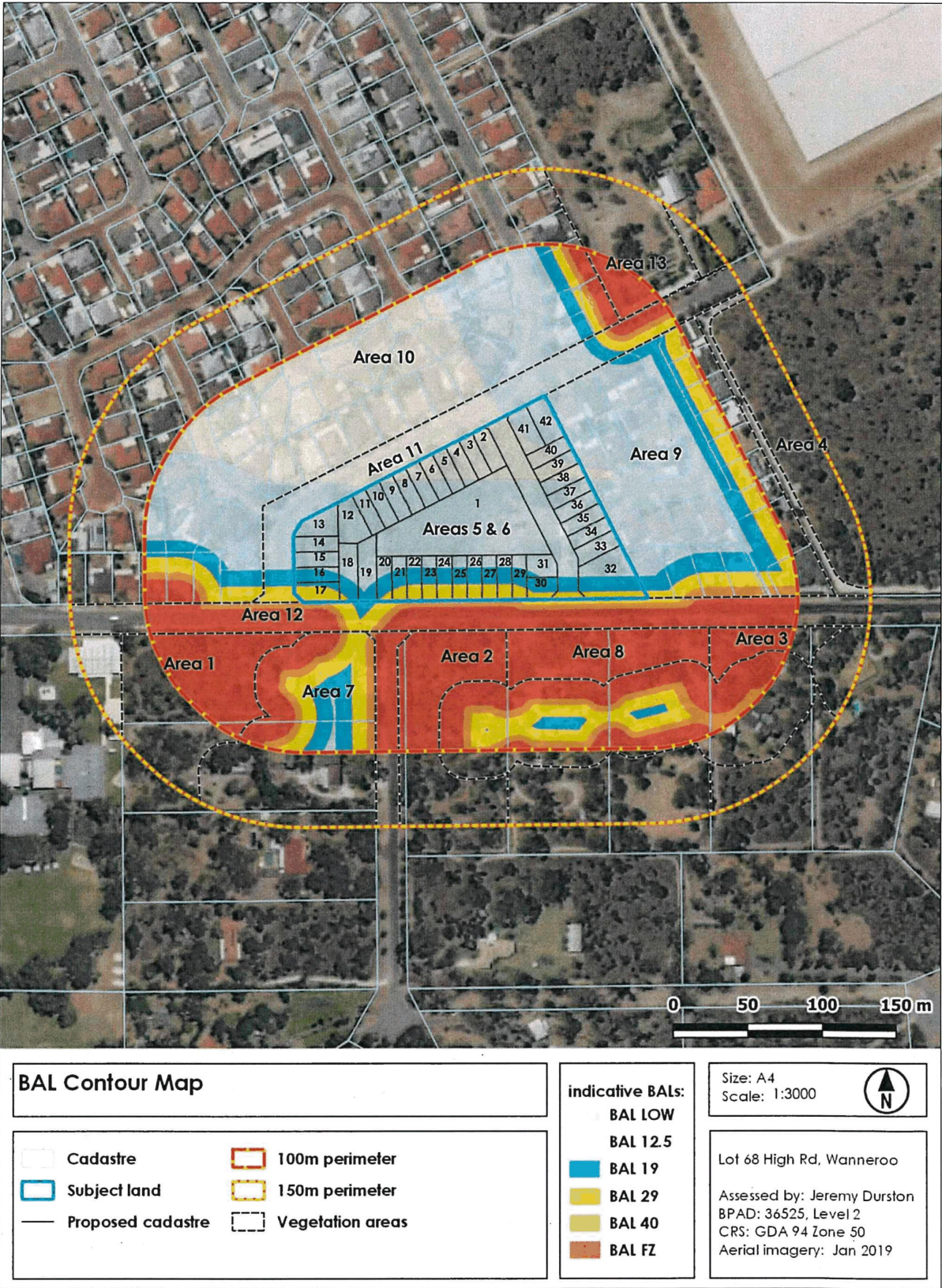


Figure 5D: BAL Contour Map, concept subdivision

## PS09-02/20      Consideration of Amendment No. 2 to Jindree Agreed Structure Plan No. 84

File Ref: 5332-C2 – 20/16846  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 3

### Issue

To consider adoption of Amendment No. 2 to the Jindree Design Codes which forms part of the Jindree Agreed Structure Plan (ASP 84).

<b>Applicant</b>	Roberts Day
<b>Owner</b>	Westminster Estates Pty Ltd
<b>Location</b>	2471 Marmion Avenue, Jindalee
<b>Site Area</b>	124 hectares (approximate)
<b>MRS Zoning</b>	Urban
<b>DPS 2 Zoning</b>	Smart Growth Community
<b>ASP 84 Zoning</b>	T2, T3, T4, T5 and T6 Transects

### Background

Roberts Day, on behalf of Westminster Estates Pty Ltd, has submitted a proposed amendment to the Jindree ASP for the City's consideration.

ASP 84 consists of three primary components including Part 1 Statutory Provisions, Schedule 1 Jindree Design Codes (JDC) and Part 2 Explanatory Report. This amendment relates specifically to the JDC which forms part of ASP 84.

Whilst the JDC forms part of ASP 84, sub-clause 3.25.9 of DPS 2 states that the WAPC is not required to consider, approve or administer the Transect Based Code component of ASP 84, being the JDC. Therefore, an amendment to the JDC is only required to be determined by the City.

Currently there is no delegation in place for the CEO to determine amendments to the JDC and therefore the proposal has been referred to Council for its determination. Administration is in the process of proposing changes to the delegations to ensure that reports relating to amendments to the JDC are not required to go to Council for determination in the future.

A location plan of the ASP 84 area is provided as **Attachment 1**.

### Detail

The amendment proposes to modify the JDC by removing eight pedestrian access ways which are identified as '10C Passages' under ASP 84.

**Attachment 2** identifies the 10C Passages proposed to be removed as part of this amendment.

**Attachment 3** contains the modified plans relevant to the amendment as submitted by the applicant.

## Consultation

Clause 1.2 of the Design Approval Process contained within the JDC states that where an amendment to the JDC is minor it may be determined by the City without public advertising. Clause 1.3 outlines that for an amendment to be considered minor in nature, it shall be demonstrated that it:

- a) Is confined to the JDC and does not impact on any other provision of the Part 1 Statutory Provisions of the LSP;
- b) Does not have the potential to adversely impact on an adjoining landholding(s); and
- c) Does not affect the interest(s) of any authority of body providing or likely to provide services within the LSP area.

In respect to a) above, Amendment No. 2 is confined to the JDC and does not impact on provisions contained in Part 1 of ASP 84. In respect to items b) and c) above, the modifications proposed by Amendment No. 2 relate to the removal of 10C Passages within areas where the lots have not yet been created, and therefore will not impact upon adjoining landholdings or affect the interests of any party that is likely to provide services within the ASP 84 area. Therefore, Amendment No. 2 is considered a minor amendment and public consultation is not required.

## Comment

### Objectives of the JDC Thoroughfare Standards

The primary objective of the JDC Thoroughfare Standards states:

- The thoroughfare network shall be highly connected for cyclists and pedestrians. Cyclists will be accommodated with shared paths or within the traffic lanes rather than separately designated on-road cycle lanes.

Passages are also defined in the JDC as pedestrian ways between buildings to provide shortcuts through long blocks, provide frontages for buildings with vehicular access by rear alleys and connect rear parking areas with street frontages.

Administration considers that the eight 10C Passages subject to the proposed deletion are not required given that the street blocks are short and highly walkable. These passages do not form part of any key linkages to a particular location or amenity. The remaining footpath networks as required under ASP 84 are sufficient in delivering a highly connected and walkable area. As such, Administration is of the view that the deletion of the eight 10C Passages will not compromise the ability for ASP 84 to meet the objectives of the JDC, and therefore, the proposed amendment is supported.

## Statutory Compliance

This Amendment has been processed in accordance with the requirements of DPS 2 and ASP 84. Pursuant to Clause 3.25.9 of DPS 2, the WAPC is not required to consider or approve the JDC and therefore Council is required to determine proposed amendments to the JDC.

It is recommended that Amendment No. 2 to the JDC be supported without modifications.



## Strategic Implications

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

“3 *Environment (Built)*

3.5 *Connected and Accessible City*

3.5.2 *Connect walking and cycling opportunities to key destinations and distinctive places”*

## 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

Administration's assessment of the proposed amendment has been undertaken in accordance with DPS 2 and ASP 84.

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. Pursuant to Clause 4.3 of District Planning Scheme No. 2 **RESOLVES** that Amendment No. 2 to the Jindee Design Codes as outlined in Attachment 3 is **SATISFACTORY** without modifications;
2. **ACKNOWLEDGES** Amendment No. 2 to the Jindee Design Code is a minor amendment and advertising for public comment is not required; and
3. **APPROVES** Amendment No. 2 to the Jindee Design Code and **REQUESTS** the applicant to update the Jindee Design Code accordingly.

### Attachments:

- |                     |  |          |         |
|---------------------|--|----------|---------|
| 1 <a href="#">↓</a> | Attachment 1 - Location Plan - Amendment No. 2 to Jindee Agreed Structure Plan No. 84                    | 20/17463 |         |
| 2 <a href="#">↓</a> | Attachment 2 - Proposed removal of 10C Passages - Amendment No. 2 to Jindee Agreed Structure Plan No. 84 | 20/17263 |         |
| 3 <a href="#">↓</a> | Attachment 3 - Proposed amendment - Amendment No. 2 to Jindee Agreed Structure Plan No. 84               | 20/17276 | Minuted |







**28 November 2019**

ASP 84 AMENDMENT NO. 2

**Legend**

⊘ PROPOSED PASSAGE (10C) DELETION





CONTROL LEGEND

- recommended shopfront
- recommended arcade
- recommended gallery
- required passage
- recommended passage
- required path
- recommended path
- recommended control frontage
- terminated vista
- site boundary

SCHEDULE 1 - JINDEE DESIGN CODE

100 THOROUGHFARE TYPES

SCHEDULE 1 - JINDEE DESIGN CODE



THOROUGHFARE TYPES

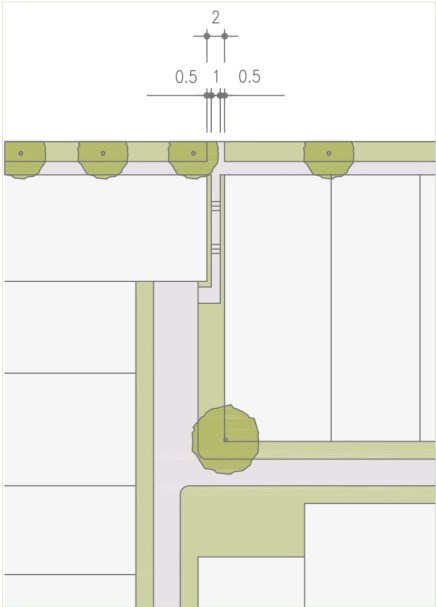
- Avenue
- Boulevard
- Mixed-Use Street
- Street
- Road
- Drive
- Alley
- Lane
- Promenade
- Passage
- Path
- Shared Path

\*Note - The locations of those Paths that cross civic space areas are indicative and will be determined as part of the related DAP or relevant reserve management plan for that land.



PASSAGE 10C

Passage 10C is a narrow pedestrian way flanked by the sides of buildings. Planting along Passage 10C will be opportunistic with trees of different species of ball, umbrella and vase shape canopy planted inside property lines spilling over to the Passage. The groundcover should be of decorative species.



SCHEDULE 1 - JINDEE DESIGN CODE

Type	Passage
Movement	N/A
Design Speed	N/A
Minimum Reserve Width	2m
Pavement Width	1m
Traffic Flow	N/A
Street Parking	N/A
Kerb Type	N/A
Path Type & Width	1m footpath
Street Light Type	Mounted, Column or Bollard
Street Light Spacing	Occasional
Planter Width	0.5m min both sides, width may vary
Planter Type	Swale strip
Planting Pattern	N/A
Typical Tree Spacing	4-6m
Typical Species	Magnolia grandiflora, Catalpa bignonioides, Sapium sebiferum, Ficus oblique, Hakea laurina, Podocarpus elatus



**PS10-02/20 Proposed change of use from Shop to Restricted Premises and associated signage - Lot 70 (964) Wanneroo Road, Wanneroo (DA2019/1223)**

File Ref: DA2019/1223 – 19/475361  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 4

## Issue

To consider a development application (DA2019/1223) for a change of use from a Shop to a Restricted Premises and the associated signage at Tenancy 1, Lot 70 (964) Wanneroo Road, Wanneroo (subject site).

<b>Applicant</b>	Exurban Rural & Regional Planning
<b>Owner</b>	Driveline Holdings Pty Ltd
<b>Location</b>	Tenancy 1, Lot 70 (964) Wanneroo Road, Wanneroo
<b>Site Area</b>	47.9m <sup>2</sup>
<b>DPS 2 Zoning</b>	Centre
<b>ASP 23 Zoning</b>	Commercial

## Background

On 15 October 2019, the City received a development application for a proposed change of use from a Shop to a Restricted Premises to operate as Adult Sensations and the associated signage at the subject site. A location plan is included as **Attachment 1**.

The subject site is located at the south-eastern corner of Wanneroo Road and Dundeebar Road and adjoins the Shell Service Station. There are three other tenancies adjoining the subject site within the same building.

## Detail

The application as submitted seeks approval for the following:

### Restricted Premises

- All front glass panels are to be fitted with semi-opaque PVC frosting to obscure any direct views into the premises;
- No window displays of any sort are proposed;
- The main entry to be screened internally to prohibit any views in and out of the premises when the front doors are opened; and
- The operating hours are 9:30 a.m. to 5:30 p.m. seven days a week.

### Signage

Two Wall signs:

- Wall sign 1: 2.0 metres wide and 1.2 metres high facing Wanneroo Road to be fixed to the existing light box used by the previous shop tenant; and
- Wall sign 2: 2.4 metres wide and 1.1 metres high to be affixed to the building on the southern side facing the Shell Service Station; and

Three window signs not exceeding 50% of the glazed area of any one window or exceed 10m<sup>2</sup> in aggregate of the total amount of glazing provided for Tenancy 1.

**Attachment 2** contains the subject site plan and the proposed shopfront and the signage of the Restricted Premises.

In the District Planning Scheme No. 2 (DPS2), Restricted Premises is defined as follows:

***“Restricted Premises: means any premises used or designed to be used primarily for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of:***

- (a) publications that are classified as restricted publications pursuant to the Indecent Publications and Articles Act 1902 (as amended); or*
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily on or in connection with any form of sexual behaviour or activities.”*

The subject site is located within Wanneroo Town Centre. In the Wanneroo Town Centre Approved Structure Plan No.23 (ASP23) the subject site is zoned Commercial wherein the use class Restricted Premises is a discretionary (D) Use, a use not permitted unless the Council grants approval.

The applicant has justified the proposal as follows:

- i) Adult Sensations have been in business for approximately seventeen (17) years;*
- ii) Adult Sensations is a very professional company and prides itself in the bright, clean stores it operates in the Perth metropolitan region and the fact it has done so without complaint by surrounding landowners or the relevant local government authorities (i.e. it has a proven track record of good, responsible management of restricted premises);*
- iii) All staff are highly trained and very knowledgeable and professional; and*
- iv) The company has been an active member of the Eros Association for many years (i.e. Australia's industry association for 'adults-only' retail, wholesale, media and entertainment) and follows their trade guidelines and code of conduct.*

Adult Sensations is currently operating at:

- 409 Great Eastern Highway in the City of Belmont in the Mixed Use zone;
- 6/1890 Beach Road, Malaga in the City of Swan in the Highway Service Zone; and
- 3/1440 Albany Highway, Cannington in the City of Canning in the Service Commercial zone.

## Consultation

Advertising was undertaken for a period of 21 days from 31 October to 22 November 2019 by way of a notice placed in the Wanneroo Times and the City's website, a sign erected on site and letters to the adjoining and affected owners and occupants. At the conclusion of the comment period 41 submissions were received. 29 submitters objected and 11 supported the proposal. One submission made a comment on the proposal. A summary of submissions and Administration's responses is included in **Attachment 3**.

The main issues raised in the submissions objecting to the proposal are:

- 1. Impact on the other adjoining businesses (two submissions);
- 2. Locating elsewhere discreetly in Wangara (five submissions); and

### 3. Highly visible from schools and Church (13 submissions).

Some submitters made general statements objecting to the proposal without raising any issues. Others drew comparison with the tobacconist shop opposite to the subject site. One submitter suggested that the Restricted Premises be located within the vacant tenancy in the shopping centre.

#### **Comment**

The issues raised by the submitters are discussed below:

##### Impact on existing businesses

Some submitters raised concern regarding the impact of the proposed Restricted Premises on other businesses including the dental practice whose clients include families. AV Dental submitted an objection. However, the other two tenants did not make a submission.

In order to keep the Restricted Premises discreet, the applicant has proposed the shopfront as follows:

- Front glass panels fitted with semi-opaque PVC frosting to obscure any direct views into the store;
- No window displays of any sort; and
- The main entry to be screened internally to prohibit any views in and out of the premises when the front doors are opened.

In this regard it is considered appropriate to note the following matters relating to a similar application at Clarkson, which was considered by Council in 2016.

Council, at its Ordinary Meeting of 26 April 2016, considered a development application for a change of use from a Hairdresser to a Restricted Premises at Unit 3 1868 (Lot 782) Marmion Avenue, Clarkson and resolved to refuse the application (Item PS13-04/16):

The applicant sought a review of the decision by the State Administrative Tribunal (SAT). Following a mediation hearing the applicant submitted additional information. Council then reconsidered the matter at its meeting on 16 August 2016 and resolved to grant approval (Item CR03-08/16). The modified proposal deleted the window signage, product list on the shop front and removed lingerie based display which addressed Council's concerns relating to the compatibility of the development within its setting and the impact of the development on the amenity of the locality. This Restricted Premises is operating and, to date, the City has not received any complaints.

It is noted that the Restricted Premises at Clarkson is flanked by fast food/take away tenancies on one side and retail and fast food/take away on the other side. It is considered that the proposed Restricted Premises is unlikely to detrimentally affect the adjoining businesses in this location.

##### Visibility of development to nearby Schools and Church

Several submitters are concerned that the Restricted Premises will be highly visible from the nearby schools and the Church and will be on the path to the schools. A private school is located at the north-western corner of Servite Terrace and Dundobar Road with the main entrance off Servite Terrace. A primary school is located on the western side of Wanneroo Road behind existing fast food/take away tenancies. The subject site does not front Dundobar Road and is located at the southern end of the building. Therefore it will not be visible from the main roadways into the school precinct.

Additional Comments

The proposal has been assessed under the provisions of the City's Local Planning Policy 5.2: Wanneroo Town Centre (LPP5.2) and the Draft Wanneroo Town Centre Activity Centre Plan No. 90 (draft ACP90)

LPP5.2 and draft AC90 state that notwithstanding the land use permissibility of the various zones of DPS2, the Restricted Premises is not a preferred use. Being a not preferred land use, however, does not mean it is a Not Permitted (X) use. It should be noted that a discretionary (D) use is a use not permitted unless the Council grants its approval. Therefore the application has been assessed as a discretionary use considering the relevant provisions of Clause 67 of the deemed provisions of DPS2.

Clause 67 (m) and (n) relate to the compatibility of development within the setting and the amenity of an area respectively as stated below:

*“(m) The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.*

*(n) The amenity of the locality including the following –*  
*(i) environmental impacts of the development;*  
*(ii) the character of the locality;*  
*(iii) social impacts of the development.*

The following comments are made addressing the above provisions.

Clause 67(m) Compatibility of the development

In considering the Clarkson application, the applicant submitted information identifying the location of existing Restricted Premises in the Perth Metropolitan Area and their surrounding land uses to demonstrate that the Restricted Premises was compatible with the surrounding land uses. The information indicated that the Restricted Premises may be compatible with some of the existing uses adjoining the site. Administration also contacted other local governments who advised that although they received objections at the time of assessing a development application for a Restricted Premises, no complaints had been received from the operation of those Restricted Premises.

As noted above this Restricted Premises is located next to eateries frequented by families. Although there were objections received during the public consultation for the Clarkson development, the City, to date, has not received any complaints on its operation. The proposed Restricted Premises is similarly situated next door to businesses whose customers include families, however, is located away from the main shopping centre. The applicant has advised that the majority of their business is generated through customers visiting the store, and that 10 – 12 customers visit their existing stores each day. They anticipate the proposed development will attract a similar number of customers. Online sales will be processed through the business' existing premises in Malaga and will not impact the operation of the proposed development. On this basis, it is considered that the proposed Restricted Premises can be compatible with the adjoining land uses.

Clause 67(n) Amenity of the Locality

One of the matters to be considered under Clause 67(n) is the appearance of the development. One of the objectives of the Commercial zone in draft ACP90 is to activate the street frontage. The applicant, however, does not propose to activate the street frontage but to keep the Restricted Premises discreet by blanking all windows so as to prohibit any views

in and out of the premises. Considering the nature of this use it is considered appropriate to not require an open and activated street frontage. **Attachment 2** provides window concept perspectives which illustrate how the tenancy frontage will look as viewed from the street.

Subclause 8.2.1 of DPS2 states that *all land and building shall be used and maintained as to preserve the local amenity*.

Under DPS2, the purpose of the Commercial Zone is to provide for shopping and commercial areas that provide for a wide range of uses, including retailing, entertainment, professional offices, business services and residential. DPS2, however, does not set out any requirements for a particular mix of uses, or for certain uses to be co-located or alternatively, separated from one another. Similarly, the perceived or actual business impact of a proposed use on the economic viability of other nearby land uses is not a planning consideration under the planning framework. Additionally, DPS2 does not include any locational criteria limiting the exposure or prominence of any land use in any zone.

The shopfront being proposed will have the glass panels fitted with semi-opaque PVC frosting to obscure any direct views into the store. There will be no window displays of any sort, and the main entry is to be screened internally to prohibit any views in and out of the premises when the front doors are opened. It is therefore considered that the proposed Restricted Premises will not affect the visual amenity of the area.

#### Development Standards of DPS2

As the application is proposing a change of use, the extent of physical works proposed is limited to the internal fitout of the tenancy and the erection of signage. The carrying out of building works which only affect the interior of a building are exempt from planning approval.

The proposed Change of Use does not require any additional parking bays as the DPS2 car parking requirements are the same for a Restricted Premises and a Shop.

Considering the above matters it is recommended that the proposed change of use from Shop to Restricted Premises at the subject site be approved.

#### **Signage**

The applicant has proposed two wall signs and three window signs which are discussed below with reference to the City's Signs Local Planning Policy 4.6 (LPP4.6).

#### Wall Signs

In accordance with LPP4.6,

*A Wall sign means a sign that is painted or affixed on the front, side or rear elevation of a building or structure but does not project more than 300mm out from the wall.*

*Wall signs shall:*

- *be limited to a maximum of one sign per tenancy, per street frontage;*
- *not extend laterally beyond either end of the wall or protrude above the top of the wall;*
- *not exceed 25% in aggregate area on any one wall to a maximum of 8m<sup>2</sup>; and*
- *be integrated with the building design.*

The applicant has proposed two wall signs.

1. Wall sign-1 is proposed to be 2.0 metres wide and 1.2 metres high. This sign facing Wanneroo Road will be fixed to the existing box used by the previous business.

2. Wall sign-2 is proposed to be 2.4 metres wide and 1.1 metres high and is proposed to be fixed to the building facing the Shell Service Station.

The total area of the wall signs is 5.04m<sup>2</sup>.

LPP4.6 allows one wall sign per street frontage. While wall sign-1 facing Wanneroo Road satisfies this provision, wall sign-2 does not. The applicant contends that the other businesses in the complex have installed their wall signs facing the Shell Service Station. Records indicate that the other wall signs installed do not have approval and this is now being investigated by Compliance. Following discussions with Administration, the applicant has agreed to delete wall sign-2. It is recommended that wall sign-1 be approved.

### Window Sign

*A Window sign means a sign which is fixed either to the interior or exterior of the glazed area of a window, any part of which is visible from outside the building.*

*A Window sign shall not cover more than 50% of the glazed area of any one window or exceed 10m<sup>2</sup> in aggregate per tenancy.*

The proposed window signage includes,

- Product list on the shop front;
- The sign 'R' to indicate that the premises is restricted to those aged 18 years and above; and
- The hours of operation.

Following discussions with Administration the applicant has agreed to remove the product list from the shop front.

The other two proposed window signs do not exceed 50% of the window area and therefore they are supported.

Considering the above matters, the applicant has submitted the revised drawings included as **Attachment 4**.

### Conclusion

The City has received a proposal for a change of use from Shop to Restricted Premises with associated signage at Tenancy 1 of Lot 70 (964) Wanneroo Road, Wanneroo. Administration considers the discrete nature of the proposed development compatible with surrounding land uses and it will not detrimentally affect the amenity of the locality. The premises will be discreet through the installation of semi-opaque PVC frosting to the windows which will obscure any direct views into the store. There will be no window displays and the main entry will be screened internally to prohibit any views in and out of the premises when the front doors are opened. Administration does not consider there is any basis to refuse the application and therefore recommends it be approved subject to conditions.

### **Statutory Compliance**

This application has been assessed in accordance with the City of Wanneroo's District Planning Scheme No. 2 and the Draft Wanneroo Town Centre Activity Centre Plan No.90.



## 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

The City's Local Planning Policy 5.2: Wanneroo Town Centre and Signs Local Planning Policy 4.6.

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. Pursuant to clause 68(2)(a) of the deemed provisions of the City of Wanneroo District Planning Scheme No.2 GRANTS development approval for the proposed Change of Use from Shop to Restricted Premises and the associated signage at Tenancy 1 - Lot 70 (964) Wanneroo Road, Wanneroo as shown on Attachment 4 subject to the following conditions:
  - a) This approval only relates to the proposed Restricted Premises and the associated signage. It does not relate to any other development on the lot.
  - b) The use of the approved premises shall conform to the District Planning Scheme No. 2 definition of a “*Restricted Premises*” which states:





*“Restricted Premises: means any premises used or designed to be used primarily for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of:*

    - (a) *publications that are classified as restricted publications pursuant to the Indecent Publications and Articles Act 1902 (as amended); or*
    - (b) *materials, compounds, preparations or articles which are used or intended to be used primarily on or in connection with any form of sexual behaviour or activities.”*
  - c) Operating hours shall be between 9:30 am. to 5:30 pm. Monday to Sunday.
  - d) All signage is to be kept in accordance with the City's Signs Local Planning Policy 4.6 and/or Signs Local Law (1999).

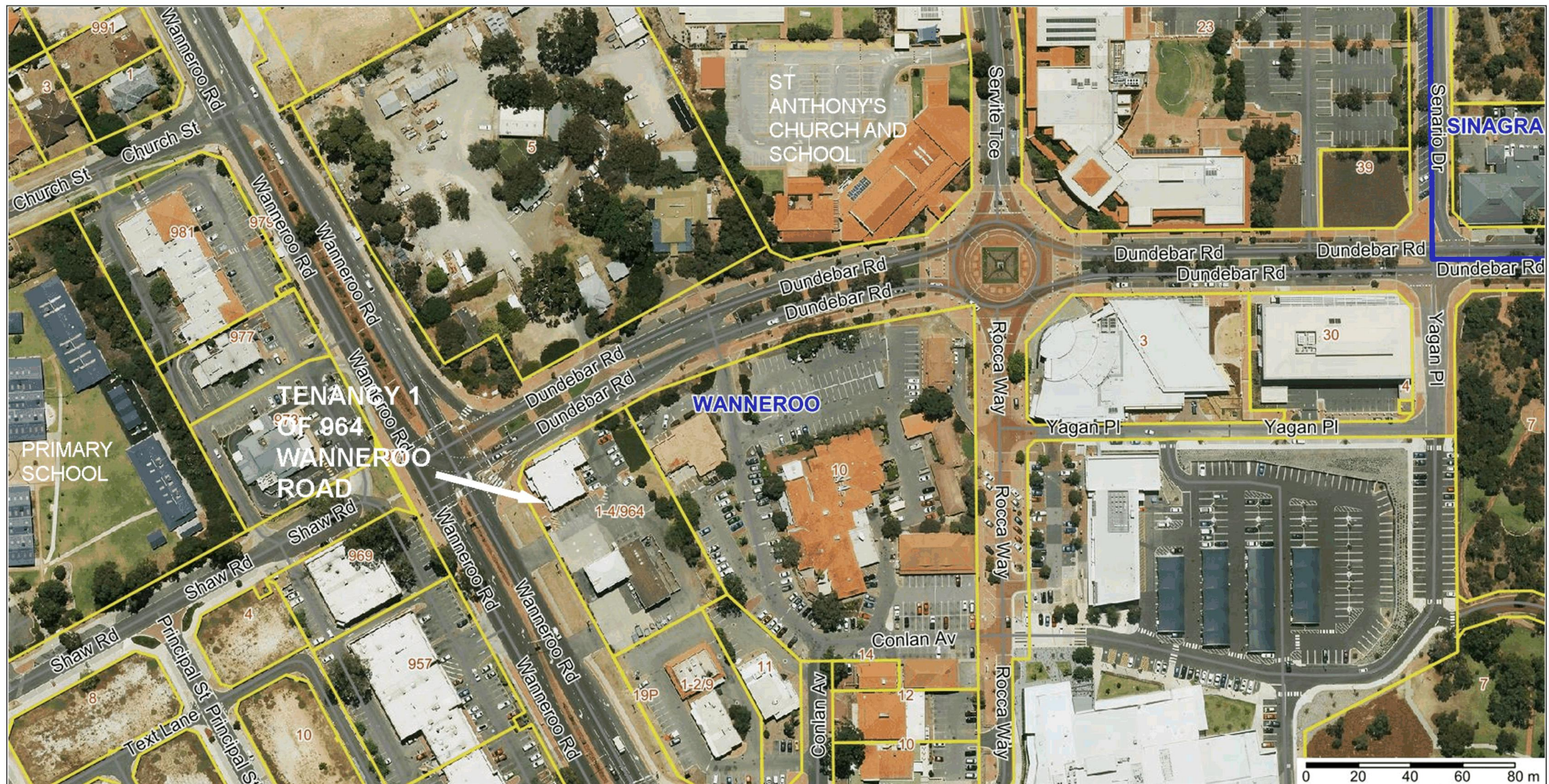
- e) **The applicant/owner shall ensure that all illuminated signage shall have an boxing or casing in which it is enclosed and constructed of incombustible materials, shall not comprise of flashing, pulsating, chasing or running lights and shall not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries.**
- f) **Deletion of the 2.4 metre x 1.1 metre wall sign proposed on the southern wall of the building as shown in Attachment 2 from the proposal.**

**2. ADVISES all submitters of this decision.**

*Attachments:*

<a href="#">1</a> 	<i>Attachment 1 - Location Plan</i>	<i>19/515577</i>	
<a href="#">2</a> 	<i>Attachment 2 - Facade and Floor Plan of Tenancy 1</i>	<i>19/515588</i>	<i>Minuted</i>
<a href="#">3</a> 	<i>Attachment 3 - Schedule of submissions DA2019 1223 (modified)</i>	<i>20/15604</i>	
<a href="#">4</a> 	<i>Attachment 4 - Final drawings for approval</i>	<i>20/3640</i>	<i>Minuted</i>





**PROPOSED CHANGE OF USE FROM SHOP TO RESTRICTED  
PREMISES – TENANCY 1 AT 964 WANNEROO ROAD,  
WANNEROO**

**LOCATION PLAN**







U4/289 Camboon Road, Malaga WA 6090    DATE : 3rd October 2019  
design@wasigns.com.au  
Phone: 9249 1299  
Fax: 9249 1933

## ADULT SINSATIONS ACRYLIC SIGN CONCEPT

U1/964 Wanneroo Rd , Wanneroo

Supply and install 2000mm x 1200mm acrylic sheet with translucent adhesive vinyl graphics to existing lightbox.



Existing



Proposed





U4/289 Camboon Road, Malaga WA 6090

design@wasigns.com.au

Phone: 9249 1299

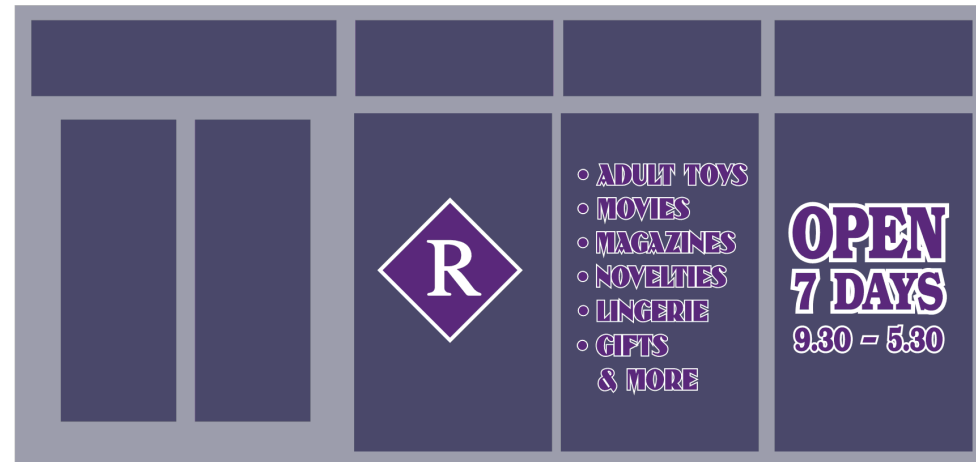
Fax: 9249 1933

DATE : 2nd October 2019

## ADULT SINSATIONS WINDOW CONCEPT

U1/964 Wanneroo Rd , Wanneroo

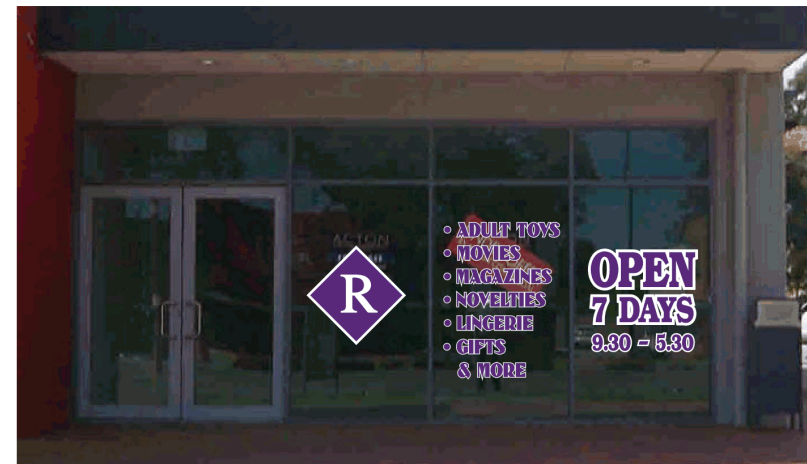
Apply adhesive vinyl graphics to external side of window panels



Existing



Proposed





U4/289 Camboon Road, Malaga WA 6090

DATE : 2nd October 2019

design@wasigns.com.au

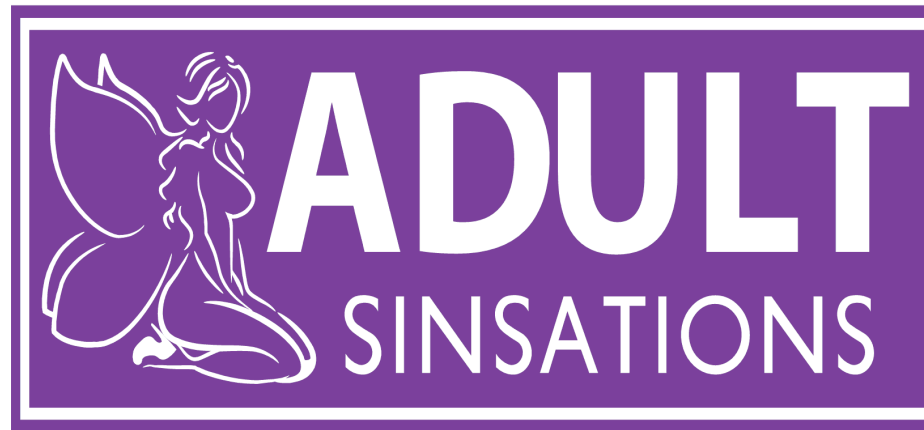
Phone: 9249 1299

Fax: 9249 1933

## ADULT SINSATIONS SIDE WALL SIGN CONCEPT

U1/964 Wanneroo Rd , Wanneroo

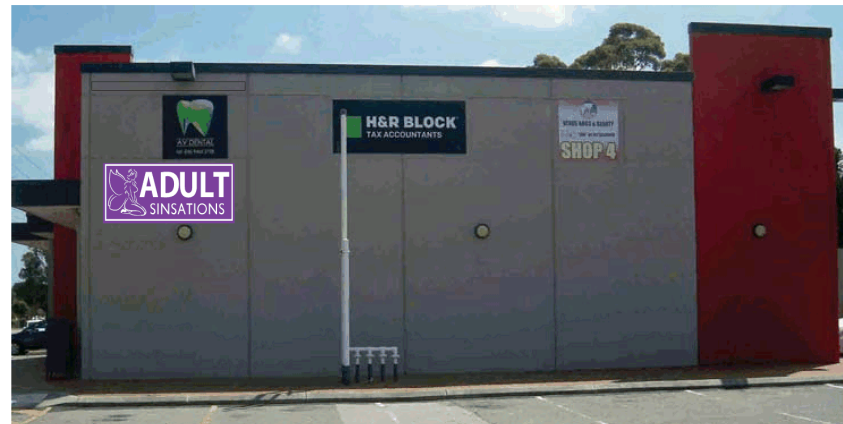
Supply and install 2400mm x 1100mm ACM Sign



Existing



Proposed





PS10-02/20 – Attachment 2

**DA2019/1223 – Proposed Restricted Premises – Schedule of submissions objecting to the proposal and Administration's response**

<b>No</b>	<b>Submitter's Number</b>	<b>Submitters' Issues</b>	<b>Administration's response</b>
1	1, 39	The dental practitioner at Tenancy 3 in his submission has advised that the proposed Adult shop could detrimentally affect the clinic visited by families with children.	<p>The applicant has stated that the proposed use will be very discreet in terms of its external appearance and be designed to blend into the existing development on the land and will not be prominent.</p> <p>All front glass panels are proposed to be fitted with semi-opaque PVC frosting to obscure any direct views into the store and no window displays are proposed. Following discussions with Administration the applicant has agreed to remove product listing on the shopfront.</p> <p>The Adult shop at Clarkson is flanked by Pizza Hut/Subway/Sushi and Noodle on one side and Ocean Keys Sewing/Century 21/Hungry Jacks on the other side. The eateries being visited by families with children more frequently than visiting a dental clinic, it is considered that the proposed Restricted Premises is not likely to detrimentally affect AV Dental visited by families with children occasionally. To date, the City has not received any complaints about the operation of the Adult Shop in Clarkson.</p>
2	4, 25, 31, 32, 33	Should be located elsewhere discreetly in Wangara.	Wangara Industrial area is predominantly zoned Business, General Industrial and Services Industrial, where in Restricted Premises are Not Permissible (X) use. If the applicant were to consider the proposed Restricted Premises as an Additional use in the Wangara Industrial Area, such a proposal will require an amendment to the DPS2.
3	1, 5, 6, 7, 8, 11, 13, 25, 32, 33, 34, 35, 38	There are two schools and one Church near this centre. Located near schools the adult shop will send the wrong message to the school children. It is located on the way to the schools and is highly visible.	The proposed Restricted Premises is located 170 metres from St Anthony's School and St Anthony's Church and 250 metres from Wanneroo Primary School on Church Street. The proposed Restricted Premises does not front Dundobar Road and therefore will not be visible from any of these land uses. Tucked away from Dundobar Road, the proposed Restricted Premises is not on the path to St Anthony's School and to the Primary School in Church Street located behind the eateries.

4	12,	The location is at the pinnacle turn into Wanneroo City Hub at a major intersection. This type of development need not be in such a highly visible location.	The proposed Restricted Premises will be visible from Wanneroo Road but not from Dundobar Road or from the main Wanneroo Central Shopping Centre.
5	14, 16, 30	As a suburb that is trying to promote itself to families with young children, it seems rather strange to go place a sex shop in a highly visible and main location. This proposal will be inconsistent with the family values.	Restricted Premises is a Discretionary (D) Use in Commercial Zone. Since the main Wanneroo Central Shopping Centre is frequented by families with Children, the applicant has proposed to locate it in a building isolated away from the shopping centre. Furthermore instead of fronting Dundobar Road which leads to the Church and St Anthony's School, he has proposed in Tenancy 1 which fronts Wanneroo Road. Although it will be highly visible from Wanneroo Road, it will not be visible from Dundobar Road and the shopping centre.
6	39	Should consider the vacated Red Dot store or the shopfront available between 7Eleven and Zambreros.	Noted. In regard to the previous Red Dot Store tenancy within the Wanneroo Central Shopping Centre, it is not considered to be an ideal location for a Restricted Premises.
7	10	There are a lot of family with young children visiting the dental specialist and parents bringing their children to prepare their tax and walk past the empty shop at the moment. What would the shop front/window display be like? Can it be more discreet to young children?	To keep the Restricted Premises discreet the applicant has proposed the shopfront to consist of, <ul style="list-style-type: none"> <li>• Front glass panels fitted with semi-opaque PVC frosting to obscure any direct views into the store;</li> <li>• No window displays of any sort; and</li> <li>• The main entry to be screened internally to prohibit any views in and out of the premises when the front doors are opened.</li> </ul>
8	10	Is it right to assume that only adult aged over 18 can enter the shop?	The premises will be restricted to those 18 years of age and above.
9	11	There are already adult shops in Joondalup and therefore another shop in Wanneroo is not needed.	Noted.
10	15, 34	Close to Cloud 9 shop, the proposed Adult shop would send a wrong message.	Noted.

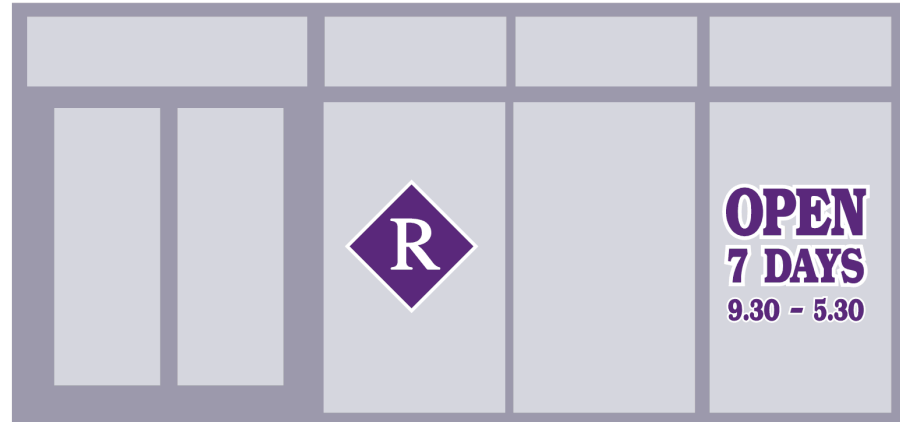


U4/289 Camboon Road, Malaga WA 6090 DATE : 6th January 2020  
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 Phone: 9249 1299  
 Fax: 9249 1933

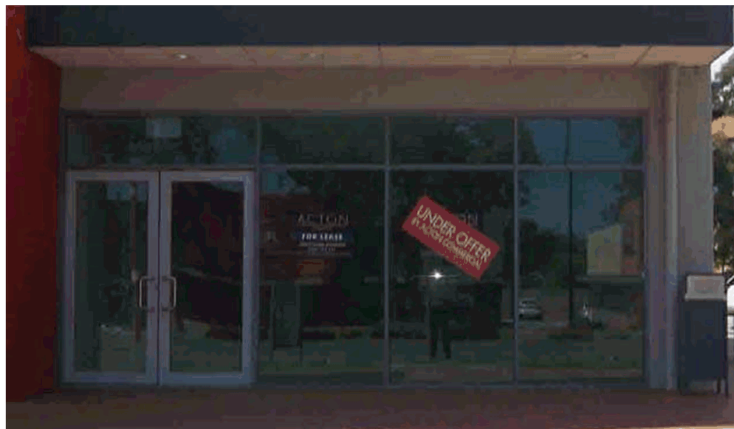
## ADULT SINSATIONS WINDOW CONCEPT

U1/964 Wanneroo Rd , Wanneroo

Apply adhesive vinyl graphics to external side of window panels  
 Apply adhesive semi-opaque frosted vinyl to internal side of windows and doors



Existing



Proposed



 Semi-opaque Frosted Vinyl

## PS11-02/20 Consideration of Development Application - Additions to Supermarket and Six Specialty Stores (Two Digital Wall Signs) - 131 Pinjar Road, Ashby

File Ref: DA2019/885 – 19/355299  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 3

### Issue

To consider a development application (DA2019/885) for two digital wall sign additions to an existing Supermarket and Six Specialty Stores at 131 Pinjar Road, Ashby (subject site).

<b>Applicant</b>	Planning Solutions
<b>Owner</b>	Endeavour Properties Pty Ltd
<b>Location</b>	Lot 8 (131) Pinjar Road, Ashby
<b>Site Area</b>	5090m <sup>2</sup>
<b>DPS 2 Zoning</b>	Urban Development
<b>ASP 77 Zoning</b>	Commercial

### Background

On 24 July 2019 the City received a development application for the addition of two digital wall signs at the subject site.

The subject site is bound by Pinjar Road to the east, a Caltex Petrol Station to the south, the Ashby Bar and Bistro to the north and a vacant site to the west. The vacant site to the west has approval for a number of commercial tenancies, including an auto service centre. The subject site is zoned Urban Development under DPS 2 and Commercial under the Ashby Neighbourhood Centre Agreed Structure Plan No. 77 (ASP 77).

A location plan is included as **Attachment 1**.

The subject site was originally approved for use as a Supermarket (Farmer Jack's) and five commercial tenancies by the Joint Development Assessment Panel (JDAP) on 13 January 2017. The commercial tenancies are designed as small 'speciality' shops that can accommodate a range of retail uses and already include a nail salon, hairdresser, café and fish and chip shop. The subject site has also been subject to two minor amendments to the original approval, which included modifications to the façade and increasing the number of specialty tenancies from five to six.

### Detail

The development application proposes two digital wall signs. As the signs do not include third party advertising they are considered to be additions to the existing approved commercial development and are not a defined land use under DPS 2. The details of the signs are as follows:

- The signs will be installed on the southern podium feature of the building;
- **Sign 1** will face south towards the Caltex Petrol Station and Hollosy Way and is proposed to be 4.92 metres x 3.32 metres in size. The screen has a proposed surface area of 15.36m<sup>2</sup>;

- **Sign 2** will face east towards both the car park and Pinjar Road and is proposed to be 6.2 metres x 3.32 metres in size. The screen has a proposed surface area of 19.46m<sup>2</sup>;
- The advertising content is proposed to only relate to tenants of the Ashby Neighbourhood Centre. Whilst the Ashby Neighbourhood Centre is made up of five separate lots all advertising content would relate to tenancies within the site and only comprise information such as business names and in-store offers. For this reason Administration does not consider the signage to be third party; and
- The screens will have a maximum brightness of 6000cd/m<sup>2</sup> (cd/m<sup>2</sup> represents 'candela per square metre' which is the standard unit of measurement for luminance) and a minimum dwell time of 40 seconds.

Following preliminary assessment, concerns were raised by Administration relating to traffic safety. As a result a Road Safety Assessment was submitted by the applicant on 15 October 2019 (updated report provided 20 December 2019).

A copy of the development plans is included as **Attachment 2**.

## Consultation

Advertising of the proposal was undertaken by the City writing to landowners and occupiers within approximately 200 metres of the subject site and making available the development plans and supporting documentation on the City's website. Advertising was undertaken for a period of 21 days, commencing on 16 August 2019 and concluding on 5 September 2019. One submission objecting to the proposal was received during the advertising period.

The following concerns were raised in the submission:

- The proposed signs are an unnecessary form of advertising; and
- The audience of the proposed signs are passing motorists which will lead to driver distraction.

The application was also referred to DPLH as the subject site abuts Pinjar Road, which is classified as an Other Regional Road under the MRS. DPLH advised they had no objection to the proposal subject to the following:

- The proposed advertisements should not interfere with sight-lines, distract drivers, or have the potential to hinder the interpretation of traffic signals or road signs.

The issues raised during the consultation period will be discussed in the 'Comment' section below.

## Comment

### Local Planning Policy 4.6: Signs

Local Planning Policy 4.6 (LPP 4.6) guides the assessment of advertising signage within the City, providing a set of Design Requirements and Objectives for the purpose of assessment. The Design Requirements contain both general development standards and standards specific to the type of signage proposed. When an application proposes to vary the Design Requirements it is assessed against the Objectives of LPP 4.6, whilst also having regard for the extent of the departure. It is noted that the Objectives of LPP 4.6 have been adopted from Part 5.1 of DPS 2 relating to the control of advertisements.

LPP 4.6 does not currently make reference to digital or illuminated signage. When the policy was last reviewed digital signage was not an advertising platform that had been introduced to the City or the wider Perth area. Administration is currently undertaking a review of LPP 4.6



which will include consideration on how to appropriately address digital advertising through the policy.

Notwithstanding this, the signs are still considered to meet the definition of a 'Wall Sign' under LPP 4.6 and have therefore been assessed against the Design Requirements specific to Wall Signs. Upon assessment it was determined that the proposed signs do not comply with the following provisions of LPP 4.6:

LPP 4.6 Standard	Administration Comment
Be limited to a maximum of one Wall Sign per tenancy, per street frontage.	The subject site already includes numerous wall signs as shown in the site photos contained within <b>Attachment 3</b> . This includes two Farmer Jack's signs on the southern podium feature, a 30m <sup>2</sup> Farmer Jack's sign in proximity to Sign 2 (facing Pinjar Road), a Coffee House sign and blank signage panel on the facade of the building, also facing Pinjar Road.
Not exceed 25% in aggregate area on any one wall to a maximum of 8m <sup>2</sup> .	<b>Sign 1:</b> The wall area is approximately 24m <sup>2</sup> and the sign 16.33m <sup>2</sup> , which is approximately 68% of the total area of the wall. <b>Sign 2:</b> The wall area is approximately 29m <sup>2</sup> and the sign 20.6m <sup>2</sup> in area, which is approximately 71% of the total area of the wall. As such, the signs exceed the Wall Sign provisions with respect to both aggregate and maximum area allowable.
Be integrated with the building design, particularly through the provision of signage panels.	The signs are proposed to be installed on the podium tower which is a prominent feature of the subject site. Digital signage on the façade of the podium is not consistent with the built form outcome envisaged for the building and does not integrate with the approved design.

Following identification of the above policy departures the proposal was considered against the Objectives of LPP 4.6. Administration has concluded that the signs do not satisfy a number of the policy objectives, each of which are outlined and discussed below:

1. *To ensure that the visual quality and character of particular localities and transport corridors is not eroded.*

The signs are considered to be inconsistent with the existing built form due not only to the scale but the digital nature of the signs. Illuminated digital signs are significantly more prominent than a typical static sign. The podium tower currently contributes to a good design outcome for the area, providing articulation and architectural feature to the building and making both the subject site and Ashby Neighbourhood Centre easily identifiable from the public realm. Additionally, the surrounding areas of Ashby, Tapping and Sinagra consist primarily of low density residential development which makes large scale digital signage inconsistent with the established character of the locality, particularly at night time due to the luminance of the signs. Installing digital signage on this feature is considered to have a negative visual impact on both the quality and character of the Ashby Neighbourhood Centre and surrounding locality.

2. *To achieve advertising signs that are not misleading or dangerous to vehicular or pedestrian traffic.*

Issues relating to traffic safety are discussed in the 'Traffic' section below.

3. *To minimise the total area and impact of outdoor advertising commensurate with the realistic needs of commerce for such advertising.*

As previously discussed, the façade of the building already accommodates a sufficient amount of signage for current and future tenants, which is in addition to a nine metre high pylon sign in proximity to Pinjar Road (see **Attachment 3**). Additional advertising signs on

the façade of the building is inconsistent with this Objective and instead would create an unnecessary proliferation of advertising. This is heightened by the signs digital nature and ability to change content at regular intervals, which will detract from both the existing signage on the subject site and the overall built form. The proposed signs will excessively prioritise commercial considerations over the visual amenity of the area.

4. *To prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colours, height, prominence, visual impact, size, content and relevance to the premises on which they are located.*

As noted above, Sign 1 is 16.33m<sup>2</sup> and Sign 2 is 20.6m<sup>2</sup>, which accounts for 68% and 71% of the surface area of the respective walls. Whilst this significantly exceeds the maximum size permitted under LPP 4.6, it is also the cumulative impact of size, height and prominence in combination with the distinctive positioning on the podium feature of the building that makes the proposal inconsistent with this Objective. With all these factors considered it is Administration's view that the proposal will result in an unnecessary and excessive amount of advertising which will detrimentally impact on the character of the surrounding area.

5. *To reduce and minimise clutter.*

The departure from this objective has been addressed under Points 3 and 4 above.

In considering the above issues Administration considers that this proposal does not satisfy the Design Requirements or Objectives of LPP 4.6, the Objectives of Part 5.1 of DPS 2 and as a consequence Clause 67 of the Deemed Provisions of DPS 2, specifically clauses (m) and (n) relating to the compatibility of the development within its setting and impacts on the amenity and character of the locality.

## Traffic

The proposed signs will be visible from the surrounding road network which includes the intersection of Pinjar Road/Caporn Street/Hollosy Way. As noted above Pinjar Road is classified as an Other Regional Road under the MRS, with the latest available traffic data indicating that daily vehicle volumes in this location currently exceed 15 000 per day. As the Ashby Neighbourhood Centre and surrounding East Wanneroo area continues to develop vehicle volumes along Pinjar Road are anticipated to increase significantly, as an important linkage between Wanneroo Road and Flynn Drive.

Whilst DPLH advised they do not object to the proposal, their submission stated that the signs should not interfere with sight-lines, distract drivers, or have the potential to hinder the interpretation of traffic signals or road signs. To investigate this further the City's Traffic Services have reviewed the proposal with regard for the surrounding context and Main Roads' *Policy and Application Guidelines for Advertising Signs within and Beyond State Road Reserves* (Main Roads' policy). The Road Safety Assessment (RSA) provided by the applicant also assessed the proposal against the provisions of Main Roads' policy, which is adopted for the assessment of digital signage as such signs have a heightened potential of creating a traffic safety issue.

Notwithstanding the proposed signs meet the setback requirements from Pinjar Road as specified under Main Roads' policy Administration maintains serious safety concerns due to the proximity of the signs to the intersection of Pinjar Road/Caporn Street/Hollosy Way. This intersection is listed as a 'blackspot' location with 22 recorded crashes in the past five years, which was not addressed in the applicants RSA.

Administrations concerns relate to the visibility of the signs when approaching and navigating this intersection from numerous directions, all of which have been illustrated for contextual purposes in **Attachment 3**. Firstly, there is a direct line of site to Sign 1 (facing Hollosy Way)

when approaching the roundabout northbound on Pinjar Road, which may result in drivers seeking to view the content whilst approaching the roundabout. The view to this sign is partly obscured by the existing Caltex fuel canopy, which heightens the risk to motorists as they may seek to interpret the obscured content whilst navigating the roundabout. Similarly, motorists approaching the roundabout from Caporn Street will have partial visibility of both signs, also resulting in drivers attempting to view the content whilst navigating the roundabout. Lastly, motorists approaching the roundabout southbound on Pinjar Road will have partial visibility of Sign 2 which is likely to take a drivers attention away from the road at a critical decision making point.

Administration is therefore of the view that both signs have the potential to increase driver distraction at a known blackspot intersection. As a consequence the signage fails to satisfy Section 3.1 of Main Roads' policy relating to general safety as the signs could distract drivers at a critical time and are located in an area already subject to several existing devices, with the cumulative effect of these devices considered potentially hazardous.

In summary, introducing an additional distraction to drivers at a blackspot intersection, where instead the emphasis should be on traffic safety, is considered to unnecessarily compromise the safety of motorists and therefore fails to satisfy Main Roads' policy. Additionally, the proposal is also considered to be inconsistent with Objective 2 of LPP 4.6 and Clause 67 (r) of the Deemed Provisions of DPS 2, which requires the City to have due regard to the suitability of the development when taking into account possible risk to human safety.

### Conclusion

In light of the above, the application for Additions to Supermarket and Six Specialty Stores (Two Digital Wall Signs) at 131 Pinjar Road, Ashby does not satisfy the Design Requirements or Objectives of LPP 4.6 and DPS 2 relating to advertising signs, creating a proliferation of signage on the façade of the development and negatively impacting the overall built form. Additionally, the signage is considered to present an additional distraction to drivers in proximity to a blackspot intersection, posing an avoidable safety risk to motorists. Administration acknowledges the increasing presence of digital signage throughout Perth as a new advertising platform, however the use of such signage in suburban settings as a tool to generate passing trade is considered inappropriate, and therefore the application should be refused.

### **Statutory Compliance**

This application has been assessed in accordance with the City of Wanneroo's DPS 2 and LPP 4.6.

### **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**

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

<b>Risk Title</b>	<b>Risk Rating</b>
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Planning & Sustainability & Director Assets	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Corporate and Strategic risk registers. Action plans have been developed to manage these risks.

## **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 **REFUSES** to grant development approval for the proposed Addition of Two Digital Wall Signs to a Supermarket and Six Specialty Stores at 131 Pinjar Road, Ashby submitted by Planning Solutions on behalf of Endeavour Properties Pty Ltd for the following reasons:
  - a) The proposal does not comply with Objectives 1, 2, 3, 4 and 5 of Local Planning Policy 4.6: Signs, Part 5.1 of DPS 2 Control of Advertisements or Clauses 67 (m), (n) and (r) of the Deemed Provisions of District Planning Scheme No. 2 with regard for the following:
    - i. the signs are considered superfluous and unnecessary due to their size, height, prominence and visual impact on the subject site, contributing to visual clutter on the façade of the building and detracting from the appearance of the existing built form;
    - ii. the signs are likely to compromise the safety of road users as they may distract drivers at the intersection of Pinjar Road/Caporn Street/Hollosy Way which is identified as a blackspot intersection;
    - iii. the proposal is not commensurate with the realistic needs of commercial advertising on the site; and
    - iv. the signs will detract from the amenity of the surrounding locality as the size, digital format and visibility of the signage is inconsistent with the predominantly low density residential character of the area.
  - b) The proposed signage does not satisfy the general safety criteria of Main Roads' Policy and Application Guideline for Advertising Signs as it unnecessarily introduces an additional distraction to drivers at a critical decision making time which is potentially hazardous.
2. Advises submitters of its decision.

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*Attachments:*

- 1 [!\[\]\(86b7331e04fe40a56bcff2e9c065738b\_img.jpg\)](#). *Attachment 1: Location Plan* 19/383316
- 2 [!\[\]\(92f87f30b7499b35d0173f4346c498d6\_img.jpg\)](#). *Attachment 2: Development Plans* 19/383325
- 3 [!\[\]\(497b6684f704c0aa6fbea9f0fd4d56c7\_img.jpg\)](#). *Attachment 3: Site Photos* 19/383414

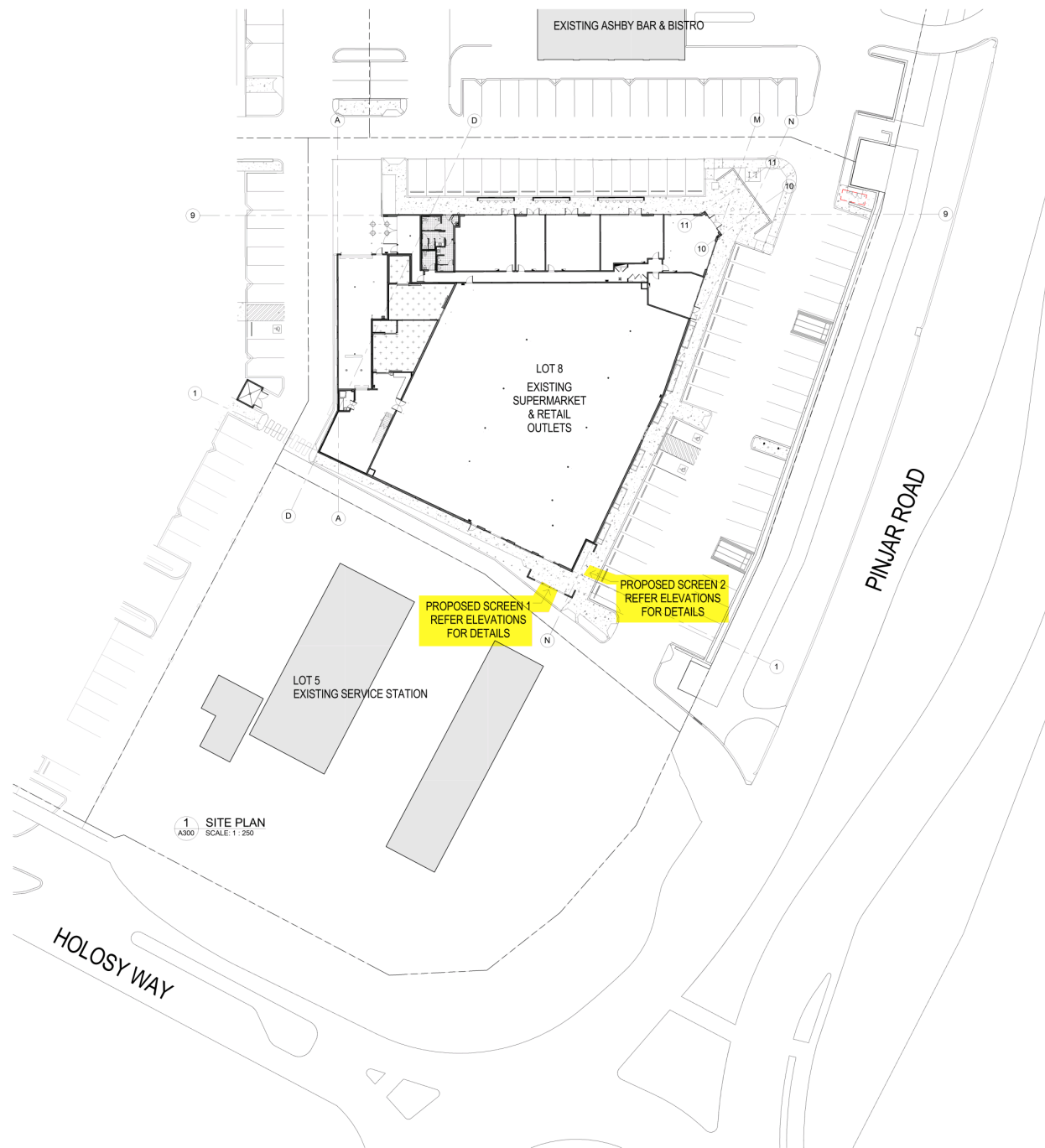


## Attachment 1





## Attachment 2



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS AND THE SPECIFICATION.

NORTH

[illegible]
**OLDFIELD KNOTT  
ARCHITECTS PTY LTD**

567 Hay Street DARGULIH WA 6008 | PO Box 848 SUBIACO WA 6954  
T: (08) 9361 0185 | F: (08) 9361 8712 | E: [info@bimach.com.au](mailto:info@bimach.com.au)

**Project Name:**  
**ASHBY VILLAGE - PROPOSED  
SUPERMARKET & RETAIL TENANCIES, Lot 8  
Pinjar Road, ASHBY WA 6065 for Endeavour  
Development Pty Ltd**

Drawing Name  
**SITE PLAN**

Project Number	Drawing No.	Revision
06177S	S100	1

001773	3100
Date	Drawn
Checked	Checked

Reduction  25mm on B1 | Scale 1:25



1 NORTH ELEVATION  
SCALE: 1:100



2 SOUTH ELEVATION  
SCALE: 1:100

**Screen 1:**  
Requested Size: 4740mm x 3130mm. Outlet Size: 400mm x 330mm  
Model No: QPFF060030-PC60A  
Custom built front removable module design  
Full outdoor rated display installation  
Single-sided display construction  
Includes minor cabinet design variations  
Including panel mounted daylight sensor on front of cabinet  
Includes project management, design and install consultation  
LED Type: SMD  
Panel Finish: Iron  
Dimensions: 600 x 360  
Typical size: 1400mm x 1030mm x 110mm  
Including 37.5mm protective cabinet frame around module  
Includes dual access, front removable module and rear hinged and lockable access doors  
Including M72 captive threaded mounting points to rear of cabinet  
Rear size: 1400mm x 1030mm  
Display area: 10.3m²  
LED Grade: Normal SMD (Alloy) – upgrade LED chip  
Recommended Calibration (brightness: 5000cd/m²)  
Maximum Screen Brightness: 6000cd/m² (cd/m²)  
Max Power approx. 10,500W  
Avg. Power: 4,500W

DESIGN AND INSTALLATION OF LED SIGNAGE TO SELECTED SIGNAGE CONTRACTORS DETAILS  
ALL DIMENSIONS TO BE SHOWN MANAGED & CONFIRMED ON SITE.  
SIGNAGE CONTRACTOR TO FIX TO ENSURE STRUCTURAL INTEGRITY.  
PROVIDE STRUCTURAL ENGINEERS CERTIFICATION OF INSTALLED SCREEN/ON COMPLETION

Sign 1

GENERAL NOTES  
1. ALL DIMENSIONS ARE IN MILLIMETRES  
2. DIMENSIONS SHOWN IN WALL MOUNTING  
3. DIMENSIONS SHOWN IN WALL MOUNTING  
4. DIMENSIONS SHOWN IN WALL MOUNTING  
5. DIMENSIONS SHOWN IN WALL MOUNTING  
6. DIMENSIONS SHOWN IN WALL MOUNTING  
7. DIMENSIONS SHOWN IN WALL MOUNTING  
8. DIMENSIONS SHOWN IN WALL MOUNTING  
9. DIMENSIONS SHOWN IN WALL MOUNTING  
10. DIMENSIONS SHOWN IN WALL MOUNTING

1: 19-07-2019 DO ISSUED FOR DA  
0: 03-07-2019 ISSUED FOR INFORMATION  
Rev: Date Issued By Revision Description

**OLDFIELD KNOTT ARCHITECTS PTY LTD**  
10/100 Street, Warrnambool VIC 3240  
T: (08) 8511 6100 F: (08) 8511 6101 E: info@okarch.com.au

Project Name:  
**ASHBY VILLAGE - PROPOSED SUPERMARKET & RETAIL TENANCIES, Lot 8 Pinjar Road, ASHBY WA 6005 for Endeavour Properties Pty Ltd**

Drawing Name:  
**ELEVATIONS**

Project Number: **06177S** Drawing No: **S300** Rev: **1**  
Date: 14/11/19 Drawn: Author: Checked: Issued:  
Reduction: 1:100 Scale: 1:100

**Screen 2:**  
 Requested Size: 6000mm x 3320mm, Quoted Size: 6000mm x 3320mm  
 Model No: DSF30 72X360 AR30N  
 • Custom built from removable module design  
 • Full outdoor rated display installation  
 • Single sided display construction  
 • Includes minor cabinet design variations  
 • Including panel mounted daylight sensor on front of cabinet  
 • Includes project management, design and install consultation  
 • LED Type: SMD  
 • Pixel Pitch: 3mm  
 • Resolution: 720 x 360  
 • Physical Size: 15000mm x 15000mm x 1700mm  
 • Including 37.5mm protective cabinet frame around modules  
 • Includes dust access, front removable modules and rear hinged and lockable access doors  
 • Including M22 positive threaded mounting points to rear of cabinet  
 • Clear size: 15000mm x 15000mm  
 • Chipset area: 15.44m<sup>2</sup>  
 • LED Grade: Normal SMD (Alloy) – upgrade LED chip  
 • Recommended Cautious Brightness: 3000cd (cd/m<sup>2</sup>)  
 • Maximum Screen Brightness: 6000cd (cd/m<sup>2</sup>)  
 • Max Power: 12,000W  
 • Plug Power: 5,000W

DESIGN AND INSTALLATION OF LED SIGNAGE TO SELECTED SIGNAGE CONTRACTORS DETAILS.  
 ALL DIMENSIONS TO BE SITE MEASURED & CONFIRMED ON-SITE.  
 SIGNAGE CONTRACTOR TO FIX TO ENSURE STRUCTURAL INTEGRITY.  
 PROVIDE STRUCTURAL ENGINEER CERTIFICATION OF INSTALLED SCREENS COMPLETION.



1 EAST ELEVATION  
 SCALE: 1:100



2 WEST ELEVATION  
 SCALE: 1:100

GENERAL NOTES  
 1. ALL DIMENSIONS ARE IN MILLIMETRES  
 2. UNLESS OTHERWISE SPECIFIED, TAKE PRECEDENCE OVER SCALES  
 3. DIMENSIONS  
 4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE  
 5. PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK  
 6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANT  
 DRAWINGS AND THE SPECIFICATION

Rev	Date	Issued By	Revision Description
1	19-07-2019	DO	ISSUED FOR DA
0	03-07-2019		ISSUED FOR INFORMATION

**OLDFIELD KNOTT ARCHITECTS PTY LTD**  
 100 The Street, Seaford VIC 3198  
 T: (03) 9331 6136 F: (03) 9331 6134 E: info@oldfieldknott.com.au

Project Name:  
**ASHBY VILLAGE - PROPOSED SUPERMARKET & RETAIL TENANCIES, Lot 8 Pinjar Road, ASHBY WA 6055 for Endeavour Properties Pty Ltd**

Drawing Name:  
**ELEVATIONS**

Project Number	Drawing No.	Rev.
06177S	S301	1

Date	Reduction	Scale	Author	Check	Drawn
14/11/16	1:100	1:100			

Client: Longfield Pty Ltd  
 100 The Street, Seaford VIC 3198  
 T: (03) 9331 6136 F: (03) 9331 6134 E: info@oldfieldknott.com.au

## Attachment 3



*Location of both signs looking north from the Caltex Petrol Station*



*Existing Farmer Jack's wall signs on the façade facing Pinjar Road*





*Additional wall signs on the façade facing Pinjar Road*



*Existing pylon sign facing Pinjar Road*



*Visibility of proposed Sign 1 heading north on Pinjar Road approaching the roundabout*



*Visibility of both proposed signs looking north-west from Caporn Street approaching the roundabout*





*Visibility of proposed Sign 2 heading south on Pinjar Road approaching the roundabout*

## Land Development

### PS12-02/20 Draft Amended Local Planning Policy 4.7 - Uniform Fencing

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File Ref:	4116 – 19/506095
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

## Issue

To consider Draft Amended Local Planning Policy (**LPP**) 4.7 – Uniform Fencing.

## Background

The Draft Amended LPP 4.7 – Uniform Fencing (included as **Attachment 1**) provides guidance on uniform fencing and what is required to be provided by developers and landowners where land directly abuts the public domain (e.g. Schools, Public Open Space (POS), Drainage Reserves, Pedestrian Access Ways (PAWs), Railway Reservations, Regional Roads, any other Category of Road with a ‘Neighbourhood Connector A’ or higher road classification, or any other public place). The resident is responsible for the maintenance, repair and replacement of a uniform fence. The City undertakes graffiti removal and ensures anti-graffiti coating is applied on the side of the uniform fence facing the public domain.

A ‘dividing fence’ is a fence that separates the lands of different owners whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary. An ‘owner’, in relation to land, does not include any trustees or other persons in whom land is vested as a public reserve, public park or for such other public purposes as may be prescribed, or a person who has the care, control and management of a public reserve, public park or land used for such other public purposes as may be prescribed. Uniform fencing is therefore not considered to be a dividing fence and does not include any associated retaining walls.

The requirement for the construction of uniform fencing is triggered through the development and/ or subdivision of land and is imposed as a standard condition of approval.

The City’s *Fencing Local Law 2016* makes no reference to ‘Uniform Fencing’; however, reference is made to ‘Estate Fencing’ which relates to an estate entry statement or an estate boundary fence. The City’s *Fencing Local Law 2016* is currently under review and it is proposed to include uniform fencing provisions to strengthen the relationship between the Local Law and this policy.

## Detail

### Current Scenario

The current LPP (included as **Attachment 2**) allows for uniform fencing to be constructed of timber, super six (cement sheets painted and capped), brick or masonry, or other approved materials up to a maximum height of 2.1 metres. Timber or super six was commonly used pre-2000s and was used in many estates in City of Wanneroo’s older suburbs. James Hardie Industries ceased production of super six cement sheeting in March 2019, however, some product may still be held in reserve by certain suppliers. Timber fencing and super six sheeting has a shorter lifespan compared to brick or masonry materials. There are many examples where such materials were used for uniform fencing and have become dilapidated and visually unappealing due to age, vandalism, lack of ongoing maintenance or replaced

with inconsistent materials by the resident. This detracts from creating a 'sense of place' and reduces streetscape amenity. Refer to photographs included at **Attachment 3**.

There is currently no compliance mechanism within the City's *Fencing Local Law 2016* relating to uniform fencing; however, the current LPP states that uniform fencing is to be repaired or replaced with similar materials from which it was originally constructed.

### Proposed Scenario

The amended LPP includes reference to new City of Wanneroo Uniform Fencing Standards (included as **Attachment 4**) which proposes to restrict uniform fencing to reconstituted stone blocks, masonry, brick materials or other durable materials approved by the City. Refer to photographs in **Attachment 3** for supported and unsupported uniform fencing materials. This new restriction will not apply to uniform fencing approved or constructed prior to the adoption of this policy and will be subject to a grandfather clause. The City will use historical aerial imaging to determine what uniform fencing material was in place at the time of adoption of this policy. For example, in instances where super six cement sheeting is being replaced, the City will consider the use of Colorbond® as a suitable alternative replacement material. Similarly, timber fencing would need to be replaced with timber materials. The City would also be supportive of property owners choosing to replace super six, timber and Colorbond® uniform fencing with reconstituted stone blocks, masonry, brick materials or other approved durable materials. Existing residents will be subject to the City's Fencing Local Law and the amended LPP provisions (Sections 6.2 and 6.3.) which require uniform fences to be repaired or replaced with similar materials from which it was originally constructed.

Masonry and brick materials have many benefits for the City and future residents as they provide:

- Better noise attenuation;
- Longer asset life;
- Reduced maintenance requirements;
- Less susceptible to damage and vandalism;
- Reduced cost to residents;
- Improved streetscape amenity; and
- A sense of place.

It is proposed to allow Uniform Fencing to have a maximum height of 2.4 metres and is consistent with maximum height specified in Section 4.7.2 of Development Control Policy 2.2 – Residential Subdivision (Western Australian Planning Commission (WAPC), 2017).

Where the WAPC has imposed the condition for uniform fencing and landscaping on a subdivision approval, the City shall require the developer to submit a landscaping plan together with the uniform fencing plans. The landscaping plan will include any details of any financial contribution to the City, or where the developer implements the landscape works, agrees to establish and maintain the landscaping works for a minimum period of two years. The amended LPP will require complementary landscaping in front of uniform fencing to provide screening, achieve improved streetscape and urban forest outcomes and soften the visual impact.

To address the current gaps in uniform fencing compliance (e.g. enforcing repair, maintenance and replacement by the resident) it is proposed to include uniform fencing in the City's *Fencing Local Law 2016*, which is currently under review.

The proposed changes will have minimal impact on the development industry as most developers use reconstituted stone blocks, masonry or brick for their uniform fencing. This is

evident in the new estates throughout the City's north-west corridor and across the Perth Metropolitan Area.

The *Draft Amended LPP 4.7 – Uniform Fencing* has been amended to include the following key changes/updates:

- References to new or updated policies and guidelines relating to uniform fencing;
- Clear policy objectives covering matters such as minimising the need for uniform fencing, enhancing local character and adding to 'sense of place';
- Clear definitions and interpretations;
- Subdivision design requirements for road reserves, public open space and school sites, pedestrian access ways and drainage reserves;
- Construction using Colorbond® Steel (or similar), ring-lock/cyclone, super-six/ fibro cement (painted and capped) and twin side post and panel will no longer be approved materials. Uniform fencing shall be constructed of reconstituted limestone blocks, brick, masonry or other durable materials approved by the City;
- Complementary landscaping requirement;
- Policy implementation; and
- Maintenance of uniform fencing.

## Consultation

The City undertook initial consultation with the Urban Development Institute of Australia (WA) Infrastructure Committee on the 19<sup>th</sup> September 2019. The only comment made by the UDIA committee members was in relation to noise walls and whether consideration was given to *State Planning Policy 5.4 Road and Rail Noise*. This has been addressed in the new *City of Wanneroo Uniform Fencing Standards* (included as **Attachment 4**). No other concerns or comments were raised.

Clause 4(2) of the deemed provisions of the City District Planning Scheme No. 2 (DPS 2) requires a draft LPP to be advertised for a minimum of 21 days. However, typically the City advertises policies of this nature for 42 days to allow sufficient time for comment to be made. It is recommended that the Policy be advertised for 42 days in the following manner:

1. An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period;
2. Display at the City of Wanneroo's Civic Centre Building and on the City of Wanneroo's website; and
3. Letters to relevant State Government agencies and other relevant stakeholders as determined by Administration.

Following public consultation, the final amended LPP 4.7 will be presented to Council for final adoption.

## Comment

LPP 4.7 will ensure uniform fencing that abuts the public realm is of a suitable standard and amenity. The proposed approach to uniform fencing has numerous benefits including better noise attenuation and improved streetscape amenity. The improved asset performance will also reduce costs for residents due to the longer lifespan of the fencing materials proposed for uniform fencing.

## Statutory Compliance

In accordance with Clauses 4 and 5 of the deemed provisions for local planning schemes contained within Schedule 2 of the *Planning and Development (Local Planning Schemes)*

*Regulations 2015 (DPS2 Deemed Provisions)*, Council can resolve to amend a local planning policy. Draft amendments to a policy, which are not minor, must be advertised for public comment for a period of not less than 21 days; after which time it is to be reviewed in the context of any submissions received and either adopted with or without modifications or not proceed with the policy.

## Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

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

## Risk Management Considerations

Risk Title	Risk Rating
CO-O18 Inherited Assets	High
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

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

## Policy Implications

Through LPP 4.7, the City is committed to ensuring that land subdividers and developers provide uniform fencing of a suitable standard and amenity.

## Financial Implications

The costs associated with the preparation and advertising of LPP 4.7 can be managed within the Planning & Sustainability Directorate operational budget.

## Voting Requirements





Simple Majority

## Recommendation

That Council:-

1. Pursuant to Clauses 4 and 5 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2, PREPARES the amended Local Planning Policy 4.7: Uniform Fencing, as contained in Attachment 1, and ADVERTISES it for public comment for a period of at least 42 days by way of:
  - a) An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period;
  - b) Display at the City of Wanneroo’s Civic Centre Building and on the City of Wanneroo’s website; and
  - c) Letters to relevant State Government agencies and other relevant stakeholders as determined by Director Planning & Sustainability.

*Attachments:*

- |   |   |           |                |
|---|---|-----------|----------------|
| 1  | <i>Attachment 1 - Draft Amended Local Planning Policy 4.7 - Uniform Fencing</i>         | 19/290401 | <i>Minuted</i> |
| 2  | <i>Attachment 2 - Local Planning Policy 4.7 - Uniform Fencing - Subdivision</i>         | 19/290418 |                |
| 3  | <i>Attachment 3 - Presentation - Examples of Uniform Fencing and Associated Matters</i> | 19/315331 |                |
| 4  | <i>Attachment 4 - City of Wanneroo Uniform Fencing Standards</i>                        | 19/322776 |                |



Planning and Sustainability  
Local Planning Policy Framework  
Local Planning Policy 4.7: Uniform Fencing



Owner	Planning and Sustainability
Implementation	TBC
Reviewed	Biannual
Next Review	TBC

## PART 1 – POLICY OPERATION

### Policy Development

This Policy has been prepared under the provisions of Part 2 (Division 2) of the City of Wanneroo's District Planning Scheme No. 2 Deemed Provisions.

### Application and Purpose

This Policy applies to all uniform fencing constructed within the City of Wanneroo.

Uniform fencing is required to be provided by developers and landowners where land directly abuts the public domain – Schools, Public Open Space (POS), Drainage Reserves, Pedestrian Access Ways (PAWs), Railway Reservations, Regional Roads, any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, or any other public place.

The requirement for the construction of uniform fencing will be triggered through the development and/or subdivision of land.

The City shall impose a condition on planning approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.

The City will recommend to the Western Australian Planning Commission (WAPC) that a condition be imposed on subdivision approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.

In considering applications for structure plans, detailed engineering drawings or building permits, the City will apply the criteria and requirements of this policy.

The Policy establishes agreed standards of uniform fencing as required at the residential subdivision stage.

### Relationship with other Documents

This Local Planning Policy forms part of the City of Wanneroo Local Planning Policy Framework, and should be read in conjunction with the Western Australian Planning Commission's *Development Control Policy - Residential Subdivision (DC 2.2)* (Clause 4.7 - Provision of Screen Fencing) and the *City of Wanneroo Uniform Fencing Standards*.

Planning and Sustainability  
Local Planning Policy Framework  
Local Planning Policy 4.7: Uniform Fencing



## Policy Objectives

The objectives of this Planning Policy are:

1. To state the City's position regarding the provision of uniform fencing in new residential estates and developments in the City;
2. To facilitate the consideration of uniform fencing at each stage of planning including road layout and location of public places;
3. To eliminate or minimise the need for uniform fencing by incorporating alternative design measures;
4. To enhance local character and add to 'sense of place'; and
5. To set out the City's minimum requirements for uniform fencing and promote a consistent approach.

## Definitions and Interpretations

For the purposes of this Planning Policy, the words and expressions of the policy have their normal and common meaning and as defined in the City of Wanneroo District Planning Scheme No.2, unless the context otherwise requires or as defined below.

**Barrier Fence** means a fence installed at the end of a cul-de-sac head and along the boundary between service road and District Distributor road.

**City** means the City of Wanneroo.

**Complementary Landscaping** means landscaping within the road reserve adjacent to the uniform fence.

**Post-development levels** means the levels approved and constructed as part of the Subdivision / Development process.

**Proponent** means any owner/s of land to which a proposed Structure Plan, Subdivision or Development relates.

**Uniform fencing** means:

- (a) fencing located between a residential lot and a road reserve where, in the interests of amenity and public safety, the residential lot is not permitted to have, or cannot achieve, direct access/frontage to the road reserve;
- (b) fencing located between a residential lot and a School, Public Open Space Reserve, Drainage Reserve or Pedestrian Access Way; and
- (c) fencing located between a residential lot and a Railway Reservation, or a Primary or Other Regional Road Reservation, or any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, or any other public place.

## PART 2 – GENERAL POLICY PROVISIONS

### 1. Policy Statement

The criteria and requirements set out in this Planning Policy will be applied by the City of Wanneroo in the assessment and consideration of proposed structure plans, in providing advice and recommendations to the WAPC on subdivision of land, the assessment and consideration of development applications, and in the consideration of detailed engineering drawings and building permit applications.

### 2. Subdivision Design Requirements

#### 2.1. Road Reserves:

In preparing a Structure Plan, Subdivision or Development Plan, the proponent shall endeavour to prevent lots from backing onto road reserves (other than local roads) through the use of internal service roads, controlled access places and the like. Where cul-de-sac heads and service roads are located immediately adjacent to regional roads or other roads of district importance, the City shall require the provision of barrier fencing along the common boundaries of these road reserves. Such fencing shall consist of bollards, posts and rails or other low, open designs. In assessing applications for alternative designs of barrier fencing the City shall have regard to the provision of visual breaks to continuous sections of fencing, compatibility with adjacent uniform fencing, pedestrian/cycle access and relative post-development levels between the cul-de-sac/service road and major road, ongoing maintenance requirements and durability of the barrier fence.

The City acknowledges that there may be instances where lots cannot be provided with an internal service road or the like. Where development abuts a Primary or Other Regional Road, or any other Category of Road with a 'Neighbourhood Connector A' or higher road classification, and direct residential access is not permitted, the City will require the provision of uniform fencing with sufficient area for complementary landscaping in accordance with the requirements of this policy.

#### 2.2. Public Open Space Reserves & School Sites:

In the interest of promoting visual and passive surveillance, POS reserves and School Sites should generally be bounded by streets on all frontages so that the adjacent lots overlook the street and POS / School Site. Consideration will only be given to lots abutting POS where it can be demonstrated that the fencing adjoining the common boundary is designed to provide visual surveillance of the POS from the adjoining development.

Where lots are proposed abutting POS or School Sites, uniform fencing shall be provided with visually permeable infill panels subject to Clause 1.4 and Clause 4 of the *City of Wanneroo Uniform Fencing Standards* to promote passive and visual surveillance of the POS / School.

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Local Planning Policy Framework  
Local Planning Policy 4.7: Uniform Fencing



2.3. Pedestrian Access Ways and Drainage Reserves:

Where pedestrian links between roadways are required and unavoidable, the design of the PAW should limit the opportunities for anti-social behaviour. In addition, where residential lots adjoin or abut drainage reserves, opportunities for passive surveillance should be provided. In this regard, the City will require PAW and Drainage Reserve fencing to be constructed to a uniform standard.

**3. Uniform Fencing Standards**

- 3.1. All uniform fencing within the City must comply with the *City of Wanneroo Uniform Fencing Standards*.

**4. Complementary Landscaping**

- 4.1. Where the WAPC has imposed the condition for uniform fencing and complementary landscaping on a subdivision approval, the City shall require the developer to submit a landscaping plan together with the uniform fencing plans.
- 4.2. The landscaping plan will include any details of any financial contribution to the City, or where a developer implements the landscape works, agrees to establish and maintain the landscaping works for a minimum period of 2-years.

**5. Implementation**

- 5.1. At the Structure Plan assessment stage, the City will require that the proponent suitably addresses the criteria and requirements of this policy.
- 5.2. Where uniform fencing is considered necessary, the City will recommend to the WAPC that, as a condition of its subdivision approval, the proponent is required to submit detailed engineering drawings of the proposed fencing in accordance with this policy for City approval.
- 5.3. Where uniform fencing is considered necessary, the City will require as a condition of development approval that the proponent submit detailed plans of the proposed fencing in accordance with this policy for City approval.
- 5.4. Where uniform fencing is considered necessary, a Building Permit application will be required prior to construction commencing.

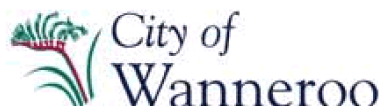
**6. Maintenance**

- 6.1. Uniform fencing is the responsibility of the landowner of the lot once constructed. In this regard, the landowner is responsible for maintaining the fence in a good condition and so as to not allow the fence to fall into a dangerous, dilapidated or unsightly state.

Planning and Sustainability  
Local Planning Policy Framework  
Local Planning Policy 4.7: Uniform Fencing



- 6.2. Where a uniform fence has become damaged, dilapidated or in need of repair, the owner shall repair or replace it with similar materials with which it was first constructed (and approved).
- 6.3. A uniform fence shall not be altered or replaced with materials other than with which it was first constructed, without the prior approval of the City.
- 6.4. Where non sacrificial graffiti protection has been applied to a uniform fence and it is required to be repaired or replaced, the landowner must treat it with the same non sacrificial graffiti protection as part of the repair or replacement.
- 6.5. The City's Fencing Local Law provides the head of power for compliance action in relation to acceptable materials, replacement, maintenance and anti-graffiti finishes for uniform fencing.



## Policy Manual

### Uniform Fencing – Subdivision

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<b>Owner:</b>	Planning and Development
<b>Distribution:</b>	All Employees
<b>Implementation:</b>	01 July 1999
<b>Reviewed:</b>	14 December 2004
<b>Next Review:</b>	December 2006

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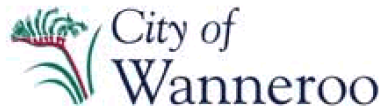
### Objective

To provide a policy in respect of uniform fencing.

### Statement

1. In the case of all subdivision applications where residential lots are proposed to directly abut Public Open Space, Drainage sites, Pedestrian Access Ways and Regional Roads or other roads of district importance, the Council shall request the Western Australian Planning Commission to impose as a condition of subdivision, a requirement that the applicant provides uniform fencing and landscaping.
2. Uniform fencing shall be a maximum height of 2100mm and can be constructed of timber, super six (painted and capped), brick or masonry, or other approved materials. Brick or masonry piers shall be a maximum of 300mm above the fence line and provided at any interval of not more than 7.5 metres for brick or masonry fences and 6.00 metres for all other fences.
3. Council shall require that in all applications for approval for uniform fencing, a condition is imposed requiring the treatment of such fencing with a non-sacrificial anti-graffiti coating upon or prior to its erection.
4. Ground levels are to be co-ordinated with the adjacent regional road to minimise the need for retaining walls. This is particularly critical in the case of service roads and cul-de-sac heads where satisfactory arrangements may need to be made for pedestrian access to be maintained between the subdivision and abutting road.
5. Where the Western Australian Planning Commission has imposed the condition for uniform fencing and landscaping on an approval to subdivide, the Council shall require the submission of a landscaping plan or alternatively, landscaping details being incorporated with the uniform fencing plans.
6. To reduce the extent of uniform fencing along major roads, the Council shall:





## Policy Manual

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- (a) encourage the provision of service roads and the extension of cul-de-sac heads (to abut the major road);
- (b) encourage the creation of residential lots fronting public open space where in such cases the uniform fencing shall be of a predominantly open form;
- (c) where the integrity of a structure plan is not jeopardised, promote the provision of other non-residential land-uses adjacent to major roads.

Although the imposition of a maximum level of fencing is not considered appropriate, it is proposed that as a general guide, 50% of the residential component abutting regional roads should incorporate the design features outlined in Point (a) above.

- 7. Where direct lot access to internal subdivisional roads is prohibited under WAPC policy, the subdivision design should be modified to eliminate the need for uniform fencing.
- 8. Where cul-de-sac heads and service roads are located immediately adjacent to regional roads or other roads of district importance, Council shall require the provision of barrier fencing along the common boundaries of these road reserves. Such fencing shall consist of bollards, posts and rails or other low, open designs. In assessing applications for alternative designs of barrier fencing the City shall have regard to the provision of visual breaks to continuous sections of fencing, compatibility with adjacent uniform fencing, pedestrian/cycle access and relative land levels between the cul-de-sac/service road and the major road, ongoing maintenance requirements and durability of the barrier fencing.
- 9. Where application is received to replace existing barrier fencing with an alternative design, the applicant shall be responsible for the construction of, and all costs associated with, constructing any approved alternative barrier fencing.

### **Responsibility for Implementation**

Manager Planning Services

# Local Planning Policy 4.7 – Uniform Fencing

## Current Policy:

- Provides guidance on uniform fencing and what is required to be provided by developers and landowners where land directly abuts the public domain.
- No clear policy objectives.
- No clarity regarding acceptable fencing standards / materials.
- Lacks guidance on compliance (e.g. repair and maintenance responsibility) and reference to the City's Fencing Local Law.
- No reference to WAPC's Development Control Policy – Residential Subdivision (DC 2.2) (Clause 4.7 – Provision of Screen Fencing).





Reconstituted Limestone Block Wall with  
Complementary Landscaping  
(supported by new policy)





Brick Wall above retaining wall with  
Complementary Landscaping  
(supported by new policy)





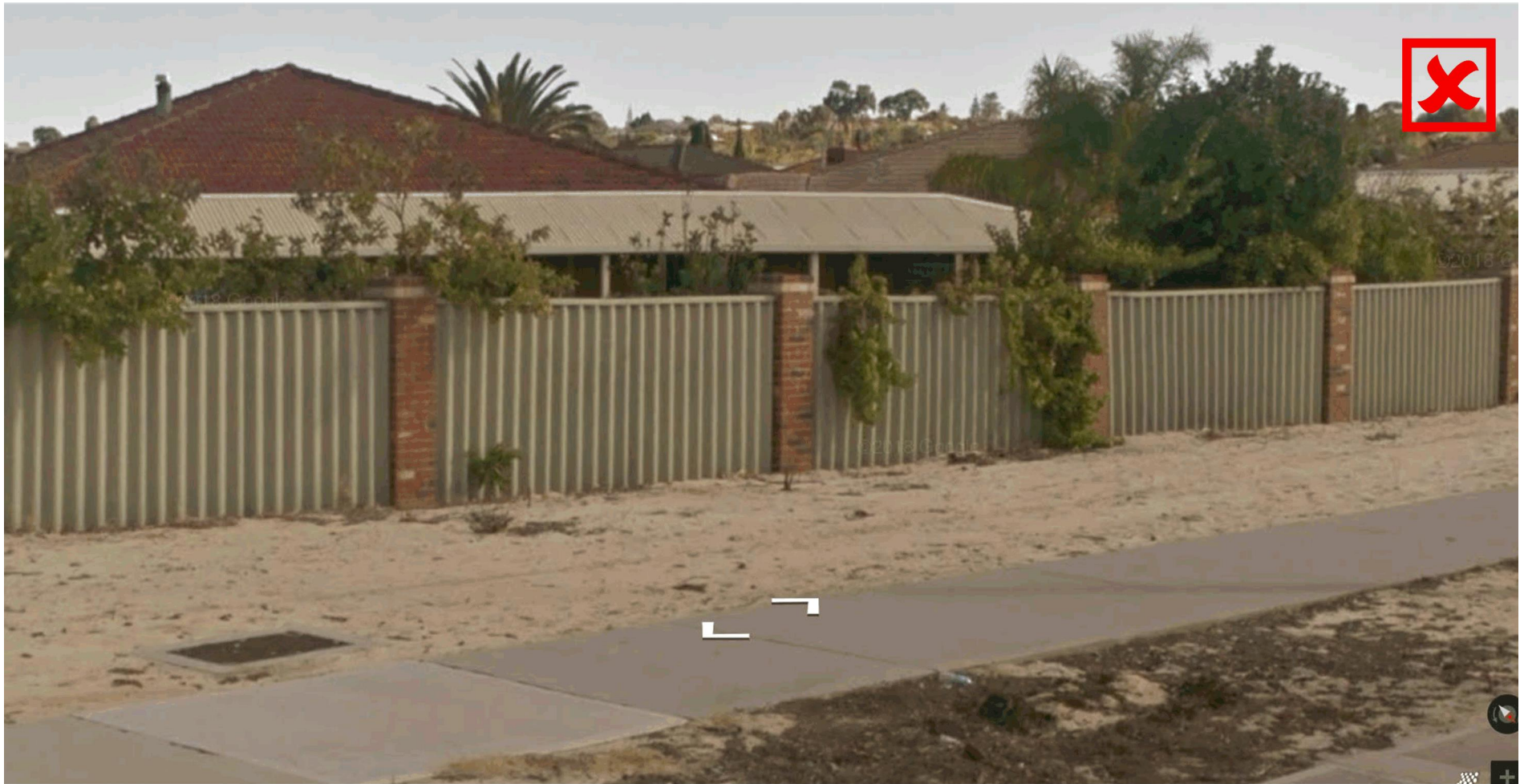
Brick Wall with Complementary Landscaping  
(supported by new policy)





Rendered Brick Wall adjacent to Public Open Space with  
Visual Permeability and Complementary Landscaping  
(supported by new policy)





Super Six® Cement Sheet Fencing  
**(not supported in new policy)**



Colorbond® Steel Fencing with missing panels  
**(not supported in new policy)**





Timber Fencing with Colorbond® Steel Sheets  
installed behind **(not supported in new policy)**





Super Six® Cement Sheet Fencing with Capping  
**(not supported in new policy)**



Brick wall with no Complementary Landscaping  
(new policy will require landscaping)



# Proposed Amendments

- References to new or updated legislation, policies and guidelines relating to uniform fencing.
- Clear policy objectives covering matters such as minimising need, enhancing local character and adding to 'sense of place'.
- Clear definitions and interpretations.
- Subdivision design requirements for road reserves, POS and school sites, PAWs and drainage reserves.
- Materials – to be constructed using reconstituted stone block, brick, masonry or other durable materials approved by the City. Colorbond® Steel (or similar), ring-lock/cyclone, super six / fibro cement (painted and capped) and twin-side post and panel will no longer be approved materials.
- Complementary landscaping requirement.
- Implementation; and
- Maintenance







## Uniform Fencing Standards

### 1. General Requirements

The Uniform Fencing Standards apply to all uniform fencing within the City. Specific requirements outlined in Clauses 2 – 5 will apply in addition to these standards where appropriate to the development and design being considered.

- 1.1. Uniform fencing shall generally be a minimum height of 1800mm to a maximum height of 2400mm above natural ground level. This does not include retaining walls. Uniform fencing below 1800mm in height may be considered appropriate for specific locations, including where it is required to be installed above a retaining wall. Where uniform fencing is constructed above a retaining wall, the maximum combined height should generally not exceed 3-metres above post-development levels. The City may support combined retaining walls and uniform fencing heights in excess of 3-metres where it can be demonstrated that the subdivision / development necessitates a higher wall for engineering or design purposes.
- 1.2. Uniform fencing shall be constructed of reconstituted stone block, brick, masonry or other durable materials approved by the City. Uniform fencing using modular construction may be considered provided that the wall presents a rendered or similar finish and it can be demonstrated that the repair and maintenance requirements of such a wall is satisfactory to the City.
- 1.3. Colorbond® steel (or similar), ring-lock/cyclone, super-six/fibro cement and twin-side post and panel fencing are not acceptable materials where uniform fencing is required.
- 1.4. Uniform fencing, where visually permeable infill panels are required shall be constructed of wrought iron, steel, aluminium or other similar durable material to the satisfaction of the City. Timber infill panels are generally not supported due to its high maintenance and low durability compared to metal products. Infill panels shall be constructed above 900mm in height above natural ground level and shall be visually permeable in accordance with the definition contained in the Residential Design Codes of Western Australia (R-Codes). Where uniform fencing is required on a corner lot, such fencing shall also be provided on the lot truncation, and shall be visually permeable for the truncation and for a length extending 3-metres along the adjoining side boundary.
- 1.5. Approval for the subsequent removal and/or modification of uniform fencing will not be granted unless it is demonstrated by the proponent that the alternative maintains the City's objectives of achieving a high level of visual amenity, high durability and adequate passive surveillance, where appropriate.
- 1.6. All solid portions of uniform fencing shall be treated with non-sacrificial graffiti protection which is to be applied to the manufacturer's specifications to the City's satisfaction.
- 1.7. Complementary landscaping is to be provided by the proponent / land owner adjacent to uniform fencing and the adjoining road reserve where it is considered appropriate by the City.
- 1.8. Uniform fencing is to be located entirely on the private property which abuts the adjoining Road Reserve, POS or Railways Reserve.
- 1.9. Where more than one proponent is undertaking subdivision or development on adjoining lots, the City will require that any uniform fencing be constructed in a coordinated manner of the same materials, colours and finishes to achieve a consistent streetscape. The City will have regard to existing uniform fencing when assessing subsequent fencing applications.
- 1.10. Development or subdivision estate branding or logos will not be permitted to be affixed or attached to any portions of uniform fencing.



**2. Uniform Fencing adjoining Primary & Other Regional Roads, Railway Reserves, or any Road subject to assessment under State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning**

- 2.1. A proponent required to provide uniform fencing adjoining Regional Roads, Railway Reserves, or any other category of Road subject to assessment under *State Planning Policy 5.4 – Road and Rail Noise* (SPP 5.4), will be required to submit to the City, for approval, an Acoustic Assessment Report prepared by a suitably qualified and experienced Acoustic Consultant demonstrating compliance with SPP 5.4. Uniform fencing shall be installed in accordance with the recommendations of the approved Acoustic Assessment Report.
- 2.2. Uniform fencing adjoining Regional Roads and Railway Reserves should generally be of solid construction without visually permeable infill panels.
- 2.3. Large or extensive portions of solid fencing shall be suitably broken up through the use of different materials, textures, patterns and landscaping to provide visual relief. Public art pieces may be incorporated and considered under special circumstances in accordance with the City's Arts Management and Development Policy.

**3. Uniform Fencing adjoining all other Road Categories**

- 3.1. Uniform fencing is required to be constructed by the proponent for all residential properties with any boundary that abuts any road with a 'Neighbourhood Connector A' or higher classification and direct vehicle access is not permitted or achievable. Where laneway lots are proposed, uniform fencing shall be provided on the primary street boundary. Such fencing shall be of masonry construction and may in certain circumstances be required to provide visually permeable infill panels depending on the location and traffic volumes associated with the road, and the boundary to which the uniform fencing is required.

**4. Uniform Fencing adjoining Public Open Space**

- 4.1. Uniform fencing adjoining POS shall be designed to incorporate visually permeable infill panels to provide for passive surveillance.
- 4.2. Minor portions of solid uniform / subdivision fencing may be permitted to screen some areas of residential land including drying areas.
- 4.3. Pedestrian access gates (and stairs where required) should be constructed to integrate as part of the uniform / subdivision fencing between residential lots and POS to encourage use of the adjoining POS by the adjoining residents.

**5. Uniform Fencing adjoining Pedestrian Access Ways (PAWs) and Drainage Reserves**

- 5.1. Uniform fencing adjoining PAWs and Drainage Reserves shall be constructed to include visually permeable infill panels to provide for passive surveillance of the PAW / Drainage Reserve.
- 5.2. Minor portions of solid fencing may be permitted to screen some areas of the residential land including clothes drying areas.

Version	Date	EDMS Reference
1	30 June 2019	19/322776

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**PS13-02/20 Draft Amended Local Planning Policy 4.5 - Subdivisional Retaining Walls**

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File Ref: 38655 – 19/506284  
Responsible Officer: Director Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider Draft Amended Local Planning Policy (LPP) 4.5 – Subdivisional Retaining Walls.

**Background**

The Draft Amended LPP 4.5 – Subdivisional Retaining Walls (included as **Attachment 1**) provides clear guidance on the appropriateness of different retaining wall heights under various circumstances and subject to certain conditions. This guidance aims to minimise the extent of retaining walls that are visible from public spaces such as road reserves and public open space and promotes the retention of soil within the proposed lots and along rear and side boundaries, where the retaining walls will ultimately be screened by the future construction of a dwelling. LPP 4.5 currently proposes ‘acceptable’ heights up to 1.5-meters for all retaining walls abutting public spaces and abutting land in different ownership and up to 3.0-meters along rear and side boundaries within the same subdivision area. A list of ‘Performance Criteria’ currently addresses those issues relevant to subdivisional retaining walls that exceed the ‘acceptable’ heights.

The LPP has been effectively applied to subdivisions within the City and no substantial amendments are proposed.

**Detail**Current Scenario

The current LPP (included as **Attachment 2**) is effective and provides clear guidance on the appropriateness of different retaining wall heights under various circumstances and subject to certain conditions. The current policy does not consider what materials are acceptable for retaining wall construction or road orientation to minimise retaining wall visibility from the public realm. This detracts from creating a ‘sense of place’ and reduces streetscape amenity. Refer to photographs included at **Attachment 3**, which identifies supported and unsupported retaining wall materials and road orientation.

Proposed Scenario

The Draft Amended LPP proposes to restrict retaining wall construction materials to concrete, brick or stone or other durable materials approved by the City. Twin-side (panel and post) will be restricted to areas where tree and vegetation retention can be better achieved through minimised soil disturbance and lateral clearance, however its use is generally not supported due to weed growth and possible migration of sand and water through twin side panels. Timber, metal and cement sheeting are not supported for structural and durability reasons. Besser block may be supported where it is hidden from view behind the built form (e.g. as applied in the split level lots of The Amble Estate, Girrawheen). Besser blocks will not be supported where they are visible from the public realm or adjacent properties. Refer to photographs included at **Attachment 3**, which identifies supported and unsupported retaining wall materials.

The proposed changes will have minimal impact on the development industry as most developers use reconstituted stone blocks for their subdivisional retaining walls. This is evident in the new estates throughout the City's north-west corridor and across the Perth Metropolitan Area.

The Draft Amended LPP 4.5 – Subdivisional Retaining Walls has been amended to include the following key change/updates:

- References to new or updated policies and guidelines relating to subdivisional retaining walls;
- Clear policy objectives covering matters such as minimising the need for subdivisional retaining walls, enhancing local character and adding to 'sense of place';
- Clear definitions and interpretations;
- Subdivisional retaining walls are to be constructed using concrete, brick or stone or other durable materials approved by the City. Twin-side (panel and post) will be supported where tree and vegetation retention can be better achieved through minimised soil disturbance and lateral clearance. Timber, metal and cement sheeting are not acceptable materials. Besser blocks will not be supported where they are visible from the public realm or adjacent properties.
- Complementary landscaping requirement;
- Policy implementation; and
- Maintenance of subdivisional retaining walls.

This Draft Policy will not be changing the Council endorsed maximum wall heights due to their acceptance by the land development industry and appropriateness of the visual amenity outcomes achieved in new subdivisions.

## Consultation

The City undertook initial consultation with the Urban Development Institute of Australia (WA) Infrastructure Committee on the 19 September 2019. Comments were raised in relation to twin-side (panel and post) and how it may be beneficial where lateral clearance and minimised soil disturbance is required for tree or vegetation retention. The implications of road orientation to restrict retaining wall visibility from the road reserve was also raised by the committee as this can lead to residential lots having finished levels below the road surface. This can have implications for servicing (e.g. sewerage and drainage). The issue of split level lots was also raised by the Infrastructure Committee due to concerns relating to marketability and building challenges. No other concerns or comments were raised.

Clause 4(2) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS2) requires a draft LPP to be advertised for a minimum of 21 days. However, typically the City advertises policies of this nature for 42 days to allow sufficient time for comment to be made. It is recommended that the Policy be advertised for 42 days in the following manner:

1. An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period;
2. Display at the City of Wanneroo's Civic Centre Building and on the City of Wanneroo's website; and
3. Letters to relevant State Government agencies and other relevant stakeholders as determined by Administration.

Following public consultation, the final amended LPP 4.5 will be presented to Council for final adoption.

## Comment

LPP 4.5 will ensure subdivisional retaining walls are of a suitable standard and amenity. The proposed approach to subdivisional retaining walls has numerous benefits including minimised height and improved streetscape amenity. The improved asset performance will also reduce costs for residents due to the longer lifespan of the materials proposed for subdivisional retaining walls.

## Statutory Compliance

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

## Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

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

## Risk Management Considerations

Risk Title	Risk Rating
CO-O18 Inherited Assets	High
Accountability	Action Planning Option
Director Planning & Sustainability	manage

The above risk/s 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

Through LPP 4.5, the City is committed to ensuring that land subdividers and developers provide subdivisional retaining walls of a suitable standard and amenity.

## Financial Implications

The costs associated with the preparation and advertising of LPP 4.5 can be managed within the Planning & Sustainability Directorate operational budget.

## Voting Requirements

Simple Majority






## Recommendation

### That Council:-

1. Pursuant to Clauses 4 and 5 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2, PREPARES the amended Local Planning Policy 4.5: Subdivisional Retaining Walls, as contained in Attachment 1, and ADVERTISES it for public comment for a period of at least 42 days by way of:
  - a) An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period;
  - b) Display at the City of Wanneroo's Civic Centre Building and on the City of Wanneroo's website; and
  - c) Letters to relevant State Government agencies and other relevant stakeholders as determined by Administration.

#### Attachments:

- |   |  |           |         |
|---|--|-----------|---------|
| 1  | Attachment 1 - Draft Amended Local Planning Policy 4.5 - Subdivisional Retaining Walls         | 19/337602 | Minuted |
| 2  | Attachment 2 - Local Planning Policy 4.5 - Subdivisional Retaining Walls                       | 19/337606 |         |
| 3  | Attachment 3 - Presentation - Examples of Subdivisional Retaining Walls and Associated Matters | 19/337614 |         |

Planning and Sustainability  
Local Planning Policy 4.5: Subdivisional Retaining Walls



<u>Owner</u>	<u>Planning and Sustainability</u>
<u>Implementation</u>	<u>Adopted 24 July 2012</u>
<u>Reviewed</u>	<u>Quadrennial</u>
<u>Next Review</u>	<u>XX XXXX 2023</u>

Deleted: AUTHORISATION

## **PART 1 – POLICY OPERATION**

### **Policy Development**

This policy has been prepared under the provisions of Part 2 (Division 2) of the City of Wanneroo's District Planning Scheme No. 2 Deemed Provisions.

Deleted: Section 8.11 of the City of Wanneroo District Planning Scheme No. 2 (DPS 2)

### **Purpose and Application**

Deleted: Background

The purpose of this policy is to establish acceptable heights for retaining walls proposed under Section 170 of the Planning & Development Act WA 2005 (the Act) to satisfy conditions of subdivision, including those relating to the coordination of ground levels and/or the filling of land associated with subdivision.

This policy applies to all retaining walls within the City of Wanneroo proposed as subdivisional works under Section 157 of the Act – 'When approval of subdivision is deemed to be approval under planning scheme'.

Deleted: Planning and Development

Deleted: 2005 (the Act)

Section 157 of the Act specifies that works covered by a subdivision approval include those either:

- shown on the plan of subdivision; or*
- required by the Commission to be carried out as a condition of approval of the plan of subdivision*

Part 7 Clause 61 of DPS 2, notes that Planning Approval is not required and the Planning and Development Act 2005 section 157 applies in respect of the carrying out of works necessary to enable the subdivision of land if the Commission has approved a plan of the subdivision.

Deleted: 6

Deleted: .1.3(j)

Deleted: specifies

Deleted: for 'any development works required to be carried out as a condition of subdivision granted by the Commission'.

Where the City's approval is given to retaining walls in accordance with Section 157 of the Act, a separate planning approval under the scheme is not required. This process was tested and re-affirmed by the Minister for Planning on advice from the State Administrative Tribunal in relation to DR207 of 2010, where it was determined that a separate planning approval under the City's scheme is not required for such subdivisional works.

Section 170 of the Act requires the subdivider to provide to the local government drawings and specifications for roads, artificial waterways, and such other information relating to levels, drainage, the nature of the soil and physical features as the local government requires. The City shall give consideration to proposed subdivision retaining

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wall height as part of the Section 170 process and in accordance with the provisions of this Policy.

### Objectives

The objectives of this policy are to:

1. Enable the creation of appropriately graded or split level residential building sites that can be effectively serviced;
2. As far as practicable retain the natural topographic features of the locality by minimising the need to import or export large quantities of fill;
3. Minimise the need for large retaining walls as part of dwelling construction;
4. Coordinate subdivisional levels with adjoining landholdings, road reserves, natural features and public open space;
5. Minimise the height and impact of subdivisional retaining walls visible from a public space (e.g. road reserve, recreation reserve) and/or abutting land in separate ownership by orienting road reserves to follow contours and screening with complementary landscaping;
6. Identify the City's minimum requirements for subdivisional retaining walls and promote a consistent approach; and
7. Enhance local character and add to 'sense of place'.

### Other Legislation

Where a conflict exists between this policy and the terms, provisions and requirements of the Scheme, Agreed Structure Plan or Approved Detailed Area Plan, the terms of the respective Scheme, Structure Plan or Detailed Area Plan shall prevail.

### Definitions

For the purposes of this Planning Policy, the words and expressions of the policy have their normal and common meaning and as defined in the City of Wanneroo District Planning Scheme No. 2, unless the context otherwise requires or as defined below.

City means the City of Wanneroo

Complementary Landscaping means landscaping within the public open space reserve, drainage reserve, pedestrian access way or road reserve adjacent to the subdivisional retaining wall.

Height in relation to a subdivisional retaining wall shall mean the difference between the top the wall, measured vertically from the lowest adjoining finished earthwork level.

Subdivisional Retaining Wall means a wall designed to retain soil in association with the subdivision of the land.

**Deleted:** ¶

¶  
¶  
¶

Application and Purpose¶

¶ This policy applies to all retaining walls within the City of Wanneroo proposed as subdivisional works under Section 157 of the Planning and Development Act 2005 (the Act) – 'When approval of subdivision is deemed to be approval under planning scheme'. ¶

¶ The purpose of this policy is to establish acceptable heights for retaining walls proposed under section 170 of the Act to satisfy conditions of subdivision, including those relating to the coordination of ground levels and/or the filling of land associated with subdivision. ¶

¶

**Deleted:** located on the boundary of land in separate (private) ownership

**Deleted:** 6. Minimise the height of subdivisional retaining walls visible from a public space (road reserve, recreation reserve) and/or abutting land in separate ownership

## **Part 2 – General Policy Provisions**

### **1. Policy Statement**

The criteria and requirements set out in this Planning Policy will be applied by the City of Wanneroo in the assessment and consideration of proposed structure plans, in providing advice and recommendations to the WAPC on subdivision of land, the assessment and consideration of development applications, and in the consideration of detailed engineering drawings and building permits.

### **2. Acceptable Standards**

Retaining walls up to the maximum heights listed in Column – A of Table 1 (*‘Acceptable Maximum Heights’*), are deemed acceptable and will be approved as part of subdivisional engineering drawings.

Retaining walls are to be constructed using concrete, brick or stone or other durable materials approved by the City. Twin-side (panel and post) will be supported where tree and vegetation retention can be better achieved through minimised soil disturbance and lateral clearance. Timber, metal and cement sheeting are not acceptable materials. Besser block will only be permitted where it's not visible from the public realm or adjacent properties.

### **3. Variations to Acceptable Standards**

**3.1** The City may consider variations to the *‘Acceptable Maximum Heights’* listed in Column – A of Table 1 up to the maximum heights prescribed by Column – B of Table 1 (*‘Height subject to Variation Criteria’*), for the corresponding retaining wall location where in the City's opinion, the wall(s) is necessary to achieve and/or complies with the following criteria, as deemed applicable by the City:

- a) Facilitate the minimum standard required to service the proposed lots with sewer, power, water and other essential services to the specification and satisfaction of the relevant servicing authority and the City of Wanneroo;
- b) Retain the visual impression of the natural landform within the locality;
- c) Minimise the height of retaining walls as seen from the street or other public place, or from an adjoining property in separate ownership;
- d) Retain natural vegetation within proposed lots, abutting road reserves and public open space;
- e) Retaining walls consistent with an approved Structure Plan or Detailed Area Plan;
- f) Compatible with the character and consistency of other retaining walls within the subdivision area;
- g) Minimise the importation and exportation of fill to and from the site;
- h) Minimise the impact of any development likely to cause soil erosion or land degradation.

**3.2** The City will refuse to grant its approval for retaining walls that are subject to but deemed to not comply with the requirements of provision **3.1** above.

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**4. Unacceptable Retaining Walls**

Unless the City is satisfied that exceptional circumstances exist, the retaining walls described in Column – C of Table 1 (*'Unacceptable Criteria'*) will not be approved.

**5. Consultation**

**5.1** Consultation with the affected abutting landowner shall be undertaken prior to the City's determination of any proposed retaining wall greater than 2.5m in height, which abuts a land in separate private ownerships but only if the City considers that the proposal satisfies provision **3.1** of this policy.

**5.2** The subdivider may approach the affected abutting landowner and seek their written agreement to the proposed wall(s). If such written agreement is obtained, the original signed version shall be provided to the City and the City shall verify its authenticity howsoever it deems necessary.

**5.3** Alternatively or additionally to any consultation undertaken in accordance with provision 4.2 the City may at its discretion carry out consultation with the affected abutting landowner by writing to them and providing a copy of the proposed retaining wall plan(s) for their information. A time period of not less than three weeks will be given to the abutting landowner to provide any comments to the City. Where no comments are received it will be taken that the affected abutting landowner has no objection.

**5.4** In making its determination, the City will have due regard to all/any submission(s) or comment(s) received from the affected abutting landowner in response to consultation undertaken pursuant to provisions **5.2** and **5.3**.

**6. Complementary Landscaping**

**6.1** Where the WAPC has imposed the condition for subdivisional retaining walls and complementary landscaping on a subdivision approval, the City shall require the developer to submit a landscaping plan together with the subdivisional retaining wall plans.

**6.2** The landscaping plan will include any details of any financial contribution to the City, or where the developer implements the landscape works, agrees to establish and maintain the landscaping works for a minimum period of 2 years.

**7. Implementation**

**7.1** At the Structure Plan assessment state, the City will require that the proponent suitably addresses the criteria and requirements of this policy.

**7.2** Where subdivisional retaining walls are considered necessary, the City will recommend to the WAPC that, as a condition of its subdivision approval, the proponent is required to submit detailed engineering drawings of the proposed



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subdivisional retaining walls in accordance with this policy for the City's information.

7.3 Where subdivisional retaining walls are considered necessary, a Building Permit application will be required prior to construction commencing.

**8. Maintenance**

8.1 Subdivisional retaining walls are the responsibility of the landowner whose land the retaining wall benefits. In this regard, the landowner is responsible for maintaining the subdivisional retaining wall in a good condition and so as to not allow the retaining wall to fall into a dangerous, dilapidated or unsightly state.

8.2 Where a subdivisional retaining wall has become damaged, dilapidated or in need of repair, the owner shall repair it with similar materials with which it was constructed (and approved).

8.3 A subdivisional retaining wall shall not be altered or replaced with materials other than which it was first constructed without prior approval of the City.

8.4 Where non-sacrificial graffiti protection has been applied to a subdivisional retaining wall and it is required to be repaired or replaced, the landowner must treat it with the same non sacrificial graffiti protection as part of the repair or replacement.

**TABLE 1 – SUBDIVISION RETAINING WALL HEIGHTS**

Location of proposed Retaining Wall	COLUMN – A Acceptable Maximum Heights (No Criteria)	COLUMN – B Maximum Height Subject to Variation Criteria – (Refer Provision 2.0)	COLUMN - C Unacceptable Criteria - Unless the City is satisfied that exceptional circumstances exist, the following retaining walls will not be approved
Abutting Private Land in Separate Ownership	1.5m	1.5m – 4.0m*	Walls greater than 4.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Abutting Public Open Space	1.5m	1.5m – 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Abutting Road Reserves	1.5m	1.5m - 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Abutting other public space areas (drainage reserves, community purpose sites etc)	1.5m	1.5m – 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Internal retaining walls on the common boundary (side or rear) of proposed lots within the same subdivision area	3.0m	3.0m - 4.0m	Walls greater than 4.0 metres in height.  Walls greater than 3.0 metres and up to 4.0 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.

**\* Note: Walls greater than 2.5m and up to 4.0m require consultation with the affected abutting landowner (Refer Provision 4.0)**

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AUTHORISATION

Adopted 24 July 2012

REVIEW

Biannual - Next scheduled review 2014.

## Part 1

### POLICY OPERATION

#### Policy Development

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

#### Background

This policy applies to all retaining walls within the City of Wanneroo proposed as subdivisional works under Section 157 of the Planning and Development Act 2005 (the Act) – *'When approval of subdivision is deemed to be approval under planning scheme'*.

Section 157 of the Act specifies that works covered by a subdivision approval include those either:

- a) *shown on the plan of subdivision; or*
- b) *required by the Commission to be carried out as a condition of approval of the plan of subdivision*

Part 6.1.3(j) of DPS 2, specifies that Planning Approval is not required for *'any development works required to be carried out as a condition of subdivision granted by the Commission'*.

Where the City's approval is given to retaining walls in accordance with Section 157 of the Act, a separate planning approval under the scheme is not required. This process was tested and re-affirmed by the Minister for Planning on advice from the State Administrative Tribunal in relation to DR207 of 2010, where it was determined that a separate planning approval under the City's scheme is not required for such subdivisional works.

Section 170 of the Act requires the subdivider to provide to the local government drawings and specifications for roads, artificial waterways, and such other information relating to levels, drainage, the nature of the soil and physical features as the local government requires. The City shall give consideration to proposed subdivision retaining wall height as part of the Section 170 process and in accordance with the provisions of this policy.

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### Application and Purpose

This policy applies to all retaining walls within the City of Wanneroo proposed as subdivisional works under Section 157 of the Planning and Development Act 2005 (the Act) – *‘When approval of subdivision is deemed to be approval under planning scheme’*.

The purpose of this policy is to establish acceptable heights for retaining walls proposed under section 170 of the Act to satisfy conditions of subdivision, including those relating to the coordination of ground levels and/or the filling of land associated with subdivision.

### Objectives

The objectives of this policy are to:

1. Enable the creation of appropriately graded residential building sites that can be effectively serviced;
2. As far as practicable retain the natural topographic features of the locality by minimising the need to import or export large quantities of fill;
3. Minimise the need for large retaining walls as part of dwelling construction;
4. Coordinate subdivisional levels with adjoining landholdings, road reserves, natural features and public open space.
5. Minimise the height and impact of subdivisional retaining walls located on the boundary of land in separate (private) ownership;
6. Minimise the height of subdivisional retaining walls visible from a public space (road reserve, recreation reserve) and/or abutting land in separate ownership.

### Other Legislation

Where a conflict exists between this policy and the terms, provisions and requirements of the Scheme, Agreed Structure Plan or Approved Detailed Area Plan, the terms of the respective Scheme, Structure Plan or Detailed Area Plan shall prevail.

### Definitions

*“Height”* in relation to a subdivisional retaining wall shall mean the difference between the top the wall, measured vertically from the lowest adjoining finished earthwork level.

*“Subdivisional Retaining Wall”* means a wall designed to retain soil in association with the subdivision of the land.

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## Part 2

### Policy Provisions

#### 1.0 Acceptable Standards

Retaining walls up to the maximum heights listed in Column – A of Table 1 (*'Acceptable Maximum Heights'*), are deemed acceptable and will be approved as part of subdivisional engineering drawings.

#### 2.0 Variations to Acceptable Standards

- 2.1 The City may consider variations to the *'Acceptable Maximum Heights'* listed in Column – A of Table 1 up to the maximum heights prescribed by Column – B of Table 1 (*'Height subject to Variation Criteria'*), for the corresponding retaining wall location where in the City's opinion, the wall(s) is necessary to achieve and/or complies with the following criteria, as deemed applicable by the City:
- a) Facilitate the minimum standard required to service the proposed lots with sewer, power, water and other essential services to the specification and satisfaction of the relevant servicing authority and the City of Wanneroo;
  - b) Retain the visual impression of the natural landform within the locality;
  - c) Minimise the height of retaining walls as seen from the street or other public place, or from an adjoining property in separate ownership;
  - d) Retain natural vegetation within proposed lots, abutting road reserves and public open space;
  - e) Retaining walls consistent with an approved Structure Plan or Detailed Area Plan;
  - f) Compatible with the character and consistency of other retaining walls within the subdivision area;
  - g) Minimise the importation and exportation of fill to and from the site;
  - h) Minimise the impact of any development likely to cause soil erosion or land degradation.
- 2.2 The City will refuse to grant its approval for retaining walls that are subject to but deemed to not comply with the requirements of provision 2.1 above.

#### 3.0 Unacceptable Retaining Walls

Unless the City is satisfied that exceptional circumstances exist, the retaining walls described in Column – C of Table 1 (*'Unacceptable Criteria'*) will not be approved.

#### 4.0 Consultation

- 4.1 Consultation with the affected abutting landowner shall be undertaken prior to the City's determination of any proposed retaining wall greater than 2.5m in height, which abuts a land in separate private ownerships but only if the City considers that the proposal satisfies provision 2.1 of this policy.



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- 4.2 The subdivider may approach the affected abutting landowner and seek their written agreement to the proposed wall(s). If such written agreement is obtained, the original signed version shall be provided to the City and the City shall verify its authenticity howsoever it deems necessary.
- 4.3 Alternatively or additionally to any consultation undertaken in accordance with provision 4.2 the City may at its discretion carry out consultation with the affected abutting landowner by writing to them and providing a copy of the proposed retaining wall plan(s) for their information. A time period of not less than three weeks will be given to the abutting landowner to provide any comments to the City. Where no comments are received it will be taken that the affected abutting landowner has no objection.
- 4.4 In making its determination, the City will have due regard to all/any submission(s) or comment(s) received from the affected abutting landowner in response to consultation undertaken pursuant to provisions 4.2 and 4.3.

**TABLE 1 – SUBDIVISION RETAINING WALL HEIGHTS**

<b>Location of proposed Retaining Wall</b>	<b>COLUMN – A Acceptable Maximum Heights (No Criteria)</b>	<b>COLUMN – B Maximum Height Subject to Variation Criteria – (Refer Provision 2.0)</b>	<b>COLUMN - C Unacceptable Criteria - Unless the City is satisfied that exceptional circumstances exist, the following retaining walls will not be approved</b>
Abutting Private Land in Separate Ownership	1.5m	1.5m – 4.0m*	Walls greater than 4.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Abutting Public Open Space	1.5m	1.5m – 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Abutting Road Reserves	1.5m	1.5m - 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
Abutting other public space areas (drainage reserves, community purpose sites etc)	1.5m	1.5m – 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 'Variations to Acceptable standards' of this policy.
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**\* Note: Walls greater than 2.5m and up to 4.0m require consultation with the affected abutting landowner (Refer Provision 4.0)**

# Local Planning Policy 4.5 – Subdivisional Retaining Walls

## Current Policy:

- Clear guidance on the appropriateness of different heights under various circumstances and subject to certain conditions
- Acceptable heights up to 1.5-meters for all retaining walls abutting POS and land in different ownership.
- Acceptable heights up to 3.0-meters along rear and side boundaries within the same subdivision area.
- Performance criteria for retaining walls that exceed the 'acceptable' heights



**TABLE 1 – SUBDIVISION RETAINING WALL HEIGHTS**

*\* Note: Walls greater than 2.5m and up to 4.0m require consultation with the affected abutting landowner (Refer Provision 4.0)*

	COLUMN – A	COLUMN – B	COLUMN - C
Location of proposed Retaining Wall	Acceptable Maximum Heights (No Criteria)	Maximum Height Subject to Variation Criteria – (Refer Provision 2.0)	Unacceptable Criteria - Unless the City is satisfied that exceptional circumstances exist, the following retaining walls will not be approved
Abutting Private Land in Separate Ownership	1.5m	1.5m – 4.0m*	Walls greater than 4.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 ' <i>Variations to Acceptable standards</i> ' of this policy.
Abutting Public Open Space	1.5m	1.5m – 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 ' <i>Variations to Acceptable standards</i> ' of this policy.
Abutting Road Reserves	1.5m	1.5m - 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 ' <i>Variations to Acceptable standards</i> ' of this policy.
Abutting other public space areas (drainage reserves, community purpose sites etc)	1.5m	1.5m – 3.0m	Walls greater than 3.0 metres in height.  Walls greater than 1.5 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 ' <i>Variations to Acceptable standards</i> ' of this policy.
Internal retaining walls on the common boundary (side or rear) of proposed lots within the same subdivision area	3.0m	3.0m - 4.0m	Walls greater than 4.0 metres in height.  Walls greater than 3.0 metres and up to 4.0 metres in height that in the City's opinion do not satisfy the applicable criteria for variations under Part 2.0 ' <i>Variations to Acceptable standards</i> ' of this policy.



Road reserve following contours with subdivisional retaining walls hidden from street and located at rear of lot (**SUPPORTED**)





Road reserve perpendicular to contours with subdivisional retaining walls visible from street (**NOT SUPPORTED**)



Subdivisional retaining wall with  
complementary landscaping (**SUPPORTED**)





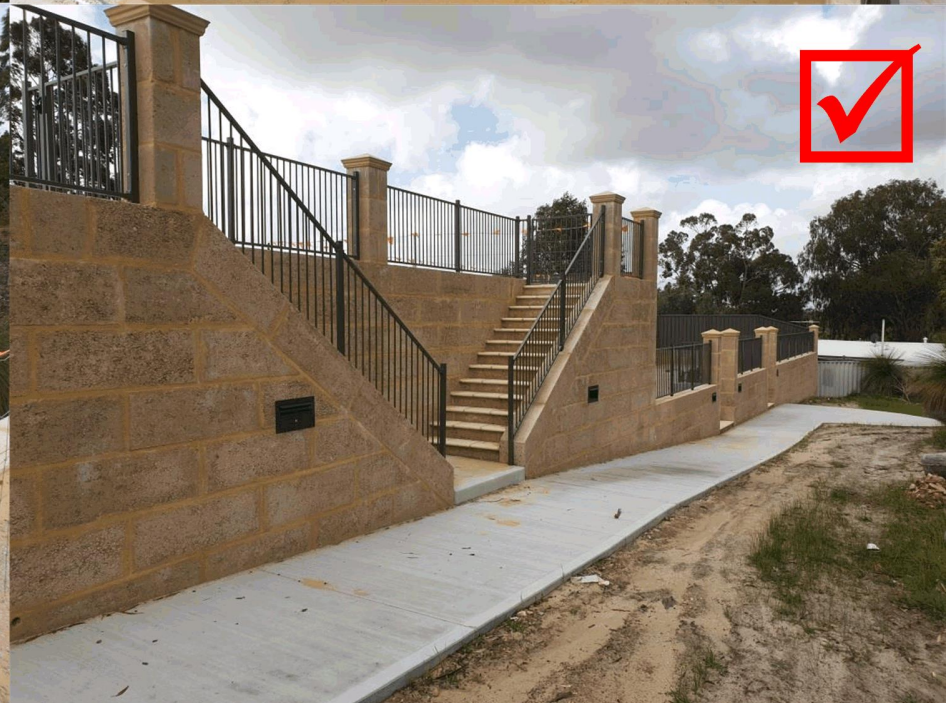
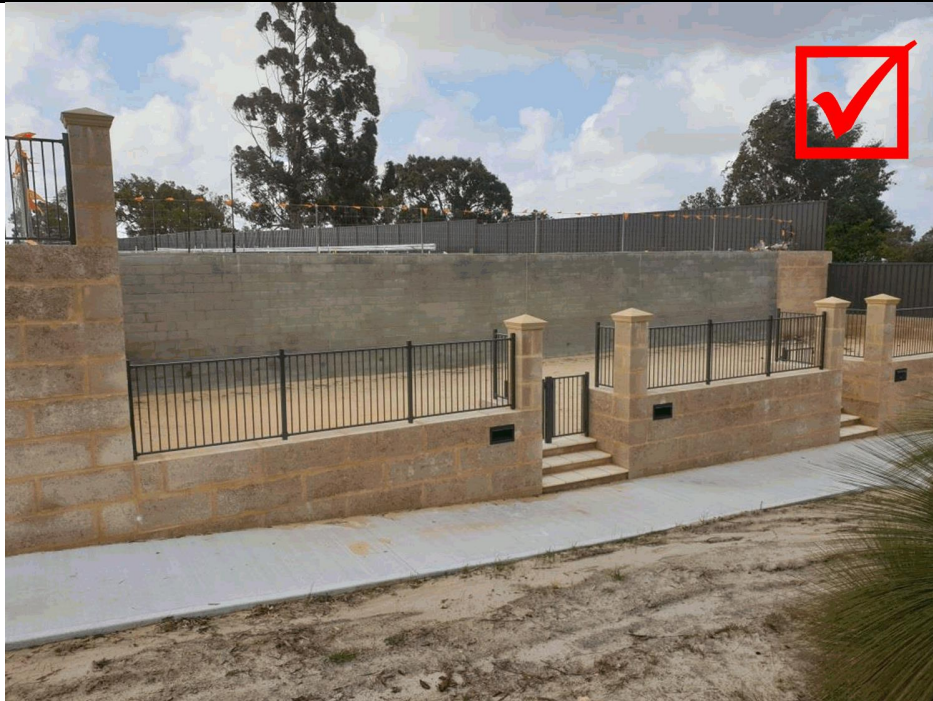
Retaining wall materials –  
Twin-side (timber/concrete post & panel) and Besser Block (visible) (**NOT SUPPORTED**);  
Besser Block (Hidden from view) and Reconstituted Limestone Blocks (**SUPPORTED**)





Example: Split Level Lots – The Amble Estate, Girrawheen – minimises retaining wall height at interface with the public realm (e.g. avoided a 4-meter retaining wall) (**SUPPORTED**)







# Proposed Amendments

- References to new or updated legislation, policies and guidelines relating to subdivisional retaining walls.
- Clear policy objectives covering matters such as minimising need, enhancing local character and adding to 'sense of place'.
- Clear definitions and interpretations.
- Materials – to be constructed using concrete, brick or stone or other durable materials approved by the City. Twin-side, timber, metal and cement sheeting are not acceptable materials. Besser blocks will not be supported where they are visible from the public realm or adjacent properties.
- Complementary landscaping requirement.
- Implementation; and
- Maintenance.



## **Assets**

### **Infrastructure Capital Works**

#### **AS01-02/20      Tender No 19275 - Hartman Drive Duplication between Hepburn Avenue and Gngangara Road**

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File Ref:	34175 – 19/501507
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	2

### **Issue**

To consider Tender No. 19275 for the construction of Hartman Drive Duplication from Hepburn Avenue to Gngangara Road.

### **Background**

As part of the City's ongoing commitment to upgrade its major road network, the construction of a second carriageway on Hartman Drive from Hepburn Avenue to Gngangara Road was considered by Council at its meeting on 12 November 2019, Item No AS02-11/19 refers, and approved the inclusion of grant funding for this project for the purpose of undertaking construction in the City's 2019/2020 Capital Works Budget under PR-3018.

The existing section of Hartman Drive between Hepburn Avenue and Gngangara Road is approximately 2km in length. This section is a single carriageway road with a single 3.5m traffic lane and 1.5m cycle lane in each direction as well as a 2.5m shared path on the eastern side of Hartman Drive.

The scope of the project includes the provision of pedestrian and cycle infrastructure to the City's standards, upgrading of drainage and street lighting in accordance with Australian Standard AS 1158 and landscaping reinstatements.

Completion of the proposed works in the section of Hartman Drive between Hepburn Avenue and Gngangara Road will result in:

- Two 3.5m traffic lanes in each direction;
- 2.5m shared paths on both sides of the road;
- A raised central median for the entire length of this section of Hartman Drive, except for turning traffic where Hartman Drive connects with side roads and minor accesses; and
- Left and right turn lanes into the side roads and central median refuge space at all existing 'T' intersections.

### **Detail**

Tender No. 19275 for the Construction of Hartman Drive Duplication was advertised on Saturday 7 December 2019, and closed at 3pm on Tuesday 16 January 2020. A public information session for the community was held at Kingsway Sporting Complex on the 27 November 2019 along with a non-mandatory briefing tenderers held at the City of Wanneroo on 18 December 2019.

Essential details of the proposed contract are as follows:

Contract Form	Major Works
Contract Type	Fixed lump Sum Price
Contract Duration	30 Weeks
Commencement Date (Subject to Tender Award)	Late February 2020
Date of Practical Completion	August 2020
Defects Liability Period	12 months
Extension Permitted	N/A
Rise and Fall	No

Tender submissions were received from the following companies:

- Tracc Civil Pty Ltd ("Tracc Civil")
- Ralmana Pty Ltd T/A RJ Vincent and Co ("RJ Vincent")
- Remote Civils Australia ("RCA")

### **Tender Evaluation Panel**

The Panel comprised of:

- Project Manager Infrastructure Projects
- A/Coordinator Safety Systems
- Project Manager Infrastructure Capital Works
- Maintenance Engineer
- Project Officer Infrastructure Capital Works

### **Probity Oversight**

Oversight to the tender assessment process was undertaken by the City's Contract Officer and William Buck Consulting (WA) Pty Ltd provided external probity services.

Tender submissions were evaluated in accordance to the Procurement and Evaluation Plan (PEP) which included the following selection criteria:

	<b>Criteria</b>	<b>Weighting</b>
1	Environmental Considerations (mandatory weighting)	5%
2	Buy Local (mandatory weighting)	5%
3	Experience – Organisational/Key Personnel	20%
4	Project Management Methodology	30%
5	Organisational Capacity and Resources	20%
6	Safety and Quality Management	20%

Price was not included in the Qualitative Criteria but was considered as part of the overall value for money assessment and the minimum acceptable baseline for Qualitative Criteria was set at 60%.

On initial review of the tender submissions by the Tender Evaluation Panel, it was confirmed that all tender submissions were deemed to be conforming tenders.

### Pricing for the works offered

Based on the tendered prices as submitted, tenderers were ranked as below:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
Tracc Civil	2
RCA	3

### Evaluation Criteria 1 – Environmental Considerations (5%)

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. Tenderers are encouraged to provide the credentials of any environmental claims of the goods and/or services being submitted in this Tender.

Based on Schedule 3A as submitted, tenderers were ranked as below:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
Tracc Civil	2
RCA	3

### Evaluation Criteria 2 – Buy Local (5%)

#### Buy local commitment to the City of Wanneroo

The City encourages the development of competitive local businesses within the geographical boundaries of the City first and secondly within the broader region. This commitment includes, but is not limited to:

- Purchasing locally made and sourced goods / services;
- Inviting local businesses to participate in quotation, tender and expressions of interest opportunities;
- Providing an advantage to businesses based within the City's boundaries;
- Providing an advantage to businesses which can demonstrate economic benefit to the City's community such as employing local residents/sub-contractors and/or purchasing goods/services from local providers.

Based on Schedule 3B as submitted, tenderers were ranked as below:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
Tracc Civil	2
RCA	2

### Evaluation Criteria 3 – Experience – Organisational/Key Personnel (30%)

The tenderer's relevant experience in demonstrating the achievement of the City's expectations as presented in their tender submissions were assessed in order to evaluate their capability and credentials to meet the requirements of the contract.

Based on the response provided by the tenderers the assessment of this criterion has resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
Tracc Civil	2
RCA	3

#### **Evaluation Criteria 4 - Tenderer's Project Management Methodology (30%)**

The tenderer's project management procedures and project methodology, as presented in their tender submissions, were assessed in order to evaluate the tenderer's understanding, methods and construction programme to meet the relevant timeframe of the contract.

Based on the response provided by the tenderers, the assessment of this criterion has resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
Tracc Civil	2
RCA	3

#### **Evaluation Criteria 5 - Capacity and Resources (20%)**

The tenderer's resources as presented in its tender submissions were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract.

Based on the response provided by the tenderers the assessment of this criterion has resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
Tracc Civil	2
RCA	3

#### **Evaluation Criteria 6 - Safety and Quality Management (20%)**

Evidence of safety and quality management policies and practices was assessed from the tender submissions. 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.

Based on the response provided by the tenderers the assessment of this criterion has resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
RCA	2
Tracc Civil	3



## **Tendered Price Assessment and Ranking**

Refer to **Confidential Attachment 1** for tenderers details and lump sum prices.

## **Overall Qualitative Weighted Assessment and Ranking**

Tender submissions were reviewed in accordance with the PEP with the following key observations:

- The tenderers bids were evaluated in accordance with the selection criteria and were assessed as having the necessary resources, previous experience, capability, safety and quality management systems to undertake the tender.
- The baseline for qualitative criteria was set at 60%

The overall qualitative weighted assessment resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
RJ Vincent	1
TRACC Civil	2
RCA	3

## **Value for Money Assessment**

The tender submission from RJ Vincent achieved the highest ranking and satisfied the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the Procurement and Evaluation Plan and is therefore recommended as the successful tenderer.

An assessment and evaluation of RJ Vincent also noted the following:

- Ranked high in all assessments;
- Tender clarifications were examined in relation to direct financial implications to Lump Sum Price and were considered minimal;
- A reputable and large organisation with substantial backing;
- RJ Vincent has performed large projects for the City and for a range of clients including Main Roads WA, Public Transport Authority, LandCorp, Developers and other Local Governments;
- Examples of projects undertaken by RJ Vincent include construction of major urban and rural roads including intersections, as well as subdivision developments;
- RJ Vincent tender price is competitively priced and represents value for money; and
- Previous work undertaken relating to timelines of completion of projects, project management, quality of work and overall delivery of projects is considered positive.

## **Consultation**

In accordance with Section 3.51 of the LG Act, relating to the level and alignment changes, property owners/occupiers located within the area deemed to be impacted by the proposed works were notified during November/December 2019, and submissions requested on the proposed alteration to Hartman Drive. No submissions were received.

At the public information session was held on 27 November 2019, the feedback was positive and where possible, addressed in the scope of works. It was advised that an arborist will be engaged to assess all trees that lie within the construction area with a view to retain as many as possible.

Businesses adjacent to Hartman Drive were also engaged to discuss the design and the construction staging.

A detailed communication plan will be implemented covering project signage, an ongoing commitment to provide regular progress reports on key project milestones or events; posting of information on City's webpage and media channels in addition liaising with the residents groups to inform them of the construction programme.

### Comment

The tender submission from RJ Vincent achieved the highest overall ranked score in accordance with the assessment criteria and weightings as detailed in the Procurement and Tender Evaluation Plan. It is therefore recommended to accept the submission from RJ Vincent for Tender No. 19275 for the Construction of Hartman Drive Duplication from Hepburn Avenue to Gngara Road.

### Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

### Strategic Implications

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

“3 *Environment (Built)*

3.5 *Connected and Accessible City*

3.5.1 *Deliver local transport infrastructure including roads, footpaths and cycle ways to improve accessibility”*

### Risk Management Considerations

The City's defined risk appetite for this objective states that connectedness is key to building strong communities and the City acknowledges that development and improvement of local transport infrastructure and improved accessibility initiatives requires appropriate planning, due diligence, consultation, funding and focusing on communication and consultation to achieve desired outcomes. Therefore, the City will accept moderate reputational risk when undertaking improvements to enhance accessibility for the community.

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
Director Planning & Sustainability and Director Assets	Manage

Risk Title	Risk Rating
ST-S24 Strategic Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	Manage

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

<b>Risk Title</b>	<b>Risk Rating</b>
CO-017 Financial Management	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy and Performance	Manage

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

Information pertaining to this tender is contained within this report together with the City's defined Risk appetite against the relevant strategic objective for Council's consideration

## **Financial and Performance Risk**

### **Financial Risk**

An advanced financial risk assessment report was done based on the June 2019 financials by Corporate Scorecard Pty Ltd advised that RJ Vincent has been assessed with an acceptable financial capacity to meet the requirements of the contract. No additional risk mitigation actions are required outside of the need for a contractor to provide as per the tender documents.

As per tender requirements, RJ Vincent is required to provide two bank guarantees/retention with a combined total of 5% of the contract value, for practical completion, defects and liability period, within 14 days after acceptance of tender or five days prior to possession of site, whichever is the latest.

### **Performance Risk**

RJ Vincent has successfully completed a number of major road duplications for the City of Wanneroo - Connolly Drive, Neerabup Road, Mirrabooka Avenue, Lenore Road and Marmion Avenue. RJ Vincent constructed the 1.2km section of Marmion Avenue adjacent to Alkimos Vista which was completed in April 2019, completed the Pinjar Road duplication in late 2019 and is currently undertaking the Marmion Avenue duplication (Camborne Parkway to Yanchep Beach Road). RJ Vincent has recently commenced the Connolly Drive Duplication in Butler.

RJ Vincent has demonstrated an appreciation of the City's requirements in all of the above projects.

RJ Vincent does not foresee any upcoming works impacting the delivery of its current projects, as such RJ Vincent shall work to ensure that resources in the area provide contingency for unforeseen breakdowns or any shortfalls in emergency supervision or management services.

Independent reference checks from prior projects have also indicated that the recommended tenderer has provided good service and delivery to its customers, including the projects mentioned above for the City.

### **Operational Risk**

Operational risk and mitigation will be addressed through the risk assessment process of the project management framework.

Prior to the commencement of works, the appointed contractor will be inducted to the project site. Ongoing auditing of the contractor's work practices during the course of the works will be undertaken to ensure compliance with the OHS requirements.

## **Social and Environmental (Sustainable Procurement) Considerations**

RJV provided a number of responses to the Social and Environmental Considerations under Schedule 3A and 3B of the tender.

RJV informed that it will be implementing an *Access and Inclusion Plan (AIP)* to maintain pedestrian access at all times, ensuring that the deviations from the current paths are wheelchair, mobility scooter, and vision impairment friendly. When works require the use of active traffic management, the traffic controllers will be in place to assist members of the community when crossing roads and locations within the vicinity of the works area.

## **Broader Economic Impact Implications for the City of Wanneroo**

RJ Vincent has advised that:

*“RJ Vincent employs locally based sub-contractors and purchases locally based materials. RJ Vincent is committed to backing local business and maximising opportunities to create jobs and stimulate the economy to deliver growth. The Buy Local Policy they initiated supports Western Australia metropolitan and regional business through a number of measures to enhance supply opportunities.*

*The personnel base has been developed through the continued growth of RJV as a business over the last 15 years’ worth of project growth in the north-west metro corridor and has enabled RJV to provide job stability and support to these personnel that their long-term employment in work regions close to their family and communities is secure.*

*With current contracts at:*

- *Eden Beach and Brighton, Butler*
- *Shorehaven Estate, Alkimos*
- *East of the Beach, Eglinton*
- *Amberton Estate, Alkimos*
- *Jindowie Estate, Yanchep*
- *Yanchep Golf Course Estate, Yanchep*
- *Marmion Avenue Duplication, Alkimos Vista*

*RJ Vincent ensures that projects in the Wanneroo area are a focus of RJ Vincent’s business plan and sees the benefit of this focus repaid in the loyalty and commitment of the workforce in these communities. RJ Vincent also enjoys the benefit of extensive support from local businesses that operate out of the City of Wanneroo, from road material suppliers, to fencers, local hardware stores, fuel distributors and even local cafes. As part of RJ Vincent’s ongoing growth as a company RJ Vincent has also recently acquired Reilly Contractors and incorporates them as part of the RJ Vincent Group. With a large contingent of personnel living and working in Wanneroo, the Reilly Contractors division increases RJ Vincent’s importance as a key industry employer in the north-west coastal corridor.”*

## **Policy Implications**

Tenders were invited in accordance with the requirements of the City’s Purchasing Policy as applicable at the time of advertising the tenders.

## Financial Implications

The table below summarises the available funding for the project, current expenditures, the recommended tender price by RJV for the construction of Hartman Drive Duplication and associated expenses:

<b>PR-3018 Hartman Drive Duplication (Hepburn Avenue to Gngara Road)</b>		
<b>Description</b>	<b>Expenditure</b>	<b>Budget</b>
<b>Budget:</b>		
Proposed Capital Works Budget for 2018/19 (PR-3018)		\$200,000.00
Proposed Capital Works Budget for 2019/20 (PR-3018)		\$2,400,000.00
Proposed Capital Works Budget for 2020/21 (PR-3018) listed		\$2,100,000.00
<b>Total</b>		<b>\$4,700,000.00</b>
<b>Expenditure</b>		
Expenditure incurred in 2018/19	\$169,135.49	
Expenditure incurred in 2019/20	\$49,148.59	
Commitments	\$28,880.00	
Tender Offer - based on RJ Vincent offer	\$3,358,988.73	
Western Power Charges (estimated – subject to a formal quote)	\$600,000.00	
Project Management and Administration Fees	\$50,000.00	
Landscaping Reinstatements	\$150,000.00	
Water and Telecommunications	\$74,712.19	
Contingency	\$219,135.00	
<b>Total Expenditure</b>	<b>\$4,700,000.00</b>	

The MRRG grant funding allocation of \$3,000,000 has been approved for the duplication of Hartman Drive, with \$950,000 to be funded from East Wannon Cell 6 DCP and the remaining \$750,000 by Municipal funds. Sufficient funds are available within the project budget to fully undertake these construction works. A further project financial review will be undertaken when the works are substantially advanced, and any identified budget adjustments will be listed for Council's consideration as part of the 2020/2021 budget review.

A minor funding source amendment to recognise the DCP funding will be necessary to accurately reflect the funding sources to match the projected expenditure items during 2019/2020, and will be reported to Council for consideration/approval as part of the Monthly Financial Activity Statement report in the coming months.

## Voting Requirements

Simple Majority



## Recommendation

### That Council:-

1. That Council **ACCEPTS** Tender No 19275 submitted by Ralmana Pty Ltd t/as RJ Vincent, for the Construction of Hartman Drive Duplication from Hepburn Avenue to Gnangara Road, Kingsway for the fixed lump sum price of \$3,358,988.73 in accordance with the terms and conditions specified in the tender document; and
2. **LISTS \$2,100,000** funding in the Draft 2020/2021 Capital Works Program to enable the completion of Hartman Drive Duplication works.

#### Attachments:

1. Confidential Attachment 1 - Report Attachment Tender 19275 Confidential
2. [!\[\]\(b1b781be830eb908d845c527ab08d5f8\_img.jpg\)](#) Attachment 2 - Hartman Drive Duplication from Hepburn Avenue to Gnangara Road - Location Map 20/33936

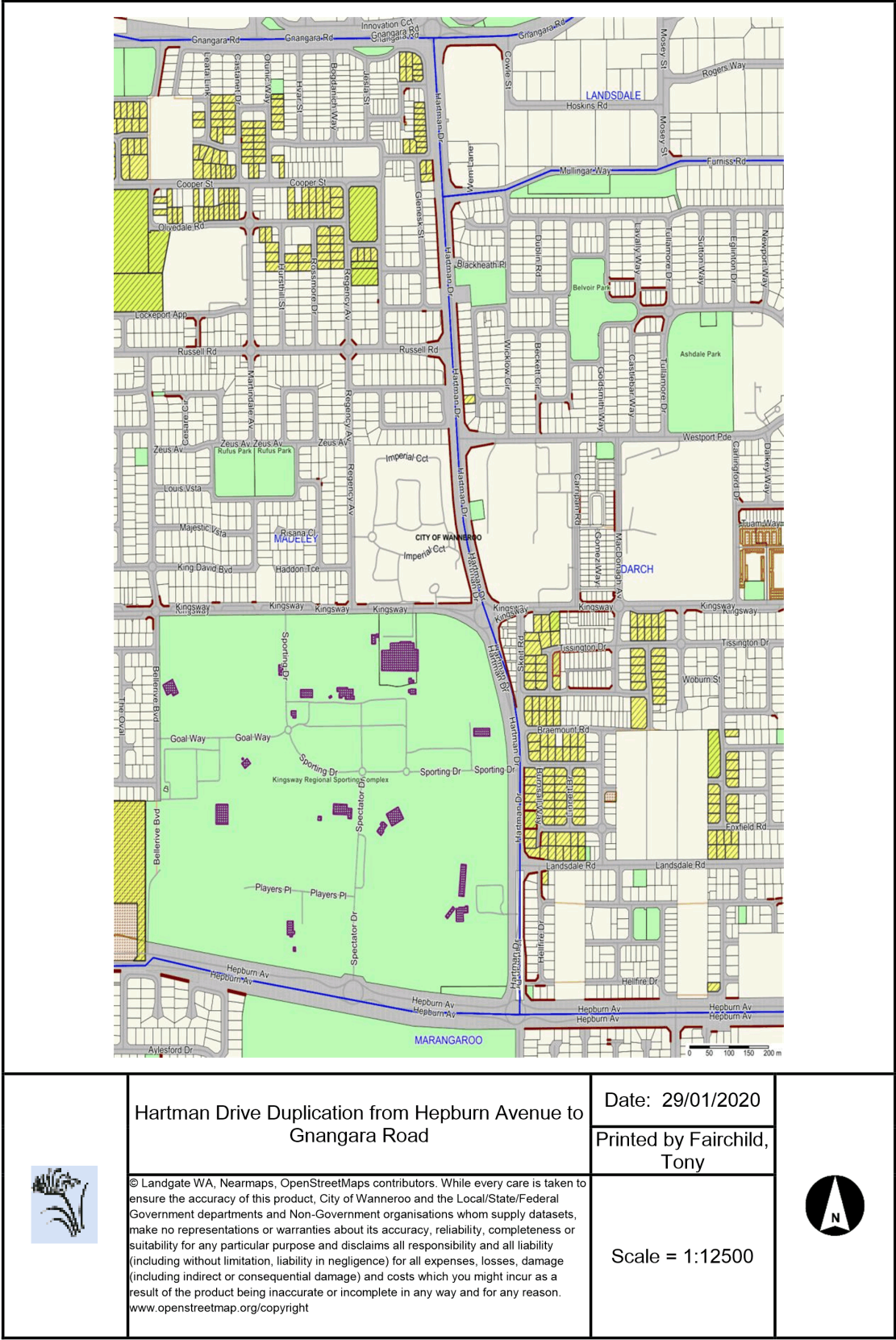
**Attachment 1 - Report Attachment Tender 19275**

**Tender No 19275 - Hartman Drive Duplication between Hepburn Avenue and Gnangara Road**

*This attachment is confidential and distributed under a separate cover to all Elected Members.*

***Administration Use Only:***

Attachment 1 – HPE# 20/25761



## Assets Maintenance

### AS02-02/20 Quinns Beach Long Term Coastal Protection Community Reference Group Terms of Reference Amendments

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File Ref:	14888 – 20/19990
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	3

## Issue

To consider the amendments to the City's Quinns Beach Long Term Coastal Protection Community Reference Group's Terms of Reference.

## Background

The Quinns Beach Long Term Coastal Protection Community Reference Group was established by Council at its Ordinary Meeting in March 2014, Item No. IN08-03/14 refers. The Group meets quarterly or at major project milestones and has been critical in gaining community views and support throughout the development and construction of the Quinns Beach Long Term Coastal Management measures which were implemented over three stages from 2017/18 to 2019/20. The City intends to continue the Group until 2020/21 to enable ongoing community consultation throughout the next phase of the Quinns Beach Coastal Management project which will involve major maintenance of the southern groyne adjacent to Fred Stubbs Park.

As part of the City's annual Policy and Procedure reviews, Administration identified inconsistencies in the City's Committee and Advisory/Working Group Terms of Reference (ToR) template, which required updating. The template was updated and standardised by Administration to be accurate and better reflect current practices requiring an update of the ToR.

As a result of this, the ToR for the Quinns Beach Long Term Coastal Protection Community Reference Group has been amended for Council's consideration.

## Detail

The following changes have been made to the Quinns Beach Long Term Coastal Protection Community Reference Group's ToR for Council's consideration:

- Standardised template; and
- Name change from 'Community Reference Group' to 'Advisory Group' to better reflect the Group's definition and functions.

Refer to **Attachment 1** and **Attachment 2** for the current and proposed amended Terms of Reference.

The amendments do not change the role, purpose or membership of the Group and will not impact on how the Group functions for the remainder of its existence.

The amended ToR were discussed and agreed at the Quinns Beach Long Term Coastal Protection Community Reference Group Meeting on 16 September 2019.

## Consultation

The City is committed to ongoing consultation with the Quinns Rocks Community on all coastal matters, specifically implementation of coastal protection measures relating to the Quinns Beach Long Term Coastal Management Project.

The continuation of the Quinns Beach Long Term Coastal Protection Community Reference Group will assist with community consultation during the remaining construction phases of the project by providing a conduit to disseminate information to and obtain feedback from the wider community.

With regards to the ToR amendments, relevant stakeholders have been consulted to identify the amendments required to conform to the City's standardised ToR template.

## Comment

It is recommended that Council approves the administrative changes to the ToR of the Quinns Beach Long Term Coastal Protection Community Reference Group.

## Statutory Compliance

Nil

## Strategic Implications

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

“4 Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community”

## Risk Management Considerations

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

Risk Title	Risk Rating
ST-23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
CEO	Manage

Risk Title	Risk Rating
CO-022 Environmental Management	High
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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



## Policy Implications

Nil

## Financial Implications

Nil




## Voting Requirements

Absolute Majority

## Recommendation

**That Council APPROVES by ABSOLUTE MAJORITY the amended Quinns Beach Long Term Coastal Protection Community Advisory Group Terms of Reference as per Attachment 3.**

### Attachments:

- |   |   |                      |
|---|---|----------------------|
| 1 <a href="#"></a> | Attachment 1 - Quinns Beach Coastal Protection Community Reference Group - Terms of Reference - Nov 2017                                  | 17/377234            |
| 2 <a href="#"></a> | Attachment 2 - Quinns Beach Coastal Protection Advisory Group - Amended Terms of Reference - Oct 2019 - Including Administration Comments | 20/33613             |
| 3 <a href="#"></a> | Attachment 3 - Quinns Beach Coastal Protection Advisory Group - Amended Terms of Reference - Oct 2019                                     | 19/301263    Minuted |



## TERMS OF REFERENCE

### Quinns Beach Long Term Coastal Protection – Community Reference Group

November 2017

Name:	<b>Quinns Beach Long Term Coastal Protection – Community Reference Group</b>
Role/Purpose:	<i>To have input into the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.</i>
Aims & Functions:	<ul style="list-style-type: none"> <li>• To receive information at the key stages of the Quinns Beach Long Term Coastal Management Project.</li> <li>• To provide input in to the development and implementation of <i>long term coastal protection measures for the Quinns Rocks coastline.</i></li> <li>• To present community views to the Group.</li> </ul>
Membership:	<p>2.1 The Group shall consist of the following representation:</p> <ul style="list-style-type: none"> <li>• The Mayor</li> <li>• North Coast Ward Elected Members or their delegates;</li> <li>• Director Assets;</li> <li>• Manager Assets Maintenance;</li> <li>• Project Manager – Coastal Projects;</li> <li>• Representative from the Department of Transport;</li> <li>• A maximum of six representatives from the community/community groups.</li> </ul> <p>2.2 The community representatives shall be:</p> <ul style="list-style-type: none"> <li>• the residents or property owners within proximity from the Quinns Beach car park off Ocean Drive;</li> <li>• able to demonstrate an understanding of this significant project and willing to contribute;</li> <li>• able to demonstrate their community network through local community organisations.</li> </ul> <p>2.3 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.</p> <p>2.4 Group membership shall be appointed or removed by the Director Assets.</p> <p>2.5 Members must comply with the City's Code of Conduct.</p> <p>2.6 The Group has authority to second individuals from outside of the group, on a voluntary basis, for their expert advice.</p>
Operating procedures:	<p>3.1 Chairperson:</p> <ol style="list-style-type: none"> <li>a) The members of a Group are to elect a Chairperson and deputy Chairperson from amongst themselves at the first meeting of the Group and in accordance with the Local Government Act 1995, Schedule 2.3, Division 1. (For transparency and accountability it is recommended that Council officers not be appointed to the position of Chairperson and deputy Chairperson.)</li> <li>b) The CEO or delegated nominee will attend the first meeting to conduct the election of the Chairperson or at a subsequent meeting</li> </ol>

	<p>if a new Chairperson is to be elected.</p> <ul style="list-style-type: none"> <li>c) The Chairperson will preside at all meetings.</li> <li>d) In the absence of the Chairperson, the Deputy Chairperson will assume the chair, and in his absence, a person is to be elected by the Group members present to assume the Chair.</li> <li>e) The Chairperson is responsible for the proper conduct of the Group.</li> </ul> <p>3.2 Meetings:</p> <ul style="list-style-type: none"> <li>a) The Group shall meet on a quarterly basis as a minimum.</li> <li>b) All meeting dates are to be provided in Councillors Clipboard and in the City of Wanneroo diary.</li> <li>c) A Notice of Meetings including an agenda will be circulated to the Group members (including deputy delegates) at least 72 hours prior to each meeting where possible.</li> <li>d) The Chairperson shall ensure that detailed minutes of all meetings are kept and shall, not later than five business days after each meeting, provide the Group members (including delegates) with a copy of such minutes. The minutes are to be available for public inspection.</li> <li>e) Copies of all minutes are to be forwarded electronically, through HPE Record Management System, the City's electronic record keeping system, to Governance for filing in the elected members' reading room.</li> <li>f) All agenda and minute documentation to be generated through Council's Infocouncil software reporting system.</li> <li>g) The Group outcome or recommendation will have effect if it is supported by general consensus of the meeting or through vote made by the simple majority. A Simple majority is the agreement of not less than half of the votes present at the meeting.</li> <li>h) In the event that a vote is taken, all endorsed members (or delegates attending in lieu of the endorsed Elected Members) of the Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.</li> </ul> <p>3.3 Quorum:</p> <p>The quorum for a meeting shall be at least 50% of the number of endorsed members.</p> <p>3.4 Administration:</p> <p>3.4.1 Administration Support</p> <p>Administration support for the group will be provided by the City of Wanneroo. That support person will be the Director Assets' Personal Assistant or her delegate as appointed from time to time.</p> <p>3.4.2 Items for Discussion:</p> <p>A Group member may request for an item for consideration at a meeting which is relevant to the purpose of the group. Such requests shall be made in writing to the Director Assets 7 days prior to the compilation of the Agenda for that meeting.</p>
Delegated Authority:	<ul style="list-style-type: none"> <li>4.1 The Group has no delegated power and has no authority to implement any agreed actions other than the dissemination of information to the Community.</li> <li>4.2 The Group has no delegated authority to commit Council to the expenditure of monies.</li> <li>4.3 Matters requiring Council consideration will be subject to separate specific reports to Council.</li> </ul>



## TERMS OF REFERENCE

### Quinns Beach Long Term Coastal Protection – Advisory Group

October 2019

<b>Name:</b>	<b>Quinns Beach Long Term Coastal Protection – Advisory Group</b>
<b>Role/Purpose:</b>	To have input into the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.
<b>Definition:</b>	<p><b>Advisory Group:</b> The role of an Advisory Group is to act in an Advisory capacity, providing the City's Administration and the Council with its views and/or proposals relevant to the objectives for which the group was established.</p> <p>It is put together to get opinions and make Recommendations and/ or provide key information and materials to the Council, usually of a strategic nature. It may be ongoing (standing) or ad hoc (one-time) in nature. In operation, the Advisory Group cannot direct City Employees, expend monies, direct Volunteers or do anything, which is the responsibility of the City.</p>
<b>Aims &amp; Functions:</b>	<p>The Advisory Group needs to understand the scope and limitations of the task and responsibilities delegated to it. It needs to know definitely what is expected of it and appreciate its aims and function in relation to the body's whole operation.</p> <p>Responsibilities need to be defined as to both scope and limitations and needs to state what the specific requirement of the Advisory Group is, e.g. to make a Recommendation; or to come to a decision and then initiate an action; or some other specific objective.</p> <ol style="list-style-type: none"> <li>1.1 To receive information at the key stages of the Quinns Beach Long Term Coastal Management Project.</li> <li>1.2 To provide input in to the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.</li> <li>1.3 To present community views to the Group.</li> </ol>
<b>Membership:</b>	<ol style="list-style-type: none"> <li>2.1 The Advisory Group shall consist of the following representation: <ul style="list-style-type: none"> <li>o The Mayor;</li> <li>o North Coast Ward Elected Members or their delegates;</li> <li>o Director Assets;</li> <li>o Manager Assets Maintenance;</li> <li>o Specialist Coastal Engineer;</li> <li>o Representative from the Department of Transport;</li> <li>o A maximum of six representatives from the community/community groups.</li> </ul> </li> <li>2.2 Community representatives are to be approved by the appropriate Director and shall be: <ul style="list-style-type: none"> <li>o the residents or property owners within proximity from the Quinns Beach car park off Ocean Drive;</li> <li>o able to demonstrate an understanding of this significant project and willing to contribute;</li> <li>o able to demonstrate their community network through local</li> </ul> </li> </ol>

**Comment [RE1]:** Change of name from Community Reference Group to Advisory Group to better reflect the Group's definition and functions.

**Comment [RE2]:** No change to Role/Purpose.

**Comment [RE3]:** Additional section (Definition) based on the City's standardised template for Advisory Groups.

**Comment [RE4]:** Additional two explanatory paragraphs based on the City's standardised template for Advisory Groups. No change to Aims & Functions.

**Comment [RE5]:** No change to Group Membership (Items 2.1 and 2.2). Items 2.3 to 2.5 have been updated based on the City's standardised template for Advisory Groups.

19/301263

	<p>community organisations.</p> <p>2.3 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council Elections, with retiring members eligible to apply.</p> <p>2.4 Members must comply with the City's Code of Conduct.</p> <p>2.5 The Advisory Group have authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice. <ul style="list-style-type: none"> <li>Consideration will not be given to any nomination received from a person who is currently serving as an Elected Member of a neighbouring Council.</li> </ul> </p>
Operating procedures:	<p>3.1 Chairperson:</p> <p>a) The members of an Advisory Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. (For transparency and accountability it is recommended that City Officer's not be appointed to the position of Chairperson and Deputy Chairperson.)</p> <p>b) The Chairperson will preside at all meetings.</p> <p>c) In the absence of the Chairperson, the Deputy Chairperson will assume the Chair, and in their absence, a person is to be elected by the Advisory Group present to assume the Chair.</p> <p>d) The Chairperson is responsible for the proper conduct of the Advisory Group.</p> <p>3.2 Meetings:</p> <p>a) The Advisory Group shall meet on a quarterly basis.</p> <p>b) All meeting dates are to be provided in the Elected Members Diary in the 'Wanneroo Wrap' and in the City's Corporate Calendar.</p> <p>c) A Notice of Meetings including an Agenda to be circulated to the Group members (including Deputy Delegates) at least 72 hours prior to each meeting where possible.</p> <p>d) The Chairperson shall ensure that detailed Minutes of all meetings are kept and that copies are made available to all Group members (including Deputy Delegates) as soon as practicable after the meeting. The Minutes are to be available for public inspection.</p> <p>e) Copies of all Minutes are to be forwarded electronically, through HPE Content Manager (the City's electronic record keeping system), to Council Support for filing in the Elected Members' Reading Room, and a copy placed on the Elected Members Hub Portal.</p> <p>f) All Agenda and Minute documentation to be generated through Council's InfoCouncil software reporting system.</p> <p>g) A Group Recommendation does not have effect, unless it has been made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting.</p> <p>h) All endorsed members (or the proxy or Deputy Delegate attending in lieu of the Elected Member) of the Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.</p> <p>3.3 Quorum:</p> <p>A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum (50% of voting Delegates) or at least to ensure a reasonable spread of representation in the Group. Particularly in circumstances where</p>

**Comment [RE6]:** Minor changes to the wording of the Group's Operating procedures based on the City's standardised template for Advisory Groups. These changes do not impact on how the Group currently operates.



	<p>Recommendations will be made for Councils consideration.</p> <p>3.4 Administration:</p> <p>3.4.1 Advisory Group Administrator Support An Advisory Group Administrator for the Group will be provided by the City of Wanneroo. That support person will be Director Assets' Personal Assistant or their delegate.</p> <p>3.4.2 Motions on Notice A Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Committee, in the form of a Motion, of which seven days notice has been given in writing to the Group Administrator prior to the compilation of the Agenda for that meeting.</p> <p>An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.</p>
Delegated Authority:	<p>4.1 The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council.</p> <p>4.2 The Advisory Group has no delegated authority to commit Council to the expenditure of monies.</p> <p>4.3 Matters requiring Council consideration will be subject to separate specific reports to Council.</p>

**Comment [RE7]:** Change to the Item 4.1 based on the City's standardised template for Advisory Groups.



## TERMS OF REFERENCE

### Quinns Beach Long Term Coastal Protection – Advisory Group

October 2019

Name:	<b>Quinns Beach Long Term Coastal Protection – Advisory Group</b>
Role/Purpose:	To have input into the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.
Definition:	<b>Advisory Group:</b> The role of an Advisory Group is to act in an Advisory capacity, providing the City's Administration and the Council with its views and/or proposals relevant to the objectives for which the group was established. It is put together to get opinions and make Recommendations and/ or provide key information and materials to the Council, usually of a strategic nature. It may be ongoing (standing) or ad hoc (one-time) in nature. In operation, the Advisory Group cannot direct City Employees, expend monies, direct Volunteers or do anything, which is the responsibility of the City.
Aims & Functions:	<p>The Advisory Group needs to understand the scope and limitations of the task and responsibilities delegated to it. It needs to know definitely what is expected of it and appreciate its aims and function in relation to the body's whole operation.</p> <p>Responsibilities need to be defined as to both scope and limitations and needs to state what the specific requirement of the Advisory Group is, e.g. to make a Recommendation; or to come to a decision and then initiate an action; or some other specific objective.</p> <p>1.1 To receive information at the key stages of the Quinns Beach Long Term Coastal Management Project.</p> <p>1.2 To provide input in to the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.</p> <p>1.3 To present community views to the Group.</p>
Membership:	<p>2.1 The Advisory Group shall consist of the following representation:</p> <ul style="list-style-type: none"> <li>○ The Mayor;</li> <li>○ North Coast Ward Elected Members or their delegates;</li> <li>○ Director Assets;</li> <li>○ Manager Assets Maintenance;</li> <li>○ Specialist Coastal Engineer;</li> <li>○ Representative from the Department of Transport;</li> <li>○ A maximum of six representatives from the community/community groups.</li> </ul> <p>2.2 Community representatives are to be approved by the appropriate Director and shall be:</p> <ul style="list-style-type: none"> <li>○ the residents or property owners within proximity from the Quinns Beach car park off Ocean Drive;</li> <li>○ able to demonstrate an understanding of this significant project and willing to contribute;</li> <li>○ able to demonstrate their community network through local community organisations.</li> </ul>

	<p>2.3 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council Elections, with retiring members eligible to apply.</p> <p>2.4 Members must comply with the City's Code of Conduct.</p> <p>2.5 The Advisory Group have authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.</p> <ul style="list-style-type: none"> <li>o Consideration will not be given to any nomination received from a person who is currently serving as an Elected Member of a neighbouring Council.</li> </ul>
Operating procedures:	<p>3.1 Chairperson:</p> <ul style="list-style-type: none"> <li>a) The members of an Advisory Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. (For transparency and accountability it is recommended that City Officer's not be appointed to the position of Chairperson and Deputy Chairperson.)</li> <li>b) The Chairperson will preside at all meetings.</li> <li>c) In the absence of the Chairperson, the Deputy Chairperson will assume the Chair, and in their absence, a person is to be elected by the Advisory Group present to assume the Chair.</li> <li>d) The Chairperson is responsible for the proper conduct of the Advisory Group.</li> </ul> <p>3.2 Meetings:</p> <ul style="list-style-type: none"> <li>a) The Advisory Group shall meet on a quarterly basis.</li> <li>b) All meeting dates are to be provided in the Elected Members Diary in the 'Wanneroo Wrap' and in the City's Corporate Calendar.</li> <li>c) A Notice of Meetings including an Agenda to be circulated to the Group members (including Deputy Delegates) at least 72 hours prior to each meeting where possible.</li> <li>d) The Chairperson shall ensure that detailed Minutes of all meetings are kept and that copies are made available to all Group members (including Deputy Delegates) as soon as practicable after the meeting. The Minutes are to be available for public inspection.</li> <li>e) Copies of all Minutes are to be forwarded electronically, through HPE Content Manager (the City's electronic record keeping system), to Council Support for filing in the Elected Members' Reading Room, and a copy placed on the Elected Members Hub Portal.</li> <li>f) All Agenda and Minute documentation to be generated through Council's InfoCouncil software reporting system.</li> <li>g) A Group Recommendation does not have effect, unless it has been made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting.</li> <li>h) All endorsed members (or the proxy or Deputy Delegate attending in lieu of the Elected Member) of the Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.</li> </ul> <p>3.3 Quorum: A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum (50% of voting Delegates) or at least to ensure a reasonable spread of representation in the Group. Particularly in circumstances where Recommendations will be made for Councils consideration.</p> <p>3.4 Administration:</p> <p>3.4.1 Advisory Group Administrator Support</p>

	<p>An Advisory Group Administrator for the Group will be provided by the City of Wanneroo. That support person will be Director Assets' Personal Assistant or their delegate.</p> <p>3.4.2 Motions on Notice</p> <p>A Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Committee, in the form of a Motion, of which seven days notice has been given in writing to the Group Administrator prior to the compilation of the Agenda for that meeting.</p> <p>An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.</p>
Delegated Authority:	<p>4.1 The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council.</p> <p>4.2 The Advisory Group has no delegated authority to commit Council to the expenditure of monies.</p> <p>4.3 Matters requiring Council consideration will be subject to separate specific reports to Council.</p>

## **Community & Place**

### **Community Facilities**

#### **CP01-02/20 North Coast Aquatic and Recreation Centre Needs and Feasibility Study**

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File Ref:	34228V02 – 20/6580
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	7
Previous Items:	CP02-03/19 - Progress Report - North Coast Aquatic and Recreation Facility Needs and Feasibility Assessment - Ordinary Council - 05 Mar 2019 7.00pm CP06-04/19 - PT01-03/19 - Support for Early Provision of an Aquatic Facility - Ordinary Council - 09 Apr 2019 7.00pm

### **Issue**

To consider the draft North Coast Regional Aquatic and Recreation Centre Needs and Feasibility Study (the **Study**).

### **Background**

The commencement of the Study was as a result of Council's consideration of a Motion on Notice at its meeting held on 6 February 2018 (MN01-02/18), in which Council resolved the following:

1. *APPROVES the inclusion an Indoor Aquatic and Recreation Centre development for the Alkimos/Yanchep corridor in the City's Advocacy Strategy, with a view to bringing forward the proposed timeframe from 2042-2046, as currently listed in the Northern Coastal Growth Corridor Community Facilities Plan (2011);*
2. *APPROVES the Mayor to write to relevant State and Federal Government Ministers to highlight the need and seek support (including funding support) for:*
  - a) *The early provision of an Indoor Aquatic and Recreation Centre in the Alkimos/Yanchep corridor; and*
  - b) *Undertaking investigation of opportunities for the City to work with the education sector (and potentially other parties) to facilitate shared use of aquatic facilities planned for the northern coastal growth corridor in the future.*

Subsequent to this resolution, an action was included in the 2018/19 Corporate Business Plan (**CBP**) to "undertake a needs and feasibility assessment in relation to a recreational aquatic facility within the Alkimos/ Yanchep growth corridor (this will include a cost benefit impact on the City's Aquamotion facility)".

As a result, the scope of the Study was developed in two parts as outlined below:

#### *Regional Aquatic and Recreation Facility in the Alkimos / Yanchep Corridor*

1. To confirm the need and feasibility for the early provision of the proposed Regional Aquatic and Recreation facility (the Facility) in the Alkimos/ Yanchep corridor (current delivery timeframe of 2042 – 2046);



2. Confirm location and staging options, taking into consideration the early delivery of an outdoor 50m pool and required supporting infrastructure;
3. Development of concept site plans, facility layout plans and elevations, based on proposed site option and staging approach informed by the revised functional brief (based on that provided within the CFP);
4. Provision of a capital cost plan for the delivery of the facility and a whole of life cost plan;
5. Prepare a detailed Business Plan for the proposed facility including income and expenditure projections over a 10 year period, market analysis, service and programming analysis, marketing and promotions strategy, organisational structure, staffing levels etc.; and
6. Review of project delivery and management options (in-house versus external management), taking into consideration joint provision opportunities and key stakeholder requirements.

#### *Wanneroo Aquamotion*

1. Confirm the cost/benefit impact of the proposed future provision of the Regional Aquatic and Recreation facility in the Alkimos / Yanchep Corridor on the City's existing Aquamotion facility;
2. Identify future location assessment criteria and location options for a facility to replace (i) Aquamotion as a stand-alone (ii) Aquamotion and the Kingsway Indoor Stadium as a joint facility (based on a 20 year horizon). This is to be based on the recent State Government East Wanneroo Metropolitan Regional Scheme (**MRS**) amendment; and
3. Develop an indicative functional brief, construction cost plan, operating cost plan and whole of asset life plan and illustrative concepts for the proposed new facility. This should also consider the provision of appropriate "dry side" programming space, including but not limited to gymnasium/group fitness, multi-purpose activity and meeting room space and indoor sports halls.

Administration appointed SGL Consulting Group (**SGL**) in December 2018 via a Request for Quotation process to undertake the Study.

Since consideration of the initial Motion on Notice, Council has considered two reports related to the Study, as per the following:

- CP02-03/19 Progress Report – North Coast Aquatic and Recreation Facility Needs and Feasibility Assessment;
- CP06-04/19 PT01-03/19 – Support of Early Provision of an Aquatic Facility.

#### **Detail**

The draft North Coast Regional Aquatic and Recreation Centre Needs and Feasibility Study Report (the **Report**) has been provided in three parts, as outlined below:

- Needs Assessment Report **Attachment 1**;
- Feasibility Study and Business Plan **Attachment 2**;
- Order of Concept Cost Estimate **Attachment 3**.

The methodology employed for the Study included four phases, as outlined below:

Phase	Key Tasks
Phase 1: Project Inception	<ul style="list-style-type: none"> <li>• Project Inception Meeting; and</li> <li>• Council Officer Interviews.</li> </ul>
Phase 2: Needs Assessment	<ul style="list-style-type: none"> <li>• Document Review;</li> <li>• Population/ Participation Analysis;</li> </ul>

Phase	Key Tasks
	<ul style="list-style-type: none"> <li>• Leisure Facility Trends;</li> <li>• Benchmarking; and</li> <li>• Progress Report.</li> </ul>
Phase 3: Feasibility Assessment	<ul style="list-style-type: none"> <li>• Stakeholder Engagement;</li> <li>• Demand Assessment;</li> <li>• Design Brief;</li> <li>• Site Analysis and Criteria;</li> <li>• Site Investigations;</li> <li>• Concept Plan and Cost Estimates; and</li> <li>• Presentation.</li> </ul>
Phase 4: Business Plan	<ul style="list-style-type: none"> <li>• Draft Business Plan;</li> <li>• Wanneroo Aquamotion;</li> <li>• Presentation; and</li> <li>• Council Forum.</li> </ul>

### *Needs Assessment Report*

The full Needs Assessment Report has been included as **Attachment 1**, with the key findings as a result of the Needs Assessment being as per the following.

### Population Growth

With a population of 35,544 in 2016, it is anticipated the population of the Northern Coastal Growth Corridor (**NCGC**) will grow to more than 95,000 by 2028, and 160,000 by 2041. This large population growth will cause a shift in the dominant population nodes, moving the larger percentages of the populations from Butler to Alkimos and Yanchep. There is a particular increase in the under 15 and 35 to 49 year age groups. This is particularly relevant, as the under 15 population is considered to be a well-represented user of an aquatic and recreation facility.

### Community Infrastructure

The report outlines the existing infrastructure in the NCGC. There are currently 16 aquatic centres identified in the broader region, including eleven dedicated swimming pools. It is noted that there is no swimming pool north of Butler or between Quinn's Rocks and Burns Beach Road.

Ten sports halls have been identified in the broader region, with nine of those being south of Burns Beach Road.

The report notes that there are two major activity nodes are planned in the NCGC. Yanchep Strategic Metropolitan Centre (retail, office, community, entertainment, residential, employment activities, and public transport) and the Alkimos Secondary Centre including 'Alkimos Central', civic buildings, offices, medical facilities, entertainment, education, residential, public open space and public transport.

There are more than 20 schools within the NCGC, with more than 41 proposed and potential locations for future school developments. Three high schools have been identified for Alkimos and Eglinton and eight high schools in Yanchep/ Two Rocks. The need to provide access to aquatic and recreation facilities for these future students is evident.

The report noted the development of the freeway and railway within the NCGC, with railway stations planned for Butler, Alkimos, Eglinton, Yanchep Beach Road and Yanchep. The Mitchell Freeway is planned to be extended along the eastern boundary of the NCGC to Two Rocks.

## Trends

The report identifies several design components which are considered to be central to contemporary facility design. These include, but are not limited to:

- Flexible water spaces;
- A mix of water depths (shallow leisure/recreation water with deeper programmable water space);
- Splash pads with play features;
- Access for all water spaces through beach entry and access ramps;
- Complementary revenue generating activity spaces;
- Ancillary services and complementary businesses;
- Mechanical devices to change water configuration (depth and pool length);
- A mix of indoor swimming pools and outdoor areas;
- Energy efficient plant and equipment and water saving features.

Key trends that have been identified as potentially impacting the viability of facilities include aging populations, 24/7 availability, demand for variety of options, creation of a destination (rather than just an aquatic and recreation facility), changing employment structures, and demand for high quality, affordability and universal access.

The report identified six distinct aquatic market segments, including:

- Lap swimming;
- Swim coaching/squads;
- Learn to swim lessons;
- Recreational aquatic play;
- Aquatic fitness;
- Therapeutic and rehabilitation.

There are also several “best practice learnings” outlined in the report, including design recommendations, pool locations and potential revenue streams. Key to this are aspects such as development of multiple pools to allow for different water depth and temperatures to cater for different markets, provision of play features ranging from toddlers to teens and development of 50m pools with movable booms to allow reconfiguration of water space.

## Demand Projections

With the population growth as previously outlined, it is projected that the minimum annual attendance at a well-designed and managed indoor aquatic centre will be at least 90,000 based on the 2016 population. This is expected to grow to approximately 250,000 and 410,000 in 2028 and 2041 respectively. The report indicates that there is sufficient current demand for an aquatic facility and by 2041 there will be sufficient demand for a regional facility with possibly a smaller facility.

The report indicates that the immediate priority, in respect to an aquatic facility, should be the provision of an indoor facility, providing water space of at least 25m in length and heated to at least 29 degrees to service the existing swimming lesson demand.

While there is an anticipated demand for fitness and sports estimating such demand is more difficult, as it is common for customers to travel distances to participate. The population and participation assessment suggests demand in the NCGC currently exists for four sports courts, with demand escalating in the future.

### *Feasibility Study and Business Plan*

The full Feasibility Study and Business Plan have been included as **Attachment 2**, with the key findings being as per the following.

#### Concept Design

##### *50m Pool Considerations*

The report advises that *“an aquatic centre should be developed to meet the priority aquatic markets, sized to meet current and future demand, flexible to meet current and evolving design and usage trends”*.

In addition, the report indicates that *“a specific issue which has been raised is the option to develop a 50m pool to meet current demand. This option is not recommended for the following reasons:*

- *The current population and demand projections do not justify a 50m pool, though this may change in the future;*
- *Aquatic facilities which offer a variety of water temperatures, and water depths will be needed. These can only be provided in multiple pools;*
- *All activities which require a 50m pool can be undertaken in a 25m pool;*
- *The major reason a 50m pool is developed is to conduct elite swimming training, and major swimming competitions. In practice, elite swim squads are likely to be located at Joondalup Arena as it has a larger catchment than a pool in NCGC. It is unlikely that major swim meets will be attracted to NCGC on a regular basis;*
- *It is preferable for aquatic education programs to be offered on a year round basis. Hence heated water is needed. For aquatic education, water should be about 30°C. This temperature is more easily achieved in an indoor pool, however the capital cost and ongoing operating costs will be high; and*
- *A major disadvantage of an outdoor heated pool, which operates year round, is that customers have to “brave the elements” between the change rooms and pools. This can be a significant disincentive to visit the pool during periods of rain and high winds. In practical terms, it will be difficult to maintain aquatic education attendances during the colder months.”*

Furthermore, the report indicates that current projected attendances are not sufficient to justify the development of a 50m indoor pool, with smaller water bodies to accommodate activities such as swimming lessons and water exercise required. The report also notes that to meet the requirements of the different markets, a range of water temperatures and depths are required.

Notwithstanding the above, the report has considered the development of a stand-alone 50m outdoor pool. The concept for this pool has been included within **Attachment 4**.

The initial assessment of this option has found that the outdoor nature of a pool of this type will discourage winter use, in particular swimming lessons, as evidenced by data collected from the Scarborough Beach pool, which indicates that term based swimming lesson participation reduces from 500 children in Terms 1 and 4 to approximately 50 in Terms 2 and 3. The report found that while an indoor pool can expect approximately 90,000 visits per year, during the winter months an outdoor pool can only expect approximately 15% attendance. This would drop the anticipated attendance to around 58,500 per year.

##### *Design Rationale and Staging*

The design rationale for the facility is based on the existing regional aquatic and recreation

facility currently listed in the Northern Growth Corridor Community Facilities Plan (as noted within the initial Motion on Notice and the scope of the study).

On this basis and taking into consideration the key findings of the Needs Assessment Report (**Attachment 1**) and Feasibility Study and Business Plan **Attachment 2**, the design rationale for the proposed facility and subsequent staging is summarised as follows, being outlined in more detail in Section 3.2 of **Attachment 2**:

Description	Rationale	Market
<b>Stage 1</b>		
Aquatic Facilities <ul style="list-style-type: none"> <li>• 25m x six lane program pool</li> <li>• Depth 1.0m – 1.6m, temperature 29°C – 31°C</li> <li>• Ramp access</li> </ul>	Initially a multipurpose pool will become the main teaching pool when the 10 lane lap pool is constructed.  Current demand is insufficient to justify a larger water area. Given the young age profile of the NCGC, aquatic education will be a high priority market. Developing a 25m pool will enable lap and squad swimming to be undertaken.	Lap swimming recreational play aquatic fitness swimming lessons swim coaching
Aquatic Facilities <ul style="list-style-type: none"> <li>• Young children's leisure pool</li> <li>• Depth beach entry – 1m, temperature 29°C – 31°C</li> </ul>	It is expected this will be heavily used by families with young children and for aquatic education.	Recreational play swimming lessons
Recreation Facilities <ul style="list-style-type: none"> <li>• Four court sports hall</li> <li>• Min 78.05m x 36.15 plus spectator seating on three tiers of fixed seating (0.8m wide) on two end walls.</li> <li>• Courts to be divided by heavy duty net curtains.</li> </ul>	NCGC population will support demand for a four court sports hall in the near future. The initial demand will be for community indoor sports programs and competitions.	Courts suitable for basketball, netball, futsal and other major court sports
<b>Stage 2</b>		
Aquatic Facilities <ul style="list-style-type: none"> <li>• Splash pad 150m<sup>2</sup></li> </ul>	As the population and hence demand increases additional recreation water will be needed to cater for demand for families with young children.	Recreational play
Aquatic Facilities <ul style="list-style-type: none"> <li>• Warm water program pool</li> <li>• 15x x 10m, depth 1.2m, temperature 34°C</li> </ul>	As the population and hence demand increases specialist water space will be needed to meet the needs of older people and people needing rehabilitation.	Water therapy aquatic fitness Swimming lessons
Aquatic Facilities <ul style="list-style-type: none"> <li>• Spa pool (40m<sup>2</sup>)</li> </ul>	As the population and hence demand increases additional water space to cater for adult relaxation may be required	Recreational play
<b>Stage 3</b>		
Aquatic Facilities <ul style="list-style-type: none"> <li>• Leisure pool</li> </ul>	As the population and hence demand increases additional water space to cater for	Recreational play water exercise



<ul style="list-style-type: none"> <li>• 400m<sup>2</sup>, beach entry to 1.5m, temperature, 29°C – 31°C</li> </ul>	upper primary school children's play	swimming lessons
<p>Aquatic Facilities</p> <ul style="list-style-type: none"> <li>• 25m x 10 lane lap and training pool</li> <li>• Depth 1.5m – 1.8m, temperature 26°C – 28°C</li> <li>• Option to extend to 50m pool</li> </ul>	As the population and hence demand increases additional water space to cater for stroke correction, swim squads, swim club training, lap swimming and competitions.	Lap swimming recreational play water exercise swimming lessons swim coaching
<p>Recreation Facilities</p> <ul style="list-style-type: none"> <li>• Show court with retractable seating which can be configured as a four court venue</li> <li>• Min 78.05m x 36.15 plus spectator seating on three tiers of fixed seating (0.8m wide) on two end walls.</li> <li>• Retractable seating</li> <li>• Courts to be divided by heavy duty net curtains.</li> </ul>	As the population grows and indoor sports' participation increases, demand for more community sports courts and high level competition venues will increase.	Major sports competitions and events
<b>To be determined</b>		
<ul style="list-style-type: none"> <li>• Crèche</li> <li>• For up to 30 children (30 x 3.25m<sup>2</sup> + 10m<sup>2</sup> for amenities = 107.5m<sup>2</sup>) with access to fenced outdoor play space (30 x 7m<sup>2</sup> = 210m<sup>2</sup>)</li> </ul>	Construction of a crèche will be dependent upon the demographic profile of customers. A large proportion of caregivers with young children will suggest that a crèche is required.	Customers with very young children.
<b>Stage 4</b>		
<p>Complementary facilities:</p> <ul style="list-style-type: none"> <li>▪ Health and fitness suite (600m<sup>2</sup>)</li> <li>▪ Sauna and steam room (2 x 12m<sup>2</sup>)</li> <li>▪ Multipurpose function, activity and meeting spaces (400m<sup>2</sup>)</li> </ul>	<p>Further market research will be required to assess demand for additional facilities.</p> <p>The health and fitness market has undergone significant changes in recent years. It has resulted in the proliferation of low fee, small gyms offering 24/7 access or specialised programs. The NCGC already has a significant number of health and fitness facilities, which is expected to grow with the population. Demand for full service health and fitness facilities is difficult to project, and given the volatile nature of the industry, long term planning is highly speculative. Space should be allocated to a health and fitness suite, but details of what it is to include and financial operating projections are unlikely to be accurate.</p>	

The concepts in support of the above design brief and staging have been included in **Attachment 5**, and are provided within Section 3.2.4 of **Attachment 2**. It should also be noted that within the proposed concept, the 25m 10 lane lap pool identified in Stage 3 has been configured in such a way that it is able to be developed as a 50m 10 lane pool should there be sufficient demand.

## Site Assessment

Analysis of potential sites took into consideration a number of sites as identified within the various district structure plans within the NCGC and within the current NCGC Community Facilities Plan. The three ocean pool sites (Two Rocks, Quinn's Beach and Jindee Estate) were also identified within this assessment, but discounted on the basis that they were not considered suitable for structured aquatic programs (i.e. swimming lessons) and lap swimming (refer to Section 3.2.2 within **Attachment 2**).

The report identified that three sites were considered as having potential, being the Yanchep Metropolitan Centre, Alkimos Secondary Centre and Two Rocks North Secondary Centre. This was on the basis of the basis that *"only facilities which are proposed to be a regional or metropolitan centre are likely to have adequate land and be located with supporting and complementary infrastructure such as public transport hubs"*. The Two Rocks North Secondary Centre was discounted on the basis that *"given the geography of the NCGC, establishing a major regional facility at the northern end of the region, is contrary to good planning and market demand principles."*

A multi criteria assessment of the Yanchep Metropolitan Centre and Alkimos Secondary Centre was undertaken based on the following:

- Land size;
- Availability of land;
- Cost of land;
- Zoning;
- Compatibility with adjacent properties;
- Accessibility; and
- Characteristics of the site.

The results of this analysis indicated that the Alkimos Secondary Centre was a more preferable site, with the report identifying the following in respect to qualitative assessment outcomes (Section 3.3.5 of **Attachment 2**):

- It is preferable to develop aquatic and dry facilities as a single operation to reduce management and other overhead costs;
- The demand analysis indicates that demand currently exists for both aquatic and indoor sports facilities in the NCGC;
- Given the similarity in demand, it is highly likely that an aquatic and leisure centre at Alkimos and Yanchep will have similar financial performance outcomes. This has been further clarified by the Consultant in the context that given the proximity of the two potential sites, demand and hence expected use of the proposed facility will be the same. Consequently, revenue and expenditures will be the same for both sites. As the topography and geotechnical conditions of both potential are not known, it is also reasonable to assume (at this point in time) that the capital costs will not vary between the sites. The commentary provided within section 3.3.5 will apply to throughout the life of development in NCGC as population increases;
- A site in Alkimos is likely to be available for development of an aquatic and leisure centre prior to a site in Yanchep;
- Alkimos is closer to the majority of the existing residential areas in the NCGC;
- Alkimos is geographically more central to the NCGC than Yanchep;
- Yanchep will be a major metropolitan centre and eventually a significant metropolitan hub for a wide range of activities; and
- All potential sites are currently "greenfield" sites, relatively flat and unlikely to have geological or topological factors which will have a significant impact on cost of development or operation.

As a result of this analysis, the Study recommended the following:

*“...that the planning for an aquatic and recreation centre proceed on the basis that it is located in Alkimos, in close proximity to the proposed secondary centre.”*

#### Impact on Wanneroo Aquamotion

As identified within the scope of the Study, consideration has been given to the impact on Aquamotion as a result of the development of an aquatic facility in the northern coastal corridor. This analysis is detail within Section 5 of **Attachment 2**, and concluded that:

- The proposed aquatic and leisure facility to be located in the Northern Corridor will have little or no impact on attendances at either Aquamotion or Kingsway Indoor Stadium. This is noting that 6% of swim school members and 7% of Health and Fitness members (these figures are updated from the current report) reside within the Northern Coastal Corridor and that the primary catchment for Aquamotion is the suburbs to the east of Lake Joondalup and south of the facility (including Wanneroo);
- Travel patterns relating to visiting work places, shopping centres and education institutions are a primary determinant in respect to the use of aquatic and recreation facilities;
- Population growth in Wanneroo East and Wanneroo Town Centre will have no impact on demand for an aquatic and leisure facility in the NCGC, and will increase demand for facilities and programs at both Aquamotion and Kingsway Indoor Stadium; and
- Subject to a detailed demand analysis and business case, expansion or redevelopment at another site, of Aquamotion and Kingsway Indoor Stadium is likely to be justified by 2041. In this respect it should be noted that Council considered report CR01-05/19 East Wanneroo District Structure Plan – Community Facilities Plan at its meeting held on 7 May 2019. This plan considered the provision of a regional Aquatic and Recreation facility, which it is envisaged would replace the existing Aquamotion facility.

#### Management and Procurement Models

The report provided an overview of existing industry based models applicable to procurement and management of aquatic and recreation facilities.

In terms of management, three categories were identified being:

- Management by the Local Government;
- External management – non Local Government provider; and
- Shared management model (focused on service delivery).

When considering the various management models, the report outlines some key areas that need to be considered including: asset management; presentation of the facility; finance; financial contribution; control; cost of change management model; responding to market demands; longevity of management; performance indicators; core purpose; management capability and risk management. These are outlined in more detail in Section 6 of **Attachment 2**.

The report notes that, in house management is best suited to situations where the City wishes to exert a high level of control over the day to day operation of the facility, ensure that the facility is maintained to a high standard and has the capacity to provide adequate funds for all categories of asset management including cyclical and structural maintenance, and where the City wants to directly manage its potential risk exposure.

External management is best suited to situations where the City wishes to minimise the cost of operating the recreation facility, attract capital investment in the facility or plant and

equipment, use a fixed budget to operate a recreation facility and where the recreation facility competes in a dynamic market, requiring rapid response to changing market conditions. Overall, the report recommends further consideration is given when the external factors are determined. Only then can an effective and informed decision be made regarding potential management model.

In respect to procurement models, the report notes that funding for aquatic and leisure facilities is a high cost activity, and as these facilities generally operate at a loss, the private sector does not typically invest in them.

The report notes that potential funding models include:

Model	Description
Traditional Government Funding	<ul style="list-style-type: none"> <li>Commercial loans, funding reserves, sponsorship and grants.</li> </ul>
External Funding Contributions	<ul style="list-style-type: none"> <li>Usually associated with equipment provision and fit out of facilities via external partners and agencies.</li> </ul>
BOO, BOOT and PP Schemes	<ul style="list-style-type: none"> <li>Commercial operator builds, owns and operates the facility, with BOOT scheme involving the transfer of the facility back to the Local Government after a defined period of time; and</li> <li>While these schemes are used extensively for infrastructure such as schools, hospitals roads etc., they are not commonly used for aquatic and recreation facilities.</li> </ul>

## Consultation

The consultant undertook consultation with a range of stakeholders including:

Stakeholder Category	Individual Stakeholders
Developers and Landowners within the NCGC	<ul style="list-style-type: none"> <li>Land Corp, Stockland, PEET, Water Corp, Lend Lease, Satterley, Yanchep Beach Joint Venture, Estates Development Group, Capricorn Village Joint Venture, Fraser's Property Group, Housing WA, LWP Property, Woodsome Management, Yanchep Golf Estate and Shorehaven; and</li> <li>It was noted within the report that responses were limited, with seven stakeholders providing a response.</li> </ul>
Existing facility operators	<ul style="list-style-type: none"> <li>Casey Recreation and Aquatic Centre (Vic), Peninsula Aquatic and Recreation Centre (Vic), Bendigo Aquatic and Recreation Wellness Centre (Vic), Oak Park Sport and Aquatic (Vic), Scarborough Beach Pool (WA), Cockburn Aquatic and Recreation Centre (WA)</li> </ul>
State Sporting Associations	<ul style="list-style-type: none"> <li>Those who responded included WA Swimming Association, Diving WA, Volleyball WA and Badminton WA; and</li> <li>Administration also met with the Wanneroo Basketball Association.</li> </ul>

No consultation has been undertaken with the broader community at this stage. Community engagement undertaken by Administration will be as per the City's Community Engagement Policy.

## Comment

Overall the report provides a clear indication that there is an identifiable need for the staged provision of a regional aquatic and recreation facility within the northern coastal growth

corridor. The population of the NCGC is currently at a point, particularly considering the young demographic, where an aquatic facility with supporting sports hall would be meet the needs of the community and be adequately utilised (based on population and participation estimates) over time.

As indicated by the report, there are two locations where the facility could be developed, being the Yanchep Metropolitan Centre and Alkimos Regional Centre, with the report recommending the Alkimos Regional Centre as the preferred location. This is considered to be the most appropriate location on the basis of it being central to the NCGC and the proposed facility catchment, and also due to immediacy of land availability.

In consideration of this, however it should be noted that the Yanchep is identified by the North-west Sub-regional Planning Framework as a Strategic Metropolitan Centre. Similar in function to Joondalup, it is envisaged that Yanchep will provide regional facilities and services to the NCGC. Underpinned by a METRONET railway station, Yanchep will be a key focus for development, population growth and employment growth in coming years.

It is proposed that Administration will progress engagement of a consultant to develop a detailed Business Case that explores the various development options inclusive of a 25m or a 50m indoor pool in Alkimos and/or Yanchep. The scope for the proposed consultancy is included as **Attachment 7**.

It should be noted that the draft Northern Coast Growth Corridor Community Facilities Plan Review, which was recently considered by Elected Members, indicates that there may be a need for the development of both a regional and district level aquatic facility as a result of increased development density within the corridor, resulting in increased population and estimated future user demand.

## **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”*

*1.1.2 Facilitate Opportunities within the City to access peak and elite activities*

### *“2 Economy*

#### *2.4 Place of Destination*

*2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit”*

### *“3 Built Environment*

#### *3.4 Activated Places*

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



## Risk Management Considerations

Risk Title	Risk Rating
Long Term Financial Planning	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

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

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

## Policy Implications

Nil

## Financial Implications

### Stand Alone 50m Outdoor Pool

In terms of operations, the report has estimated that a stand-alone 50m outdoor pool can expect an income of approximately \$304,089 per annum and expenditure of \$1,174,505 per year. This would result in an operating subsidy of approximately \$848,186 per annum (not including income from kiosk facilities).

In respect to the capital cost of the facility, the report has found that the preliminary estimated cost of this option would be \$12.6M (noting this figure is subject to further clarification). The Order of Concept Cost Estimate for this facility has been included within **Attachment 6**.

Further analysis of this estimate by Administration has suggested an order of cost in the region of \$14.27M to \$18.55M. The lower figure is based on the initial estimate with adjusted fees and contingencies, with the upper figure inclusive of a cost variance of +/- 30%, which is considered appropriate for an estimate at an indicative concept stage.

### Indoor Regional Aquatic and Recreation Centre

The financial model for this facility has been outlined in detail within Section 4 of **Attachment 2**, based on the staging (stages 1 to 3 only) which has been identified earlier in this report. The following table provides a summary of the estimated income, expenditure and operating subsidy for the facility based on each stage:

	Stage 1	Stage 2	Stage 3	Stage 3 (50m pool)
Income	\$738,643	\$816,696	\$1,896,215	\$1,896,215
Expenditure	\$1,500,569	\$1,836,290	\$3,977,664	\$4,174,939
Operating Subsidy	\$761,927	\$1,019,594	\$2,081,450	\$2,278,725

By comparison the current operating subsidies for Wanneroo Aquamotion and the Kingsway Indoor Stadium are in the order of \$2.7M and \$240,000 respectively (2018/19).

The modelling of the above is based on the following key assumptions:

Stage 1:

- Ratio of adults:children based on demand projections;
- Ratio of adults:concession based on demand projections;
- Adults >65 years = 15% population and participation in swimming 33%;
- No discounts for multi-use tickets;
- Kiosk sales 38c/attendance for aquatic and 1.40c/attendance for sports hall - based on Town of Victoria Park (WA);
- Profit margin on kiosk 30% (based on industry standards);
- Salaries based on current City of Wanneroo salary costs for Wanneroo Aquamotion and Kingsway Indoor Stadium.

Stage 2:

- Increase in LTS attendances (10%);
- Increase in child attendances (10%);
- Increase in adult supervision attendances (20%).

Stage 3:

- Based on 2028 demand projections.

In respect to capital costs, the report has found that the total capital cost for the proposed facility is \$60.6M, increasing to \$66.5M with the addition of a 50m pool in Stage 3. In both instances, this cost does not include the purchase of the land, which the 2011 NCGC Community Facilities Plan estimated to be in the order of \$26M.

In respect to the staging of the facility, the estimated capital cost for each stage has been estimated as per the following table:

	Stage 1	Stage 2	Stage 3	Stage 4 (Amenities)	Total
<b>Building Works</b>	\$23,140,945	\$2,641,695	\$17,821,294	\$5,913,837	\$49,517,772
<b>External Works</b>	\$2,054,144	\$62,633	\$853,338	\$162,113	\$3,132,228
<b>Sub Total</b>	\$25,195,089	\$2,704,328	\$18,674,632	\$6,075,950	\$52,650,000
<b>Margins and Adjustments</b>	\$3,810,000	\$410,000	\$2,810,000	\$920,000	\$7,950,000
<b>Total</b>	<b>\$29,000,000</b>	<b>\$3,100,000</b>	<b>\$21,500,000</b>	<b>\$7,000,000</b>	<b>\$60,600,000</b>

In considering the above estimates, the report notes that these have been prepared in the absence of detailed staging methodology and therefore are subject to further review and change.

Currently the sum of \$35M has been allocated in the Long Term Financial Plan for the delivery of the facility, noting that a Federal Government grant of \$5M has been identified for the design component of the facility.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **ENDORSES** the North Coast Aquatic and Recreation Centre Needs and Feasibility Study, as per Attachments 1 and 2; and
2. **NOTES** the development of a detailed Business Case to consider the development of a proposed facility at Yanchep and/or Alkimos, with the Business Case considering various development options inclusive of a 25m or a 50m indoor pool as per the draft scope in Attachment 7.

Attachments:

1 	Attachment 1 - North Coast Regional Aquatic and Recreation Centre - Needs Assessment Report	19/453001	Minuted
2 	Attachment 2 - North Coast Regional Aquatic and Recreation Centre - Feasibility Study and Business Plan	19/453000	Minuted
3 	Attachment 3 - North Coast Regional Aquatic and Recreation Centre Estimate	19/453004	
4 	Attachment 4 - North Coast Aquatic Facility - 50m Pool - Concept Design	19/452473	
5 	Attachment 5 - Draft Concept Design - North Coast Aquatic and Recreation Centre (proposed)	19/452491	
6 	Attachment 6 - North Coast Regional Aquatic and Recreation Centre Estimate (Outdoor Pool)	19/453003	
7 	Attachment 7 - DRAFT Business Case Scope - North Coast Aquatic Centre	20/23091	Minuted



# Needs and Feasibility Study for a North Coast Regional Aquatic and Recreation Centre

## Needs Assessment Report



Prepared by SGL Consulting Group in association with Creating Communities, Rider Levett Bucknall & DKJ projects.architecture



[www.sglgroup.net](http://www.sglgroup.net)

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# 1 INTRODUCTION

This chapter outlines the background, intent and scope, and methodology of the needs assessment and feasibility study.

## 1.1 Background

The City of Wanneroo is located 22km from the Perth CBD and covers an area of 68,561 hectares (686 km<sup>2</sup>). Currently, the City's population is estimated at 212,100 and is expected to grow to over 412,000 by 2041.

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks. The corridor comprises the areas of Alkimos, Eglinton, Yanchep and Two Rocks and is surrounded by Carabooda and Nowergup in the east, the Indian Ocean to the west, and Jindalee and Butler to the south.

The City's Northern Coastal Corridor Community Facilities Plan (CFP) was formally endorsed by Council at its meeting held on 7 February 2012. The CFP makes the following provisions in respect to the proposed regional indoor aquatic and recreation centre:

- Identifies the provision of a regional indoor aquatic and recreation facility in the Yanchep/Two Rocks area in the time period 2042-2046;
- Proposed location is the Yanchep Metropolitan Centre, with suggested co-location with the proposed University within this location;
- Preliminary cost estimate for the facility is in the order of \$64.25M (excluding land costs), which is outside of the current Long Term Financial Plan horizon;

This Needs Assessment and Feasibility Study results from Council's consideration of a Motion on Notice at its meeting held on 6 February 2018, in which Council resolved the following:

- 1 Approves the inclusion an Indoor Aquatic and Recreation Centre development for the Alkimos/Yanchep corridor in the City's Advocacy Strategy, with a view to bringing forward the proposed timeframe from 2042-2046, as currently listed in the Northern Coastal Growth Corridor Community Facilities Plan (2011);
- 2 Approves the Mayor to write to relevant State and Federal Government Ministers to highlight the need and seek support (including funding support) for:
  - a The early provision of an Indoor Aquatic and Recreation Centre in the Alkimos/Yanchep corridor; and
  - b Undertaking investigation of opportunities for the City to work with the education sector (and potentially other parties) to facilitate shared use of aquatic facilities planned for the northern coastal growth corridor in the future.

The State Government has also recently adopted the East Wanneroo MRS Amendment which is the first step in the process to see East Wanneroo become urbanised. Whilst this is a long process, the facilities planning process will occur in the coming years with population growth expected to occur in the next 10 to 30 years. As a result it is considered an appropriate time to explore options for the future relocation of Aquamotion to East Wanneroo.

## 1.2 Study Intent and Scope

The intent of the Study is to assess the need and feasibility, location and interim staging options in respect to the provision of the North Coast Ward Regional Aquatic and Recreation Centre and to understand future impact on Aquamotion and future options for the re-location of this facility.

The scope of the study is:

- 1 To confirm the need and feasibility for the early provision of the proposed Regional Aquatic and Recreation facility (the Facility) in the Alkimos/Yanchep corridor (current delivery timeframe of 2042 – 2046);
- 2 Confirm location and staging options, taking into consideration the early delivery of an outdoor 50m pool and required supporting infrastructure;
- 3 Development of concept site plans, facility layout plans and elevations, based on proposed site option and staging approach informed by the revised functional brief (based on that provided within the CFP);
- 4 Provision of a capital cost plan for the delivery of the facility and a whole of life cost plan;
- 5 Prepare a detailed Business Plan for the proposed facility including income and expenditure projections over a 10 year period, market analysis, service and programming analysis, marketing and promotions strategy, organisational structure, staffing levels etc;
- 6 Review of project delivery and management options (in-house versus external management), taking into consideration joint provision opportunities and key stakeholder requirements.

## 1.3 Methodology

The Needs Assessment and Feasibility Study was undertaken in four phases involving the following tasks:

### **Phase 1: Project Inception**

Project Inception Meeting  
Council Officer Interviews

### **Phase 2: Needs Assessment**

Document Review  
Population/Participation Analysis  
Leisure Facility Trends  
Benchmarking  
Progress Report

### **Phase 3: Feasibility Assessment**

Stakeholder Engagement  
Demand Assessment  
Design Brief  
Site Analysis and Criteria  
Site Investigations  
Concept Plan and Cost Estimates  
Presentation

**Phase 4: Business Plan**

Draft Business Plan

Wanneroo Aquamotion

Presentation

Council Forum



## 2 STUDY AREA

This chapter provides an overview of the Northern Coastal Growth Corridor.

### 2.1 Proposed Residential Development

The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth metropolitan area, located approximately 12km from the Perth CBD at its nearest point and 62km at its furthest point. It is the fastest growing local government in Western Australia and the fifth fastest growing in Australia, with Perth's next major Strategic Metropolitan Centre at Yanchep currently being developed.

The majority of the City's population growth will be experienced in (refer to Map 2.1):

- Northern Coastal Growth Corridor - Alkimos, Eglinton, Yanchep & Two Rocks with 73,000 additional people ie 55% of the City's total growth.
- East Wanneroo - Gnaragar, Jandabup & Mariginiup with 15,000 additional people ie 12% of the City's total growth.
- Wanneroo Town Centre – Wanneroo with 12,000 additional people ie 9% of the City's total growth.

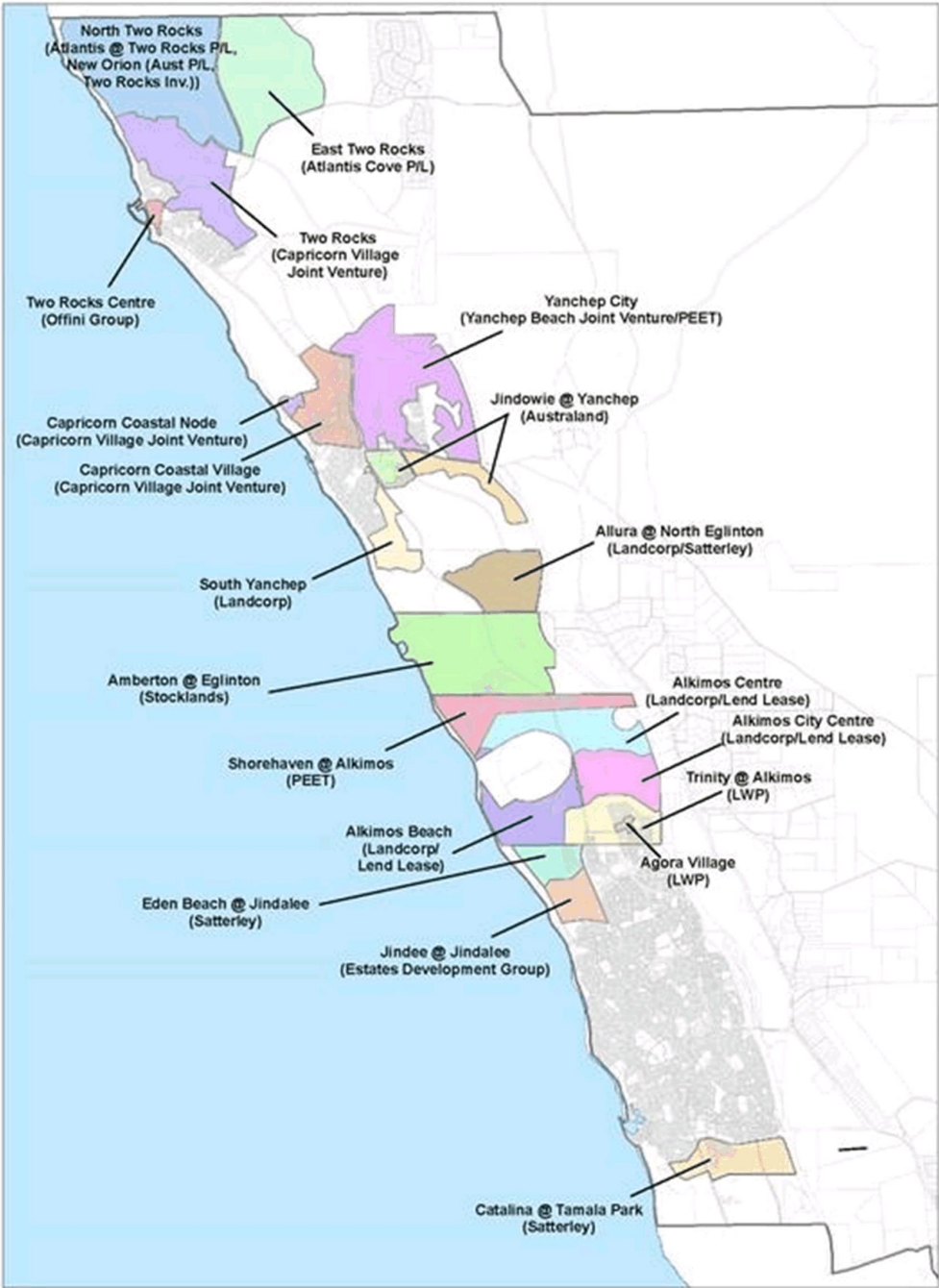
**Map 2.1: Existing and Future Residential Development**





Planned residential development in the Northern Coastal Growth Corridor and the respective land developer are depicted in Map 2.2.

Map 2.2: Development in the Northern Coastal Growth Corridor



To understand and appreciate how the NCGC is being and to be developed and the level of community and leisure infrastructure planned, a number of developers were consulted. The following table summarises the outcome of feedback from each developer consulted.

Developer	Feedback
Land Corp	Telephone discussion and emailed a presentation regarding Alkimos Central. It included information in point form regarding location, current master plan, planning key deliverables, key infrastructure timing, independent design review, identifies issues and strengths, recommended plan, recommended plan retail precinct, theming of retail centre, staging early activation location, early activators, delivery early activation.
Stockland	No response to email dated 12/8/2019
PEET	Personal contact with our team, background and contextual information was provided regarding land sales in the NCGC which cannot be detailed as it was provided in confidence.
Water Corp	<p>Replied to email dated 12/8/2019 - Thank you for providing this follow up information. I have forwarded this email to our development services department to see if we are able to help you out. if you wish to follow up with them at any point, there email is land.servicing@watercorporation.com.au.</p> <p>Please give them up to 10 working days to get back to you as they will be looking into the enquiry.</p> <p>No additional response was received.</p>
Lend Lease	<p>Replied to email dated 12/8/2019 – Its good to hear some progress with the aquatic centre in the north ward, something I know is dearly wanted by the residents living in the area.</p> <p>In regards to potential sites, Lendlease in partnership with LandCorp manage the Alkimos Beach and Alkimos Vista developments in the corridor. Speaking with our Development Managers, we don't have any appropriate site available in either Alkimos Beach or Alkimos Vista for an aquatic centre.</p> <p>However the eastern boundary of Alkimos Vista borders on the City's proposed Alkimos Regional Open Space. From Lendlease's perspective, we would be supportive if the City decided on the inclusion of the Aquatic facility within the future Regional Open Space do not have any appropriate site available in either Alkimos Beach or Alkimos Vista for an aquatic centre.</p>
Satterley	No response to email dated 12/8/2019
Yanchep beach Joint venture	<p>Yanchep Beach Joint Venture replied by email - At this stage there are no plans for YBJV itself to develop an aquatic and recreation centre. However, it is the sort of facility that is encouraged to be located in the city centre.</p> <p>I have attached a couple of plans to show you potentially two sites where an aquatic and recreation centre could be established.</p> <p>On the plan for the Yanchep City Structure Plan (which is the City of Wanneroo's Agreed Structure Plan 68), one site is adjacent to the north-east corner of the district open space now known as Splendid Park. If the centre was established there it would help to create a significant sports and leisure hub for the city. You will see this is approximately 800 metres from the new train station.</p> <p>The second plan, which comes from the Activity Centre Plan for Yanchep</p>

Developer	Feedback
	<p>(Agreed Structure Plan 100), shows a site close to the train station and close to the future stadium precinct. This site, if developed, would be within what is planned to be a sports and wellness precinct with facilities around a future stadium at the southern end of the precinct and a hospital and health centre at the northern end. This site would be approximately 200-300 metres from the train station.</p> <p>It is worthwhile just emphasising that as Yanchep is designated as a strategic metropolitan centre – second only in importance to the Perth CBD – higher order facilities such as aquatic and recreation centres would be expected to locate in the higher order centres. This is so that the centre can achieve the range of facilities and amenities to support the level of population and employment that the State requires to be achieved.</p>
Estates Development group	Representatives of Estate Development Group met with our team on 12/2/2019. Discussed proposed ocean pool at Jindee Estate (Jindalee). Follow up emails and telephone discussion on 19/3/2019 and meeting on 25/3/2019 with our team. The proposal is for an unheated 25m outdoor pool using ocean water in a beach front location. The project envisages Council being responsible for ongoing management and maintenance of the pool.
Capricorn Village Joint Venture	Email contact on 12/8/2019 was returned as undeliverable
Fraser's Property Group	Email response - Thank you for the opportunity to provide feedback for an aquatic and recreation centre to service the north coast growth corridor. We have transferred management of our Jindowie project to the Department of Communities our JV partner. All enquiries can be directed to Stuart Sinclair, Project Manager ( <a href="mailto:jindowie@housing.wa.gov.au">jindowie@housing.wa.gov.au</a> )
Housing WA	Email request for information sent 14/8/19 – no response received.
LWP Property	Email request for information sent 12/8/19 – no response received.
Woodsome management	Telephone discussion - indicated that a four court sports hall is planned to be constructed in north Eglinton in the near future and funding has been approved.
Others	Personal communication was conducted with representatives of the developers of Yanchep Golf Estate and Shorehaven regarding land sales.

In summary, discussions with developers indicated:

- Potential to develop a leisure facility in Alkimos Central and Yanchep city centre
- No suitable sites for an aquatic centre in Alkimos Beach or Alkimos Vista
- An ocean pool is proposed for Jindee Estate
- Four court sports hall is planned for north Eglinton

Based on the feedback from developers leisure facilities are unlikely to be developed by the private, although they support development by the public sector at a number of locations in the NCGC.

## 2.2 Northern Growth Corridor Population Analysis

The tables below provide a demographic overview of the Northern Growth Corridor. The data presented is primarily used is from ABS 2011 & 2016 Butler (SSC), Jindalee (SSC), Alkimos (SSC), Eglinton (SSC), Yanchep (UCL) and Two Rocks (SSC). Wanneroo Local Government

Area (LGA) [C] and the Greater Perth Region (GPR) [GCCSA] data has been included to provide comparison.

### 2.2.1 Population

As seen in Table 2.1 below, Butler has the largest population with 13,278 people in 2016, while Jindalee and Yanchep have experienced the quickest growth rates. Two Rocks has the highest percentage of Aboriginal and/or Torres Strait Islanders with 2.2% compared to Wanneroo LGA's 1.4%.

Butler, Alkimos and Eglinton have the youngest median ages, ranging from 27 to 29 in 2016, while the Wanneroo LGA and the GPR are much higher at 33 and 36. Gender distribution for each of the suburbs remains relatively even.

Alkimos and Eglinton have the highest percentage of people aged 0-4 years, with 11.3% and 11.1% in 2016. Butler and Alkimos have the highest percentage of people aged 5-9 years with 9.1% and 8.7% in 2016. Butler and Jindalee have the highest percentage of people aged 10-14 years with 8.7% and 8.4% in 2016. These proportions are all larger than that of both Wanneroo LGA and the GPR. Butler has the greatest number of school aged children (35.5%).

As seen in Table 2.2 below, Alkimos and Yanchep have the highest projected populations for 2028, despite Jindalee experiencing highest population growth between 2011 and 2016 as seen in Table above.

Alkimos and Eglinton have the highest projected number of school aged children, each with over 36.6% compared to the other suburbs which are projected to have between 29.8% and 34.6% of this aged population.

### 2.2.2 Education

As seen in Table 2.3 below, Alkimos, Eglinton and Yanchep have the highest percentage of people attending a primary school, each with 31.9% which is 4.8% higher than the GPR. Jindalee has the highest percentage of people attending a secondary school, with 29.5% compared to Wanneroo LGA's 23.1% and the GPR's 20.7%. Alkimos and Two rocks have the lowest percentage of people attending a secondary school, each with just 16.5%.

The Northern Growth Corridor has a relatively low number of people with a bachelor's degree than the GPR, especially Yanchep and Two Rocks which have 10% less than the GPR.

### Culture and Heritage

As seen below in Table 2.4, Two Rocks has the highest percentage of people born in Australia with 62.3% compared to Wanneroo LGA's 52.7%. Jindalee has the lowest percentage of people born in Australia with just 37.9%.

The most common countries of birth in Jindalee (other than Australia) are England, South Africa and Scotland, while top languages spoken at home (other than English) include Afrikaans, Arabic and Dinka. Common countries of birth (other than Australia) in all suburbs include England, New Zealand and South Africa.

Overall, Wanneroo LGA has a lower proportion of those born in Australia compared to the GPR. All suburbs except for Two Rocks have a lower proportion of people born in Australia compared to the GPR. Two Rocks has a 5% higher proportion of those born in Australia compared to the GPR and a 9.6% higher proportion than the Wanneroo LGA as a whole.



### 2.2.3 Families and Households

As seen below in Table 2.5, Jindalee has the largest percentage of couple families with children (56.4%); which is 4.8% higher than both Wannon LGA (51.6%) and 10.1% higher than the GPR (46.3%). Butler also has the most one parent families, with 6.6% more than the GPR.

Butler also has the largest percentage of family households (89%); this is again higher than both Wannon LGA (80.5%) and the GPR (73%).

### 2.2.4 Housing

As seen below in Table 2.6, Two Rocks has the highest percentage of occupied dwellings owned outright with 27.2% which is higher than Wannon LGA (19.5%) but lower than the GPR (28.1%). It is worth noting that Butler has a relatively low percentage of dwellings owned outright considering it is an older suburb.

Eglinton has the highest percentage of occupied dwellings owned with a mortgage with 72.6% compared to Wannon LGA's 54.6% and the GPR's 41.9%.

Compared to the GPR, the proportion of homes owned outright is very low across all these suburbs, aside from Two Rocks which has at least 10% more than each of the other suburbs. Butler has a relatively high proportion of people renting (33.9%), with 6% more than the suburbs below, as well as Wannon LGA and the GPR.

### 2.2.5 Income and Employment

As seen below in Table 2.7, the largest employing industry in the Northern Growth Corridor is Hospitals (except Psychiatric), with each Jindalee, Alkimos and Eglinton contributing over 4% of their populations to this industry.

The top occupation of employment in the Northern Growth Corridor is Technicians and Trades Workers, with each suburb contributing between 19.6%-23.9% to this occupation. There is a large amount of variation in the median weekly personal incomes amongst the suburbs. Eglinton has the highest median weekly personal income (\$973) which is \$245 more per week than the GPR median. Two Rocks has the lowest median weekly income (\$582) which is \$146 less per week than the GPR median. There is a difference of \$391 per week between the median weekly personal incomes of Eglinton and Two Rocks.

### 2.2.6 SEIFA

Socio-Economic Indexes for Areas (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census. They indicate the average socio-economic characteristics of the people, families, and households living in the area. Each area has a score, rank, decile, and percentile.

SEIFA consists of four different indexes:

- 1 Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD)
- 2 Index of Relative Socio-Economic Disadvantage (IRSD)
- 3 Index of Economic Resources
- 4 Index of Education and Occupation

The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) and the Index of Relative Socio-economic Disadvantage (IRSD) are indexes that summarise a range of information about the economic and social conditions of people and households within an area. These indexes are used to rank the relative advantage or disadvantage of people in



the area. For both indexes, a low score indicates relatively greater disadvantage in general and a high score indicates a relative lack of disadvantage in general.

**Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)** summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. For example, an area may have a high score if there are:

- many households with high incomes, or many people in skilled occupations, AND
- few households with low incomes, or few people in unskilled occupations.

**Index of Relative Socio-economic Disadvantage** measures indicators of relative disadvantage. It does not include any indicators of advantage. For example, an area could have a low score if there are:

- many households with low income,
- many people with no qualifications, or
- many people in low skill occupations

**Index of Education and Occupation (IEO)** is designed to reflect the educational and occupational level of communities.

- The education variables in this index show either the level of qualification achieved or whether further education is being undertaken.
- The occupation variables classify the workforce into the major groups and skill levels of the Australian and New Zealand Standard Classification of Occupations (ANZSCO) and the unemployed.
- This index does not include any income variables.

**Index of Economic Resources (IER)** focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth.

- This index excludes education and occupation variables because they are not direct measures of economic resources.
- It also misses some assets such as savings or equities which, although relevant, could not be included because this information was not collected in the 2011 Census.

All areas are ordered from lowest to highest score, then the lowest 10% of areas in the state are given a decile number of 1, the next lowest 10% of areas are given a decile number 2 and so on, up to the highest 10% of areas which are given a decile number of 10 (as seen in rating key below). This means that areas are divided up into ten equal sized groups, depending on their score.

As seen in Table 2.8 below, Jindalee has the highest rating for all SEIFA indexes across the suburbs, while Two Rocks has the lowest rating across all indexes except for Education and Occupation. Yanchep has the lowest rating for Education and Occupation.

Table 2.1: Population (ABS 2011 &amp; 2016)

	Butler (SSC) 2011	Butler (SSC) 2016	Jindalee (SSC) 2011	Jindalee (SSC) 2016	Alkimos (SSC) 2016	Eglinton (SSC) 2016	Yanchep (SSC) 2011	Yanchep (SSC) 2016	Two Rocks (SSC) 2011	Two Rocks (SSC) 2016	Wanneroo LGA (C) 2011	Wanneroo LGA (C) 2016	Greater Perth Region (GCCSA) 2011	Greater Perth Region (GCCSA) 2016
<b>Total Population</b>	<b>9,653</b>	<b>13,278</b>	<b>1,180</b>	<b>2,519</b>	<b>6,269</b>	<b>1,680</b>	<b>4,247</b>	<b>8,868</b>	<b>2,242</b>	<b>2,990</b>	<b>152,077</b>	<b>188,212</b>	<b>1,728,867</b>	<b>1,943,858</b>
% of Aboriginal and/or Torres Strait Islander	1.8	1.9	0.9	0.2	1.0	0.8	1.4	2.0	2.6	2.2	1.5	1.4	1.6	1.6
% Male	48.9	48.9	48.9	47.8	48.7	49.4	49.5	49.2	50.0	51.3	49.5	49.4	49.6	49.6
% Female	51.1	51.1	51.1	52.2	51.3	50.6	50.5	50.8	50.0	48.7	50.5	50.6	50.4	50.4
Median age	28	29	34	32	28	27	38	34	40	39	32	33	36	36
% aged 0 – 4 years	10.8	9.4	7	7.7	11.3	11.1	7.0	9.1	6.8	6.9	8.5	8.0	6.6	6.5
% aged 5 – 9 years	10.3	9.1	9.3	7.2	8.7	8.0	7.6	8.4	7.7	7.8	8.0	7.9	6.2	6.5
% aged 10 – 14 years	10	8.7	10.9	8.4	5.8	5.9	7.8	7.1	6.7	6.3	8.0	7.1	6.4	6.0
% aged 15 – 19 years	7	8.3	9.5	8.9	5.2	5.5	6.4	5.6	6.9	5.6	7.5	7.1	6.8	6.2
% aged 20 – 24 years	6.6	7.1	3.8	6.8	8.8	11.1	4.5	5.7	5.0	4.7	6.6	6.8	7.5	6.9
% aged 25 – 29 years	9.3	8.4	4.1	7.0	13.5	15.5	5.2	7.4	5.3	6.6	7.5	7.5	7.7	7.7
% aged 30 – 34 years	8.8	8.7	5.3	6.8	12.0	12.7	6.0	7.9	4.6	6.1	7.4	8.1	7.0	8.0
% aged 35 – 39 years	10.4	7.8	9.3	6.6	8.3	5.8	7.8	7.2	6.3	5.9	8.2	7.5	7.2	7.1
% aged 40 – 44 years	9	8.6	13.3	8.0	7.4	7.9	8.4	7.4	7.6	6.9	8.2	7.6	7.4	6.9

	Butler (SSC) 2011	Butler (SSC) 2016	Jindalee (SSC) 2011	Jindalee (SSC) 2016	Alkimos (SSC) 2016	Eglinton (SSC) 2016	Yanchep (SSC) 2011	Yanchep (SSC) 2016	Two Rocks (SSC) 2011	Two Rocks (SSC) 2016	Wanneroo LGA (C) 2011	Wanneroo LGA (C) 2016	Greater Perth Region (GCCSA) 2011	Greater Perth Region (GCCSA) 2016
% aged 45 – 49 years	5.9	7.5	10.4	10.7	6.1	5.9	7.9	7.0	6.7	8.0	7.1	7.4	7.0	6.9
% aged 50 – 54 years	3.1	5.1	7.1	8.4	4.6	3.2	6.3	5.9	6.3	7.0	5.6	6.2	6.5	6.4
% aged 55 – 59 years	2.5	3.1	4.8	5.1	2.8	2.6	4.6	4.7	6.3	6.5	4.5	5.0	5.9	5.8
% aged 60 – 64 years	2.2	2.3	2.5	4.0	1.9	1.6	5.1	3.9	7.2	5.5	4.1	3.9	5.3	5.1
% aged 65 – 69 years	1.8	2.5	0.8	2.0	1.6	1.3	5.1	4.2	5.2	5.9	2.9	3.5	3.8	4.6
% aged 70 – 74 years	1.1	1.7	0.8	1.3	1.2	1.0	3.4	3.4	5.2	4.1	2.3	2.4	3.0	3.3
% aged 75+	1.2	1.8	1.2	1.3	0.6	0.9	6.8	5	6.1	4.3	3.7	3	5.7	6
% change 2011 - 2016	37.6%	113.5%	N/A*	N/A*	108.8%	33.4%	23.8%	12.4%						

\*There is no comparative data for Alkimos and Eglinton for 2011, due to the newness of the suburbs.

**Table 2.2: Predicted Projected Population 2028 (FORECAST.ID, 2019)**

	Butler 2028	Butler % Change from 2016	Jindalee 2028	Jindalee % Change from 2016	Alkimos 2028	Alkimos % Change from 2016	Eglinton 2028	Eglinton % Change from 2016	Yanchep 2028	Yanchep % Change from 2016	Two Rocks 2028	Two Rocks % Change from 2016
<b>Total Population</b>	<b>17,502</b>	<b>31.8</b>	<b>8,277</b>	<b>228.6</b>	<b>28,878</b>	<b>360.7</b>	<b>12,938</b>	<b>670.1</b>	<b>20,480</b>	<b>130.9</b>	<b>7,744</b>	<b>159.0%</b>
% aged 0 – 4 years	8.9	24.6	7.2	205.2	10.8	339.8	11.0	661.5	8.3	110.0	10.3	286.5
% aged 5 – 9 years	8.9	29.0	8.7	298.3	9.9	419.5	9.8	844.0	8.0	120.0	9.3	209.0
% aged 10 – 14 years	8.5	28.6	9.6	272.3	8.6	582.2	8.5	1006.1	7.4	144.0	8.0	230.9
% aged 15 – 19 years	7.6	21.0	8.2	201.3	7.3	551.1	6.9	875.0	6.1	152.6	7.0	222.2

	Butler 2028	Butler % Change from 2016	Jindalee 2028	Jindalee % Change from 2016	Alkimos 2028	Alkimos % Change from 2016	Eglinton 2028	Eglinton % Change from 2016	Yanchep 2028	Yanchep % Change from 2016	Two Rocks 2028	Two Rocks % Change from 2016
% aged 20 – 24 years	7.2	33.8	4.3	107.6	7.2	275.2	7.2	395.2	5.0	103.2	7.0	287.9
% aged 25 – 29 years	7.6	19.3	2.9	37.5	8.4	186.4	9.0	346.9	5.3	65.1	8.1	214.6
% aged 30 – 34 years	7.8	19.0	4.7	123.1	9.1	248.8	9.5	479.3	6.5	89.7	8.5	258.5
% aged 35 – 39 years	7.8	33.3	7.4	267.1	9.0	400.4	9.2	1116.3	7.6	143.5	8.2	256.7
% aged 40 – 44 years	7.3	11.2	10.2	321.4	8.1	408.2	7.9	672.2	7.8	143.9	7.3	174.4
% aged 45 – 49 years	6.4	11.5	10.7	226.2	6.6	400.8	6.1	699.0	7.6	149.6	6.0	95.0
% aged 50 – 54 years	5.6	45.6	7.7	200.5	4.6	357.6	4.2	905.6	6.5	154.2	4.5	67.1
% aged 55 – 59 years	5.0	113.0	5.5	257.0	3.2	422.0	3.6	950.0	5.7	179.7	3.8	51.0
% aged 60 – 64 years	3.7	106.1	4.1	238.0	2.3	470.9	2.8	1229.6	5.1	202.0	3.1	44.8
% aged 65 – 69 years	2.5	34.4	3.3	441.2	1.6	362.1	1.8	931.8	4.4	144.2	2.7	18.1
% aged 70 – 74 years	1.8	38.3	2.8	603.0	1.3	394.7	1.4	1018.8	3.2	120.3	2.0	27.6
% aged 75+	3.5	164.3	2.8	625.8	1.9	1289.7	1.1	1000.0	5.4	151.7	3.1	74.6

Table 2.3: Education (ABS 2016)

	Butler (\$SC)	Jindalee (\$SC)	Alkimos (\$SC)	Eglinton (\$SC)	Yanchep (\$SC)	Two Rocks (\$SC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
% of people attending a primary school	30.8	29.2	31.9	31.9	31.9	30.6	31.4	27.1
% of people attending a secondary school	22.6	29.5	16.5	19.1	18.0	16.5	23.1	20.7
% of people attending a tertiary or technical institution	14.3	16.1	18.1	15.1	12.6	11.4	18.2	22.8
% of people completed year 10	11.9	9.3	7.9	10.9	12.7	14.0	12.0	10.8
% of people completed year 12	18.3	18.6	17.7	15.3	15.8	15.5	18.6	16.7

	Butler (SSC)	Jindalee (SSC)	Alkimos (SSC)	Eglinton (SSC)	Yanchep (SSC)	Two Rocks (SSC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
% of people completed a Certificate III or IV	20.9	23.1	24.9	26.9	23.1	24.0	20.2	16.3
% of people completed bachelor's degree level and above	12.4	17.6	16.6	14.0	9.9	8.3	14.7	22.9
% of people completed advanced diploma or diploma	9.9	10.2	12.2	10.5	9.5	8.1	9.6	9.3
% of people attending tertiary or technical institution	37.4	33.7	32.6	30.80	33.4	32	32	31

Table 2.4: Culture and Heritage (ABS 2016)

	Butler (SSC)	Jindalee (SSC)	Alkimos (SSC)	Eglinton (SSC)	Yanchep (SSC)	Two Rocks (SSC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
% of people born in Australia	47	37.9	44.3	50.5	52.3	62.3	52.7	57.3
Most common countries of birth (other than Australia)	England	England	England	England	England	England	England	England
	New Zealand	South Africa	New Zealand	South Africa	New Zealand	New Zealand	New Zealand	New Zealand
	South Africa	Scotland	South Africa	New Zealand	South Africa	South Africa	South Africa	India
	Scotland	New Zealand	Scotland	Scotland	Scotland	Scotland	Vietnam	South Africa
	Philippines	Ireland	India	Zimbabwe	Wales	Germany	Scotland	Malaysia
Top languages (other than English) spoken at home	Afrikaans	Afrikaans	Afrikaans	Afrikaans	Afrikaans	Mandarin	Vietnamese	Mandarin
	Arabic	Mandarin	Spanish	German	German	French	Afrikaans	Italian
	Dinka	Gujarati	Mandarin	Italian	Mandarin	Thai	Arabic	Vietnamese
	Tagalog	Polish	Hindi	Portuguese	Spanish	Afrikaans	Gujarati	Cantonese
	Spanish	Arabic	Filipino	Punjabi	Italian	Germany	Mandarin	Arabic



Table 2.5: Families and Households (Abs 2016)

	Butler (\$SC)	Jindalee (\$SC)	Alkimos (\$SC)	Eglinton (\$SC)	Yanchep (\$SC)	Two Rocks (\$SC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
% couple family without children	25.8	32.5	34.4	37.1	35.8	40.4	31.2	37.5
% couple family with children	51.3	56.4	51.3	49.3	47.5	45.2	51.6	46.3
% one parent family	21.1	10.7	13.3	13.6	15.9	14.1	15.8	14.5
Family households	80.3	89.0	82.1	82.8	79.8	75.1	80.5	73.0
Single (or lone) person households	17.1	9.1	15.7	15.2	17.7	22.1	16.9	23.0
Group households	2.6	1.9	2.2	2.0	2.5	2.8	2.7	4.0

Table 2.6: Housing (ABS 2016)

	Butler (\$SC)	Jindalee (\$SC)	Alkimos (\$SC)	Eglinton (\$SC)	Yanchep (\$SC)	Two Rocks (\$SC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
% of occupied dwellings owned outright	9.1	12.8	5.2	4.4	17.1	27.2	19.5	28.1
% of occupied dwellings owned with a mortgage	55.0	63.1	66.0	72.6	57.0	50.0	54.6	41.9
% of dwellings rented	33.9	22.2	26.9	20.8	22.7	19.5	22.5	26.7

Table 2.7: Income and Employment (ABS 2016)

	Butler (\$SC)	Jindalee (\$SC)	Alkimos (\$SC)	Eglinton (\$SC)	Yanchep (\$SC)	Two Rocks (\$SC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
Largest employing industry (%)	Supermarket and Grocery Stores (3.9)	Hospitals (except Psychiatric Hospitals) (4.4)	Hospitals (except Psychiatric Hospitals) (4.8)	Hospitals (except Psychiatric Hospitals) (4.9)	Iron Ore Mining (3.3)	Iron Ore Mining (4.1)	Hospitals (except Psychiatric Hospitals) (3.7)	Hospitals (except Psychiatric Hospitals) (3.8)

	Butler (SSC)	Jindalee (SSC)	Alkimos (SSC)	Eglinton (SSC)	Yanchep (SSC)	Two Rocks (SSC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
Top occupation of employment	Technicians and Trades Workers (20.3)	Technicians and Trades Workers (19.6)	Technicians and Trades Workers (20.6)	Technicians and Trades Workers (22.4)	Technicians and Trades Workers (21.7)	Technicians and Trades Workers (23.9)	Technicians and Trades Workers (18.9)	Professionals (22.2)
Median weekly personal income	\$728	\$902	\$930	\$973	\$691	\$582	\$709	\$728
Median weekly family income	\$1,781	\$2,400	\$2,094	\$2,143	\$1,728	\$1,509	\$1,875	\$1,955
Median weekly household income	\$1,616	\$2,290	\$1,942	\$1,982	\$1,511	\$1,276	\$1,696	\$1,643
% Unemployed	9.5	6.9	6.6	4.6	9.2	11.4	8.5	8.1

Table 2.8: Socio-Economic Indexes for Areas (ABS, 2011)

	Butler (SSC)	Jindalee (SSC)	Alkimos (SSC)	Eglinton (SSC)	Yanchep (SSC)	Two Rocks (SSC)	Wanneroo LGA (C)	Greater Perth Region (GCCSA)
Index of Relative Socio-economic Disadvantage	8	10	8	8	6	4	9	N/A
Index of Relative Socio-economic Advantage and Disadvantage	8	10	7	7	6	3	9	N/A
Index of Economic Resources	9	10	10	10	8	2	10	N/A
Index of Education and Occupation	6	8	7	7	4	6	7	N/A

**SEIFA RATING KEY**

- 10 Highest 10% of areas in the state (highest rating)
- 1 Lowest 10% of areas in the state (lowest rating)

## 2.3 Population Growth

### 2.3.1 Development Trends and Lot Releases

The population growth rate in Western Australia is increasing from its bottom in June 2016. Data shows that the annual growth rate in 2018 increased to 0.8% per annum, which is an extra 5,500 people per year in Western Australia. Due to lower population growth than anticipated developers are offering smaller lots and lower priced homes (Urbis, 2018, p.6). The level of unsold stock of homes remained high throughout 2018. However, it is anticipated that 2019 will bring more positive sales activity (Urbis, 2018, p.6).

Despite the slowing of the market a large amount of new estates were released in 2018 across the Greater Perth Region (Urbis, 2018, p.16). This resulted in an oversupply of greenfield markets. With this decline, a limited number of new estates are predicted to be released in 2019. Although overall the market declined during Quarter 4 (Q4) 2018, sales in established estates that focus on first home buyers stabilized and some experienced growth, including those in the Alkimos Eglinton region (Urbis, 2018, p.6).

Table 2.9 shows that in Q4 2018 the North-West Metro area experienced 31.7% share of sales in the Greater Perth Region (Urbis, 2018, p.5). The North-West Corridor is the only corridor in Perth that experienced an increase in Lot sales in Q4 2018 with a 26% increase from last quarter. The majority of this growth was in the City of Wanneroo as a total of 313 lots, out of the 385 lots in the Northern Growth Corridor were sold in the City of Wanneroo (Urbis, 2018, p.11).

**Table 2.9: Lots sold Quarter 4 2018**

	City of Wanneroo	North West Metro (City of Joondalup and City of Wanneroo)	Greater Perth Region
Lots on the Market	848	870	2951
Lots Sold	313	385	1213
% of Lots on the Market that sold	37%	44%	41%
Lots not on the Market	327	366	N/A
Share of Greater Perth Sales	25.8%	31.7%	N/A
% of Lots released within 12 months in the GPR	25.0%	25.9%	N/A

According to Urbis, in 2018 a total of 1199 Lots were sold in the City of Wanneroo (refer to Table 2.10). Between 2007 and 2018 there has been a 20% decrease in Lot sales in the City of Wanneroo. In this period the most Lots were sold in 2013, with a peak of 2750, while the least were sold in 2008, with a bottom of 1063 Lots. 2018 marks the first year with an increase in lot sales from the year prior since 2014. The increase in Lot sales in 2018 may be reflective of the anticipated growth in the resources sector and general economy of Western Australia in 2019.

**Table 2.10: City of Wanneroo Lots sold 2007 - 2018**

Year	Number of Lots Sold	% Change from Year Prior
2007	1501	N/A
2008	1063	-29%
2009	1584	49%
2010	2092	32%
2011	1307	-38%
2012	2396	83%
2013	2750	15%
2014	2357	-14%
2015	2011	-15%
2016	1350	-33%
2017	1185	-12%
2018	1199	1%

Over the next 12 months, developers intend on releasing 2096 Lots in the Greater Perth Region (refer Table 2.11). Of these Lots, 559 will be released in the North-West Metro area, with 97% of these intended to be in the City of Wanneroo. The majority of the Lots predicted to be released in the next 12 months in the Wanneroo and North-West Metro areas will be released in the first 6 months.

**Table 2.11: Intended Lot Releases from Q4 2018**

Area	No. Lots released within 12 months	No. Lots released within 6 months
City of Wanneroo	540	306
North-West Metro	559	325
Greater Perth	2096	1094

### 2.3.2 Recent Lot Sales

Feedback from developers indicate that the sale of lots is slow, which suggest that the short term population growth projections discussed below may be high.

### 2.3.3 NCGC

Population growth in the NCGC is projected to be very high. Table 2.12 and 2.13 summarise projected population growth between the 2016 Census, 2028 and 2041 by suburb and age. Key points to note from the tables are:

- In 2028 and 2041 the population is projected to increase by 60,166 to 95,710, and 64,617 to 160,328.
- The largest increase is expected in the 35 – 49 age cohort (26,826). An increase of over 31,500 is expected in the under 15 age cohort, which is the main target for aquatic education and aquatic play.
- In 2016 the main population node was in Butler at the southern end of the NCGC, whereas the largest population node in 2028 will be in Eglinton and Alkimos. However, by 2041 the largest population node will be in Yanchep and Two Rocks.
- In 2016 Butler and Jindalee comprised 44% of the NCGC population, in 2028, Alkimos, Eglinton will account for 44% of the NCGC population and by 2041 Alkimos and Eglinton is projected to have a population of 86,186, which is slightly larger than Yanchep and Two Rocks (65,890).

- By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,890), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.

**Table 2.12: Population Increase by Age**

Age	2016	2028	Increase	2041	Increase
0-4 years	3,350	9,193	5,843	14,439	14,439
5 - 9 years	3,048	8,763	5,716	13,698	13,698
10 - 14 years	2,648	8,001	5,353	12,725	12,725
15 - 24 years	4,907	12,994	8,087	21,834	21,834
25 - 34 years	6,427	14,474	8,047	22,124	22,124
35 - 49 years	8,044	22,326	14,282	34,870	34,870
50 - 64 years	4,396	12,649	8,252	24,473	24,473
65 - 74 years	2,276	5,870	3,594	12,925	12,925
75+ years	448	1,441	992	3,240	3,240
<b>Total persons</b>	<b>35,544</b>	<b>95,710</b>	<b>60,166</b>	<b>160,328</b>	<b>64,617</b>

**Table 2.13: Population Increase by Suburb**

	Butler	Jindalee	Alkimos	Eglinton	Yanchep	Two Rocks	NCGC
<b>2016</b>	13,278	2,519	6,269	1,680	8,868	2,990	35,544
<b>2028</b>	17,502	8,277	28,878	12,938	20,480	7,744	95,710
Change #	4,224	5,758	22,609	11,258	11,612	4,754	60,166
Change %	32%	229%	361%	670%	131%	159%	169%
<b>2041</b>	17,556	8,781	38,979	29,207	45,012	20,878	160,328
Change #	54	504	10,101	16,269	24,532	13,134	64,617
Change %	<1%	6%	35%	126%	120%	170%	67.5%

## 2.4 Summary

- The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth metropolitan area. The Northern Coastal Growth Corridor (NCGC) is the main population growth area, stretches from Butler to Two Rocks and includes Perth's next major Strategic Metropolitan Centre at Yanchep, which is currently being developed.
- At the 2016 Census, the population of the NCGC was 35,544, and the largest population node was in Butler. Jindalee and Yanchep have experienced the quickest population growth. The region is characterised by a relatively young age profile.
- Population growth in the NCGC is projected to be very high, increasing to 95,710 and 160,328 by 2028 and 2041, respectively. Large increases are expected in the under 15 and 35 – 49 age cohorts (31,500 and 26,826 respectively). The under 15 age group is the main target for aquatic education and aquatic play.
- In 2016 the main population node was in Butler at the southern end of the NCGC, whereas the largest population node in 2028 will be in Eglinton and Alkimos. However, by 2041 the largest population node will be in Yanchep and Two Rocks.
- In 2016 Butler and Jindalee comprised 44% of the NCGC population, in 2028, Alkimos, Eglinton will account for 44% of the NCGC population and by 2041 Alkimos and Eglinton is projected to have a population of 68,186, which is slightly larger than



- Yanchep and Two Rocks (65,890).
- By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,890), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.



## 3 DOCUMENT REVIEW

This chapter provides a review of relevant documents provided by council and in relation to aquatic and recreational facilities and needs within the NCGC.

### 3.1 Northern Coastal Growth Corridor Community Facilities Plan (2011)

The Northern Coastal Growth Corridor Community Facilities Plan outlines the extent of community infrastructure (including built facilities and public open space) required within the NCGC to meet the needs of the current and future population through to 2061. It provides a review of current facilities and what future facilities are required in each area based on provision standards per capita. Specifically it discusses both indoor recreation centres, and aquatic centres.

#### Indoor Recreation Centres

Indoor Recreation Centres are large-scale buildings that provide for a variety of sporting and community use. They generally include one or more sports courts plus a number of multipurpose activity/meeting rooms for community use. Regional level facilities often incorporate purpose built gymnasiums and aerobics facilities, plus larger function rooms and kitchen facilities. Key principles identified for indoor recreations centres include:

- Purpose built indoor recreation centres should only be provided at a regional level to maximise catchment and client base.
- Regional recreation centres should be co-located with aquatic centres where a need has been identified.

#### Aquatic Centres

Aquatic Centres are generally indoor facilities incorporating one or more pools and associated facilities (spas, saunas) for swimming and other aquatic pastimes. 25m pools are the standard provision with some larger facilities incorporating 50m pools for competition and a variety of dive pools and activity splash pools to maximise the type of activity that may take place. Aquatic centres often incorporate a variety of 'dry' facilities such as gymnasiums and function rooms to increase the viability of the centre.

Key principles identified for aquatic centres include:

- Given their significant capital and operating cost, aquatic centres should only be provided at a regional level to maximise their catchment and client base.
- Should be located within (or adjacent to) a major activity centre or as part of a regional sporting complex. Proximity to major roads and (if possible) public transport is essential.
- Aquatic Centres (indoor or outdoor) should ideally be co-located with indoor (dry) recreation centres to maximise access and visitation whilst optimising management and operational costs.
- Aquatic centres may be co-located with higher order education facilities such as universities, provided that community access is maintained at all times.

The proposed provision for the region is one aquatic centre in the Yanchep Metropolitan Centre combined with a regional indoor recreation centre at an estimated cost of \$92,733,792. The report suggests that this will be needed to be operational in the period of 2042-2046.

The strategy identifies the potential location for aquatic and recreation centres (refer to Map 3.1):

- Regional indoor/aquatic centre (w/Arena) at Yanchep Metropolitan Centre
- Regional indoor recreation centre at Alkimos Secondary Centre
- Regional indoor recreation centre (outside centre) at Two Rocks North Secondary Centre
- District indoor recreation centre at North Eglinton (close to Eglinton District Centre)
- District indoor recreation centre at North Yanchep Activity Centre 1

**Map 3.1: Proposed Indoor Aquatic and Recreation Facilities**



### 3.2 Strategic Community Plan 2017/18 – 2026/27

This document outlines the current population and demographics, the predicted population growth and the key outcomes around four main areas that are desired to be achieved as the region grows. Those areas are Society, Economy, Environment and Civic Leadership. It articulates the vision, outcomes and priorities of the council so that resources can be allocated correctly

The following items were identified within the report in regards to provision of recreational facilities including:

- The City should create opportunities that encourage people to be healthy and active.
- There is an emerging need in the community for better accessibility of services and infrastructure should be close to home and available more locally.
- Aspirational outcomes identified from the community plans include:
  - ✓ Healthy, safe, vibrant and connected communities.
  - ✓ Society outcome. Healthy and Active People.
  - ✓ Built Environment – Outcome 3.4 Activated Places
  - ✓ Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation

### 3.3 Tourism Strategy and Supporting Actions 2011- 2017

The Tourism Strategy and Supporting Actions (2011-2017) analyses the area's tourist attractions and type of tourist that use the area. It suggests that there is a general lack of awareness of Wanneroo product and the geographical extent of Wanneroo. However, that there is an opportunity to improve on this.

The strategy review included a SWOT Analysis which identified the current lack of sufficient core tourism product and short term accommodation for Wanneroo to be viewed as a significant tourism destination. It also highlights the perceived challenges that tourism operators in Wanneroo face in their attempts to achieve progress, particularly in signage and regulatory processes. The diversity of the area and potential for small tourism business development can be built upon to grow Wanneroo as a tourism destination.

Key strategy elements related to recreation facilities include:

- Strategy 1 – Maximise tourism opportunities by ensuring that tourism receives adequate planning consideration.

Key objectives should include providing for the establishment and expansion of tourist services and tourist support activities, including entertainment and recreation establishments in the tourism clusters.

### 3.4 State Sporting Facilities Plan Framework 2013

The State Sporting Facilities Plan Framework 2013 provides an assessment of the current level of facilities that can host state, national and international level competitions to allow planning of the upgrade or development of facilities to attract the desired levels of competition and events to the state. It is identified:

- Changes in national and international event specifications has rendered the existing Challenge Stadium facility obsolete.
- The lack of a FINA accredited 50m pool will inhibit the growth of the sport. The lack of an adequately accredited 50m pool has meant that major national or international swimming events cannot be held in WA.
- A feasibility study be carried out to determine the most appropriate location for development, or redevelopment, of a pool that meets the FINA accreditation standards.
- One of the main concerns with the development of new sporting infrastructure close to the Perth CBD is the lack of sufficient land to accommodate expanded or major new facilities.

### 3.5 Wanneroo Cycle Plan 2018/19 - 2021/22

The cycle plan outlines the need to design and create connected cycle routes throughout the region to create a 'Connected and Accessible City' in order to make cycling an attractive and safe choice in the daily life of Wanneroo citizens.

A key strategy is to focus on implementing missing links between activity destinations and increase the safety of shared pathway cycle facilities across the City. The development of a new swimming centre would need to consider the requirements of linking into the cycle routes.

It identifies the requirement to link into the Yanchep, St Andrews Drive Sport and health precinct.

### 3.6 City of Wanneroo Place Framework 2018

The Place Framework describes how the Place Approach will be implemented in order to achieve the City's Strategic Vision and Objectives. The Place Framework forms part of the City's Integrated Planning and Reporting Framework and will be an informing document for future policy work, strategic planning and general guidance on the City's Place Approach.

Objectives of the Place Framework are to:

- Outline a set of guiding principles that underpin the City's Place Approach;
- Build the organisation's confidence and capacity to deliver a Place Approach;
- Facilitate enhanced relationships with the community in places and projects;
- Provide guidance to Local Area Planning;
- Inform Strategic and Service Planning;
- Provide guidance to the place based delivery of services; and
- Articulate a clear definition of Place related terminology.

Through regular feedback provided to the City of Wanneroo, the local community have identified a need for places which are distinctive, connected and active. A swimming centre would help meet this requirement.

### 3.7 Summary

- The Northern Coastal Growth Corridor Community Facilitates Plan outlines the extent of community infrastructure (including built facilities and public open space) required within to meet the needs of the current and future population through to 2061. It identifies the potential location for aquatic and recreation centres:
  - ✓ Regional indoor/aquatic centre (w/Arena) at Yanchep Metropolitan Centre
  - ✓ Regional indoor recreation centre at Alkimos Secondary Centre
  - ✓ Regional indoor recreation centre at Two Rocks North Secondary Centre
  - ✓ District indoor recreation centre at North Eglinton (close to Eglinton District Centre)
  - ✓ District indoor recreation centre at North Yanchep Activity Centre 1
- The City of Wanneroo Strategic Community Plan notes that:
  - ✓ The City should create opportunities that encourage people to be healthy and active.
  - ✓ There is an emerging need in the community for better accessibility of services and infrastructure should be close to home and available more locally.



- The Tourism Strategy and Supporting Actions (2011-2017) analyses the area's tourist attractions and type of tourist that use the area. Key objectives include providing for the establishment and expansion of tourist services and tourist support activities, including entertainment and recreation establishments in the tourism clusters.



## 4 COMMUNITY INFRASTRUCTURE

This chapter identifies existing aquatic and recreation facilities, schools and shopping centres in the Northern Coast Growth Corridor.

### 4.1 Leisure Facilities

An inventory of aquatic centres, sports halls and fitness centres in or near the North Coast Growth Corridor have been mapped, and information on each venue collected.

#### 4.1.1 Aquatic Centres

Sixteen aquatic centres have been identified (refer to Map 4.1 and Table 4.1), including:

- Eleven dedicated swimming pools
- Five pools with fitness centres
- Four pools within the NCGC (only one pool was 25m, the others were small teaching pools)

No swimming pool exists north of Butler or between Quinn's Rocks and Burns Beach Road.

**Map 4.1: Pools**



#### Swimming Pools

- 1 Deb's Dolphins Swim School
- 2 Go Swimming Wanneroo
- 3 JUMP! Swim Schools Wanneroo
- 4 Kids Aquatic Survival School Quinn's Rocks
- 5 Seastarz Swim School
- 6 State Swim Butler
- 7 State Swim Joondalup
- 8 State Swim Whitford City
- 9 The Swim School WA Merriwa
- 10 The Swim School WA Ocean Reef
- 11 The Swim School WA Wangara



#### Swimming Pools and Gym

- 12 Craigie Leisure Centre
- 13 Goodlife Health Clubs
- 14 HBF Arena
- 15 Leisurepark Balga
- 16 Wanneroo Aquamotion

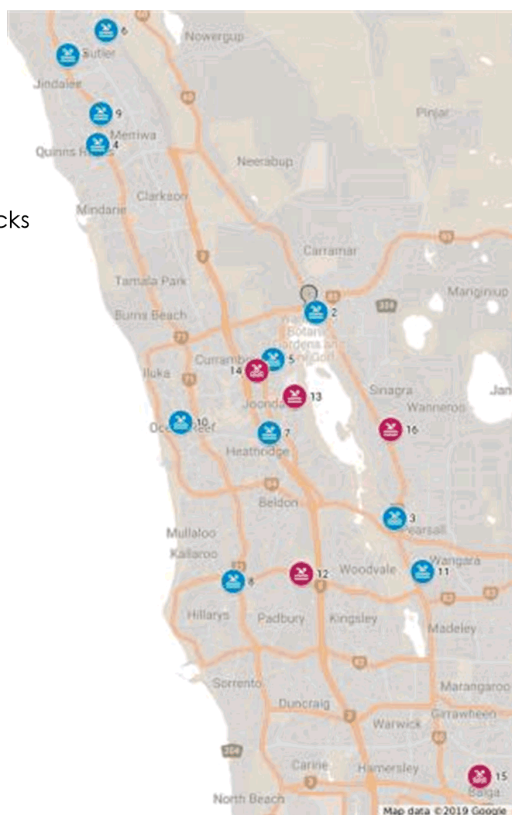


Table 4.1 Aquatic Centres

Name	Address	Pools	Heating	Indoor/ outdoor	Other facilities	Public Access
Deb's Dolphins Swim School	50 Barmouth Loop, Butler WA 6036	Back garden pool	Heated	Outdoor		Yes 30 min lessons Max 3 children per class
Go Swimming Wanneroo	Drovers Markets, 2c/1387 Wanneroo Rd, Perth WA 6065	Shallow pool 70cm Deep pool 1.2m	32°C	Indoor		Yes
JUMP! Swim Schools Wanneroo	4/637 Wanneroo Rd, Wanneroo WA 6065	Length 15m x 4.5 wide 1.05m deep	32 °C	Indoor		Yes 30 min lessons
Kids Aquatic Survival School Quinns Rocks	54 Littleham Loop, Quinns Rocks WA 6030	No information available	Heated	Indoor		Yes Survival Program 1:1 lessons 8 weeks 10mins per day Monday to Friday
Seastarz Swim School	10 Smoothstone Ct, Joondalup WA 6027	Length 8m Depth 1.2m	Heated	Indoor		Yes
State Swim Butler	198 Landbeach Blvd, Butler WA 6036	Length 20m Depth 0.8m - 1.2m	Heated	Indoor		Yes
State Swim Joondalup	6 Buick Way, Joondalup WA 6027	Length 25m Depth 0.8m - 1.2m	32°C	Indoor		Yes
State Swim Whitford City	Marmion Ave, Hillarys WA 6025	Length 25m Depth 0.9m - 1.5m	32 °C	Indoor		Yes
The Swim School WA Merriwa	3/10 Hughie Edwards Dr,	Teaching Pool Depth 0.8m - 1.2m	Heated	Indoor		Yes

Name	Address	Pools	Heating	Indoor/ outdoor	Other facilities	Public Access
	Merriwa WA 6030					
The Swim School WA Ocean Reef	Constellation Dr & Beaumaris Blvd, Ocean Reef WA 6027	Teaching Pool Depth 0.8m - 1.2m	Heated	Indoor		Yes
The Swim School WA Wangara	26 Automotive Dr, Wangara WA 6065	Teaching Pool Depth 1.1m	Heated	Indoor		Yes

#### Full Service Pool and Gym

Name	Address	Pools	Heating	Indoor/ outdoor	Other facilities	Public Access
Craigie Leisure Centre	751 Whitfords Ave, Craigie WA 6025	25 metre lap pool, 8 lanes Leisure pool Outdoor 50 metre lap pool, 8 lanes Outdoor children's water playground	27-28 °C  32 °C  26-27 °C	Indoor Indoor  Outdoor	Spa, Sauna, Steam room, Café, Room hire, Full Gym, Group Fitness, Sports courts, Show courts	Yes
Goodlife Health Clubs - Joondalup	Lakeside Dr, Joondalup WA 6027	25m Depth 1.2m	Heated	Indoor	Spa, Sauna, Cardio equipment, free weights, functional training equipment, strength equipment and stretching areas, Group Fitness Classes, PT, Sports Hall, Crèche	Members Only

Name	Address	Pools	Heating	Indoor/ outdoor	Other facilities	Public Access
HBF Arena	Kennedya Dr, Joondalup WA 6027	50m Lap pool, 10 lanes, 1.2 – 2m depth 3 lane 25m pool Leisure pool, depth 0m to 1.2m 42m enclosed water slide Toddler splash pool	26.5 °C  29.5 °C	Indoor  Indoor	Cardio equipment, pin loaded weight machines, free weights, circuit training zone, cycle studio, PT, Group fitness classes, sports hall, crèche	Yes
Leisurepark - Balgā	109 Princess Rd, Balgā WA 6061	25-metre, eight-lane pool with ramp entry Leisure pool, beach entry free-form pool with lazy river Program pool with ramp entry Outdoor splash pad water playground	28 °C  31 °C  33 °C	Indoor  Indoor  Indoor	Plate and pin- loaded equipment, cables, free weights, cardio fitness equipment, group fitness classes, PT, crèche	Yes
Wanneroo Aquamation	19 Civic Dr, Wanneroo WA 6065	25m Lap Pool Depth 1m - 1.2m Leisure Pool Beach entry Depth 0.2m - 0.8m Deep Pool Depth 1.8m Program Pool 5m x 8m Depth 0.9m - 1.4m	28 °C  Heated  Heated 32 °C	Indoor  Indoor  Outdoor Indoor	Sauna, Spa , Splash Pad, Gym, Group Classes, PT	Yes



4.1.2 Sports Halls

Ten sports halls have been identified (refer to Map 4.2 and Table 4.2), including one in Two Rock, and the other nine are south of Burns Beach Road. All cater for the major indoor court sports – basketball, netball, volleyball, badminton and futsal.

Map 4.2: Sports Halls

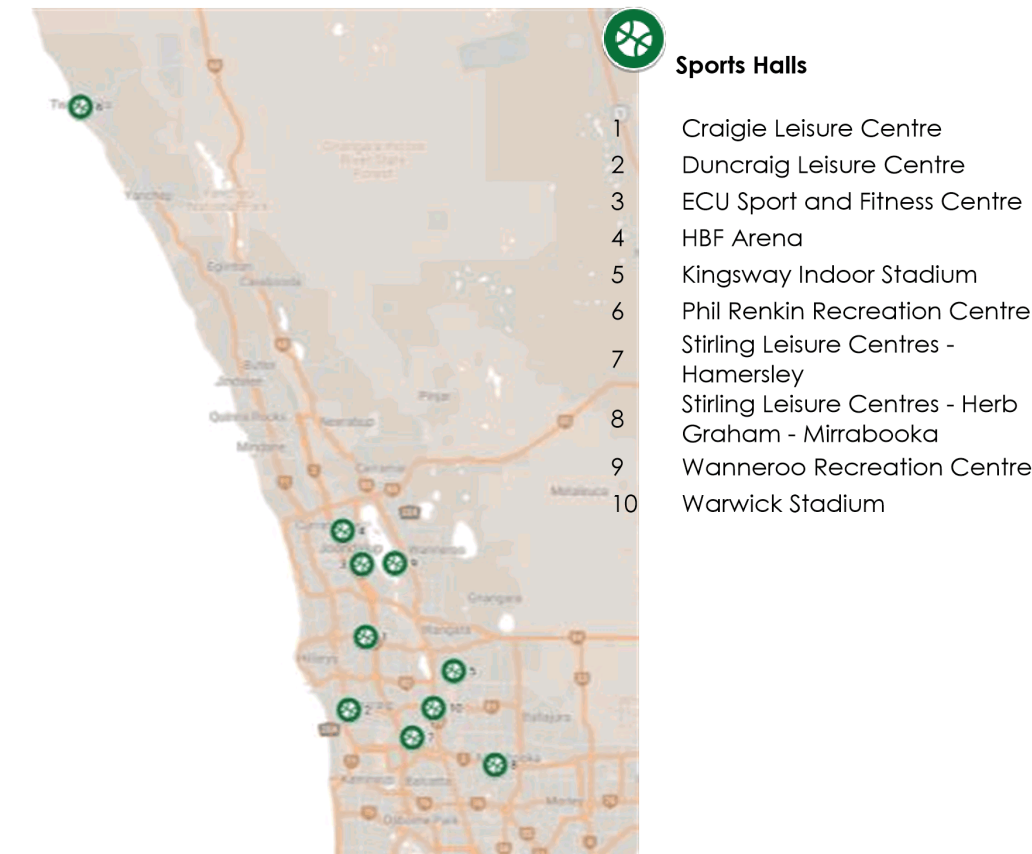


Table 4.2: Sports Halls

Name	Address	Facilities	Major Programmes
Craigie Leisure Centre	751 Whitfords Ave, Craigie WA 6025	Indoor Sports courts and stadium	Ladies Netball Fast 5 Netball Mixed Netball Men's Basketball Men's Indoor Soccer Junior Soccer
Duncraig Leisure Centre	40 Warwick Rd, Duncraig WA 6023	Indoor Sports Court	Basketball Badminton
ECU Sport and Fitness Centre	Prilep Dr, Joondalup WA 6027	Indoor Sports Courts - Basketball, Badminton, Indoor Soccer (Futsal), Netball, Volleyball courts	Basketball Badminton Indoor Soccer Netball Volleyball
		Outdoor Courts (floodlighting)	Tennis, Basketball, Netball, Soccer (Futsal)
HBF Arena	Kennedya Dr, Joondalup WA 6027	Badminton, Basketball, Basketball (hoops only), Soccer (indoor), Netball (indoor), Volleyball, Netball (outdoor), Tennis	Men's Futsal Ladies Netball Mixed Netball
Kingsway Indoor Stadium	130 Kingsway, Madeley WA 6065	Basketball, Badminton, Soccer, Netball	Indoor AFL Basketball Netball Futsal
Phil Renkin Recreation Centre	59 Lisford Ave, Two Rocks WA 6037	Large sports hall 1xBasketball, 1xVolleyball, 4xBadminton	Badminton Basketball
Stirling Leisure Centres - Hamersley	20 Belvedere Rd, Hamersley WA 6022	One hall with an enclosed court, marked for futsal, basketball, badminton and volleyball	Ladies Netball Mixed Netball Men's Futsal
Stirling Leisure Centres - Herb Graham - Mirrabooka	38 Ashbury Cres, Mirrabooka WA 6061	Indoor Sports Court	Wheelchair basketball Basketball Men's Futsal

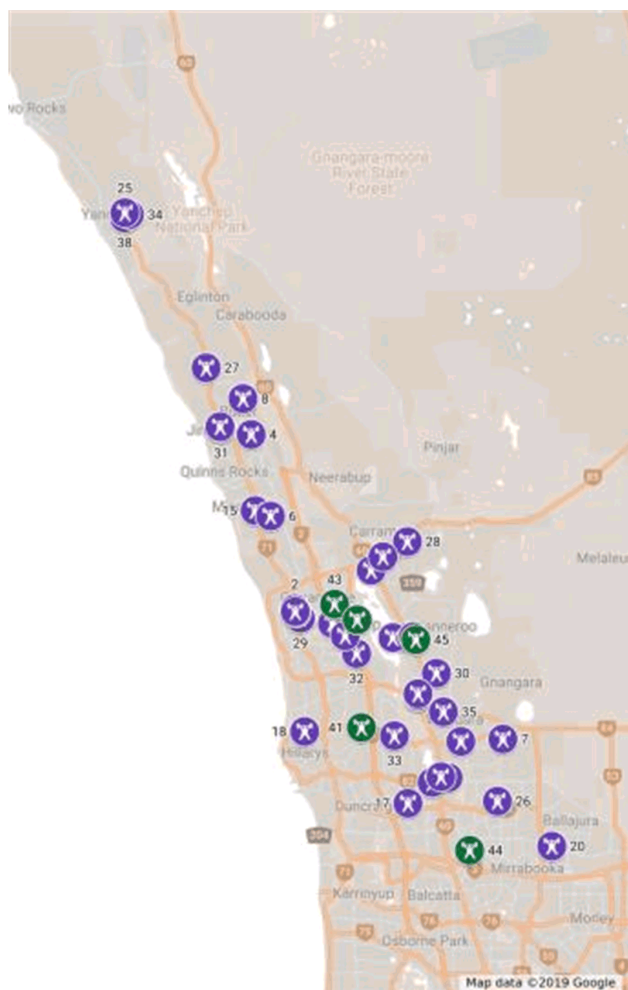
Name	Address	Facilities	Major Programmes
			Junior Futsal Junior Netball Junior Basketball
Wanneroo Recreation Centre	275 Scenic Dr, Wanneroo WA 6065	Large sports hall 1xBasketball, 1xVolleyball, 4xBadminton, 1xNetball	Badminton Basketball Netball Junior Basketball
Warwick Stadium	Warwick Rd & Wanneroo Road, Warwick WA 6024	Show court, 8 basketball courts. Accommodate Netball, volleyball, badminton	Basketball Netball Junior Basketball Junior Netball Badminton Volleyball Lifeball

### 4.1.3 Fitness Centres

Forty five fitness centres have been identified (refer to Map 4.3 and Table 4.3), including:

- Seven in the NCGC
- 22 x 24/7 gyms
- Five full service gyms
- 10 specialist fitness centres

**Map 4.3: Fitness Centres**



#### Full Service Gym

- 41 Craigie Leisure Centre
- 42 Goodlife Health Clubs
- 43 HBF Arena
- 44 Leisurepark - Balga
- 45 Wanneroo Aquamotion



#### 24/7 and Specialist Gyms

- 1 24/7 Power Pit
- 2 Anytime Fitness - Currambine
- 3 Anytime Fitness - Wanneroo
- 4 Anytime Fitness Butler
- 5 CrossFit Access Wangara
- 6 CrossFit Firestarter
- 7 Crossfit Furnace
- 8 CrossFit Norsemen
- 9 Crossfit Perth (Joondalup)
- 10 Diesel Gym
- 11 Drive360
- 12 F45 Training Wanneroo
- 13 Goodlife Health Clubs Kingsway
- 14 Jetts Fitness - Carrama
- 15 Jetts Fitness - Clarkson
- 16 Jetts Fitness - Currambine
- 17 Jetts Fitness - Greenwood
- 18 Jetts Fitness - Hillarys
- 19 Jetts Fitness - Madeley
- 20 Jetts Fitness - Malaga
- 21 Jetts Fitness - Wanneroo
- 22 Lacey's Boxing Gym
- 23 Lacey's Wanneroo
- 24 McRae Fitness 24/7 Gym
- 25 North Bound CrossFit
- 26 Plus Fitness 24/7 Alexander Heights
- 27 Plus Fitness 24/7 Alkimos
- 28 Plus Fitness 24/7 Banksia Grove
- 29 Plus Fitness 24/7 Currambine
- 30 Plus Fitness 24/7 Hocking
- 31 Plus Fitness 24/7 Jindalee
- 32 Plus Fitness 24/7 Joondalup
- 33 Plus Fitness 24/7 Woodvale
- 34 POWERPLAY Health and Fitness
- 35 Raw Edge CrossFit
- 36 Rejuv-A-Nation Health & Fitness
- 37 Result Based Training Joondalup
- 38 Snap Fitness 24-7 Yanchep
- 39 Surge Fitness Wanneroo
- 40 Wanneroo Amateur Boxing Club

Table 4.3: Fitness Centres

Name	Address	24/7 gym	Chain	Facilities	Other information
24/7 Power Pit	3/637 Wanneroo Rd, Wanneroo WA 6065	Yes	Independent	Lifting platforms, boxing area, sled track, free weights up to 80kg, Sauna	
Anytime Fitness - Currambine	2/1F Hobsons Gate, Currambine WA 6028	Yes	Anytime	Cardio, strength/free weights, functional training, PT	
Anytime Fitness - Wanneroo	Central Shopping Centre, Rocca Way, Wanneroo WA 6065	Yes	Anytime	Cardio, strength/free weights, functional training, PT	
Anytime Fitness Butler	Unit 2/ 2 Captiva Approach, Lukin Drive and Connolly Drive, Butler WA 6036	Yes	Anytime	Cardio, strength/free weights, functional training, PT	
CrossFit Access Wangara	Unit 3/19 Innovation Circuit, Wangara WA 6065	No	Independent	Climbing Ropes, Lifting Platforms, 8 Cell Monster Rigs, Olympic Barbells, Assault Bikes, Concept 2 Rowers, GHDs.	
CrossFit Firestarter	4/21 Caloundra Rd, Clarkson WA 6030	No	Independent	Cardio, Free weights, functional training, PT	
Crossfit Furnace	3/89 Christable Way, Landsdale WA 6065	No	Independent	Cardio, Free weights, functional training, PT	
CrossFit Norsemen	178/2 Landbeach Blvd, Butler WA 6036	No	Independent	Cardio, Free weights, functional training, PT	
Crossfit Perth (Joondalup)	87 Winton Rd, Joondalup WA 6027	No	Independent	Cardio, Free weights, functional training, PT	
Diesel Gym	2/320 Joondalup Dr, Joondalup WA 6027	No	Independent	Thai boxing gym	
Drive360	4 Canham Way, Greenwood WA 6024	No	Independent	Group training classes, PT, Cardio, Free weights, functional training	
F45 Training Wanneroo	950 Wanneroo Rd, Wanneroo WA 6065	No	F45	Functional Circuit Training	
Goodlife Health Club -	168 Wanneroo Rd, Madeley WA 6065	Yes	Goodlife	Cardio equipment, Cycle studio, Group fitness, Strength equipment, functional training	



Name	Address	24/7 gym	Chain	Facilities	Other information
Kingsway					
Jetts Fitness - Carrama	Shop 17 Joondalup Drive shopping centre cnr Joondalup drv and, Cheriton Dr, Carramar WA 6031	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Clarkson	7 & 8/1868 Marmion Ave, Clarkson WA 6030	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Currabine	4 Hobsons Gate, Currabine WA 6028	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Greenwood	22 shopping centre Cnr Calectasia Street &, Coolibah Dr, Greenwood WA 6024	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Hillarys	9/37 Endeavour Rd, Hillarys WA 6025	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Madeley	168-182 Wanneroo Rd, Madeley WA 6065	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Malaga	10/27-35 Exhibition Dr, Malaga WA 6090	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Jetts Fitness - Wanneroo	8/969 Wanneroo Rd, Wanneroo WA 6065	Yes	Jetts	Cardio, strength/free weights, functional training, PT	
Lacey's Boxing Gym	Shop P1B Chesapeake way, 1244 Marmion Ave, Currabine WA 6028	No	Laceys	Boxing Gym	
Laceys Wanneroo	1/627 Wanneroo Rd, Wanneroo WA 6065	No	Laceys	Boxing Gym	
McRae Fitness 24/7 Gym	Unit 11, 6 Jindalee Blvd, Jindalee WA 6036	Yes	Independent	Treadmills, rowing, bikes, cross trainers, specialised functional training machines, pin-loaded strength equipment and a selection of plate loaded machines and free weights up to 60kg, group training studio	Child Care

Name	Address	24/7 gym	Chain	Facilities	Other information
North Bound CrossFit	6 Stevenage St, Yanchep WA 6035	No	Independent	Cardio, Free weights, functional training, PT	
Plus Fitness 24/7 Alexander Heights	56/200 Mirrabooka Ave, Alexander Heights WA 6064	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness 24/7 Alkimos	17 Turnstone Street, Alkimos WA 6038	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness 24/7 Banksia Grove	Woolworths Shopping Centre, T12/81 Ghost Gum Blvd, Banksia Grove WA 6031	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness 24/7 Currambine	12/94 Delamere Ave, Currambine WA 6028	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness 24/7 Hocking	100 Gungurru Ave, Hocking WA 6065	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness 24/7 Jindalee	10 Clew Way, Jindalee WA 6036	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness Joondalup	Joondalup Dr & Sundew Rise, Joondalup WA 6027	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
Plus Fitness 24/7 Woodvale	931 Whitfords Ave, Woodvale WA 6026	Yes	Plus Fitness	Strength, Cardio equipment, Group classes, PT	
POWERPLAY Health and Fitness	158 Yanchep Beach Rd, Yanchep WA 6035	Yes	Independent	Cardio, Resistance equipment, PT	
Raw Edge CrossFit	Unit 6-7, 44 Buckingham Drive,, Wangara WA 6065	No	Independent	Cardio, Free weights, functional training, PT	
Rejuv-A-Nation Health & Fitness	3/8 Villanova St, Wanneroo WA 6065	Yes	Independent	Cardio, Pin Loaded Machines, Free weights, PT	Women's only gym, Over 50's gym

Name	Address	24/7 gym	Chain	Facilities	Other information
Result Based Training Joondalup	1/92 Winton Rd, Joondalup WA 6027	No	Independent	PT	
Snap Fitness 24-7 Yanchep	3 Avon Rd, Yanchep WA 6035	Yes	Snap Fitness	Strength, Cardio equipment, Group classes, PT	
Surge Fitness Wanneroo	1387 Wanneroo Rd, Wanneroo WA 6065	Yes	Surge Fitness	Strength, Functional Training, Free weights, pin loaded machines, cycle studio, PT, Group classes	Crèche, free kids classes, cafe
Wanneroo Amateur Boxing Club	275 Scenic Dr, Wanneroo WA 6065	No	Independent	Boxing Gym	

#### Full Service Centres

Full Service Centres	Address	24/7 gym	Chain	Facilities	Other information
Craigie Leisure Centre	751 Whitfords Ave, Craigie WA 6025	No	City of Joondalup Leisure Centres	Swimming Pool, cardio equipment, free weights, functional training equipment, strength equipment and stretching areas, Group Fitness Classes, PT, Sports Hall	Crèche, Holiday club, birthday parties, Cafe
Goodlife Health Clubs - Joondalup	Lakeside Dr, Joondalup WA 6027	No	Goodlife	Cardio equipment, Cycle studio, Group fitness, Strength equipment, Swimming pool, functional training	Crèche
HBF Arena	Kennedya Dr, Joondalup WA 6027	No	Venues West	Cardio equipment, pin loaded weight machines, free weights, circuit training zone, cycle studio, PT, Group fitness classes, sports hall, Lap Pool, leisure pool,	Crèche, Café, Vac care, function room, birthday parties
Leisurepark - Balga	109 Princess Rd, Balga WA 6061	No	City of Stirling	Lap pool, leisure pool, outdoor splash pad, plate and pin-loaded equipment, cables, free weights, cardio fitness equipment, group fitness classes, PT	Crèche
Wanneroo Aquamotion	19 Civic Dr, Wanneroo WA 6065	No	City of Wanneroo	lap pool, leisure pools, sauna, spa, outdoor pool, splash pad, cardio zone, pin-loaded resistance equipment, free weights, plyometric platforms,	Crèche, birthday parties

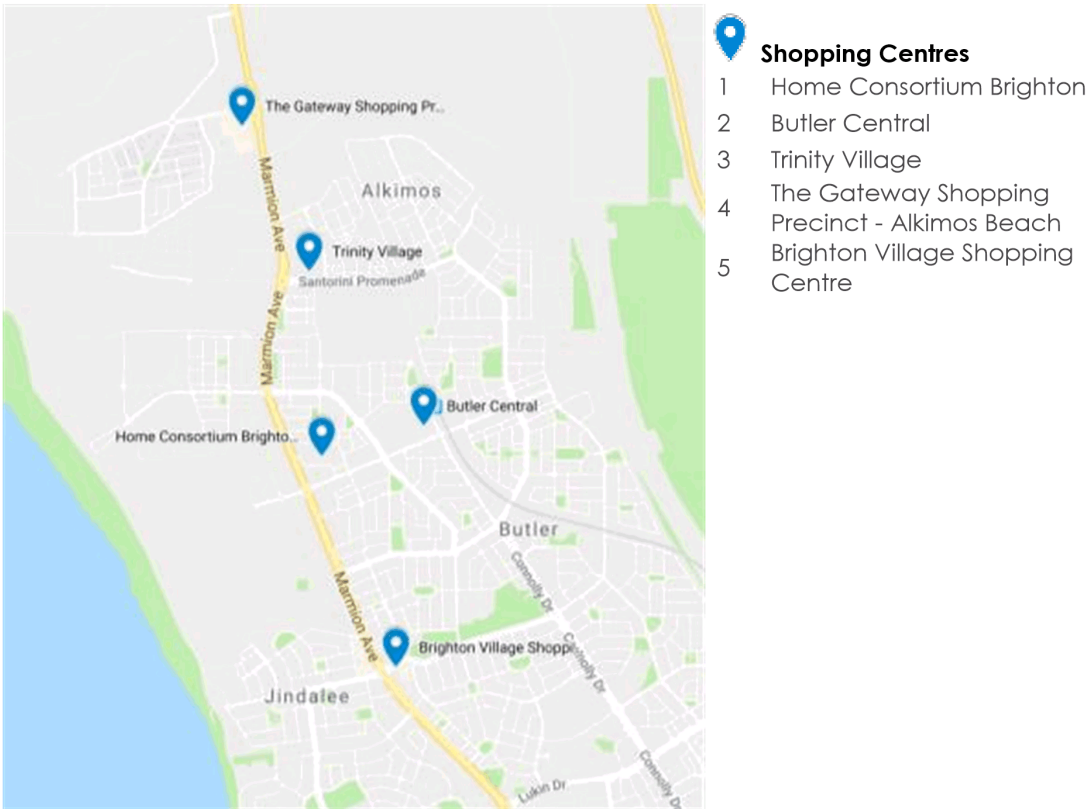
Full Service Centres	Address	24/7 gym	Chain	Facilities	Other information
				Group fitness classes, PT	

4.2 Community Facilities

4.2.1 Existing Retail Centres

Five major shopping centres have been identified in the NCGC at Jindalee, Butler and Alkimos (refer to Map 4.4).

Map 4.4: Shopping Centres



4.2.2 Activity Centres in the Northern Growth Corridor

As seen in Map 4.5 the largest/highest tier Activity Centre planned for in the NCGC is the Yanchep Strategic Metropolitan Centre (Directions 2031; Perth & Peel @3.5Million). The second largest/highest tier Activity Centre currently planned for is Alkimos Secondary Centre. These two Activity Centres have been planned for at a State Government level, by Directions 2031 and Perth & Peel @3.5Million; however, they are strategic plans only (i.e. do not have any statutory powers).

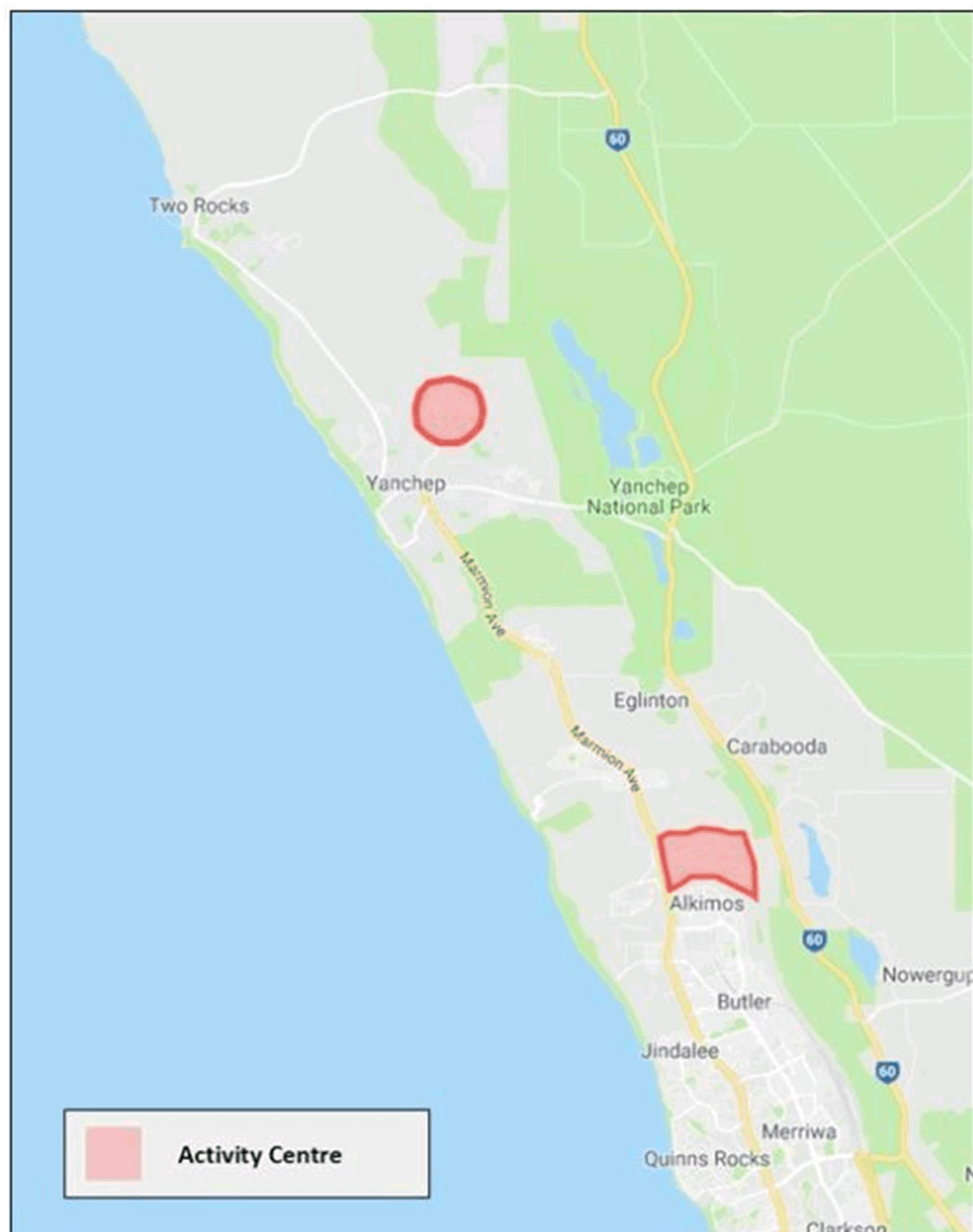
The Yanchep Strategic Metropolitan Centre is the highest tier Activity Centre in the NCGC and will include; retail, office, community, entertainment, residential, employment activities, and public transport. The Alkimos Secondary Centre will include 'Alkimos Central' (LandCorp development), civic buildings, offices, medical facilities, entertainment, education, residential, public open space and public transport.

With these Activity Centres being planned for by Directions 2031 and Perth & Peel @3.5Million at a State Government level, it is likely that these locations will be subject to a greater



amount of development/activity compared to other suburbs within the NCGC, such as Butler, Jindalee, Eglinton and Two Rocks.

**Map 4.5: Activity Centres**

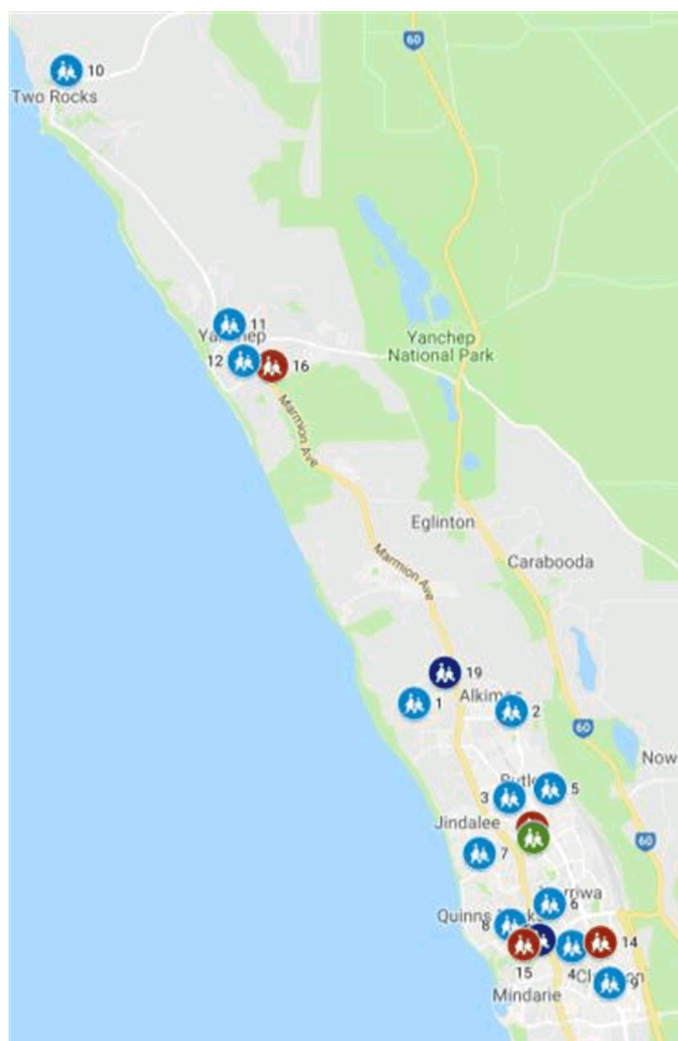


#### 4.2.3 Existing Schools

Twenty primary and secondary schools have been identified in the NCGC (refer to Map 4.6) including:

- 12 state primary schools
- 4 state secondary schools
- 4 independent and catholic schools

Map 4.6: Schools

**Primary Schools**

- 1 Alkimos Beach Primary School
- 2 Alkimos Primary School
- 3 Butler Primary School
- 4 Clarkson Primary School
- 5 East Butler Primary School
- 6 Merriwa Primary School
- 7 Quinns Beach Primary School
- 8 Quinns Rocks Primary School
- 9 Somerly Primary School
- 10 Two Rocks Primary School
- 11 Yanchep Beach Primary School
- 12 Yanchep Lagoon Primary School

**Secondary School**

- 13 Butler College
- 14 Clarkson Community High School
- 15 Mindarie Senior College
- 16 Yanchep Secondary College

**Private - Independent**

- 17 Peter Moyes Anglican Community School
- 18 Quinns Baptist College
- 19 St James Anglican School

**Private - Catholic**

- 20 Irene McCormack Catholic College

**Butler / Jindalee**

There are currently two high schools in Butler / Jindalee, and five (5) primary schools.

Existing Schools	Current enrolment (students)
Butler College (7-12)	1796
Irene McCormack Catholic College (7-12)	955
Butler Primary School	738
East Butler Primary School	597
John Butler Primary College	584
Quinn's Beach Primary School	445
Brighton Catholic Primary School	414

**Alkimos / Eglinton**

There are currently two primary schools and three (3) K-12 schools in Alkimos / Eglinton.

Existing Schools	Current enrolment (students)
Alkimos Primary School	513
Alkimos Beach Primary School	416
St James Anglican School (K-12)	342
imos Baptist College (K-12)	190
Northshore Christian Grammar School (K-12)	48

#### Yanchep / Two Rocks

There are currently three primary schools, one (1) K-12 school and one (1) high school in Yanchep / Two Rocks.

Existing Schools	Current enrolment (students)
Yanchep Beach Primary School	729
Yanchep Secondary College (7-12)	576
Two Rocks Primary School	480
Yanchep Lagoon Primary School	320
Atlantis Beach Baptist College (K-12)	39

#### 4.2.4 Proposed Schools

Two schools are proposed in the Northern Growth Corridor and 39 locations identified for potential schools, according to the various district structure plans (refer to Map 4.7).

#### Butler / Jindalee

One school is proposed for Butler / Jindalee, while various structure plans have identified locations for three potential primary schools and one potential high school.

Proposed and Potential Schools	Details
Proposed – Butler North Secondary School	9ha in size, opens 2021
Potential – Jindalee Primary School	3.5ha in size, co-located with junior size oval
Potential – 2 X Public Primary Schools	Nil.
Potential – Public High School	4.5ha in size

#### Alkimos / Eglinton

One K-12 school is proposed for Alkimos / Eglinton, while various structure plans have identified locations for three (3) public high schools and eight (8) public primary schools.

Proposed and Potential Schools	Details
Proposed - Alkimos Catholic College (K-12)	9.5ha in size, opens in 2020
Potential - Public High School	4.5ha in size
Potential - Public High School	10ha in size
Potential - Public High School (Inclusive)	10ha in size, co-located with a primary school and including special facilities
Potential - 8 X Public Primary Schools	3.5-4ha in size, one school per 1 500 dwellings

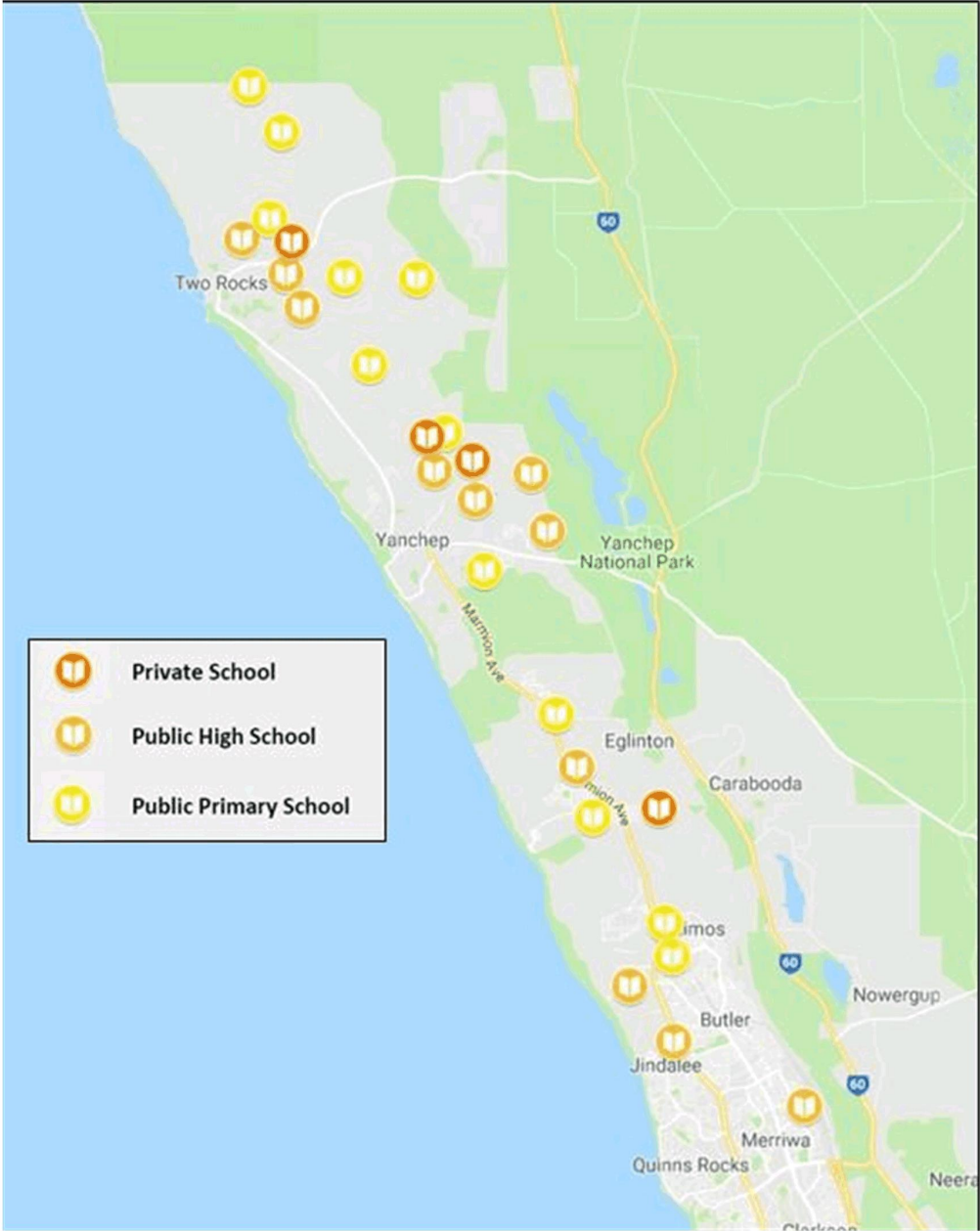
#### Yanchep / Two Rocks

Various structure plans have identified locations for nine high schools, seven primary schools and two K-12 schools in Yanchep / Two Rocks.

Proposed and Potential Schools	Details
Potential – 8 X Public High Schools	10ha in size
Potential – 7 X Primary Schools	Nil.

Proposed and Potential Schools	Details
Potential – 2 X Private Schools (K-12)	Nil.
Potential – Private High School	Nil.

Map 4.7: Proposed Schools



4.2.5 Public Open Space and Recreation Facilities

Reserves and Open Space Factsheet

There are three tiers of Active Open Space dependent on the size, function and population catchment. These comprise: Regional, District and Neighbourhood.

Regional Open Space (ROS) is land designated and designed to support structured sports, leisure and recreation. The Planning and Development Act 2005 requires land to be reserved in the WA Metropolitan Region Scheme (MRS) for this purpose. Once the land has been acquired by the State Government, the City of Wanneroo is able to plan and develop it as of ROS. ROS is between 20 and 50+ hectares, catering for a minimum population catchment of 50,000 people.

District Open Space (DOS) is provided by the City for organized sporting use, informal recreation, children's play, dog walking, social gatherings and individual activities. Ranging from 7 to 20 hectares, it caters for a catchment of 25,000 residents. DOS may also serve purposes of conservation and environmental management.

There is currently no active Regional Open Space in the Wanneroo Coastal Suburbs (WCS) from Tamala Park to Two Rocks. The only active ROS located in the North-West Sub-Region (Cities of Wanneroo and Joondalup), catering for 342,000 residents are:

- 65 hectares at Kingsway Regional Sporting Complex, and
- 35 hectares at Arena Joondalup.

This section provides information on the locations for public open space and recreation facilities within the NCGC, according to the various district structure plans, as seen in the data below and in Map 4.8.

#### Butler / Jindalee

One sports amenities facility has been planned by the City of Wanneroo, with an expected completion date of June 2020. The Butler Jindalee District Structure Plan 2016 lacks significant locations for public open space and recreation facilities (aside from that which already exists), compared to Alkimos, Eglinton, Yanchep and Two Rocks.

Proposed Open Space and Recreation Facilities	Details
Butler North District Open Space Sports Amenities	Includes ovals, netball courts, sports pavilion, change rooms, bicycle track, picnic facilities, exercise pods, children playing areas. Expected completion June 2020.

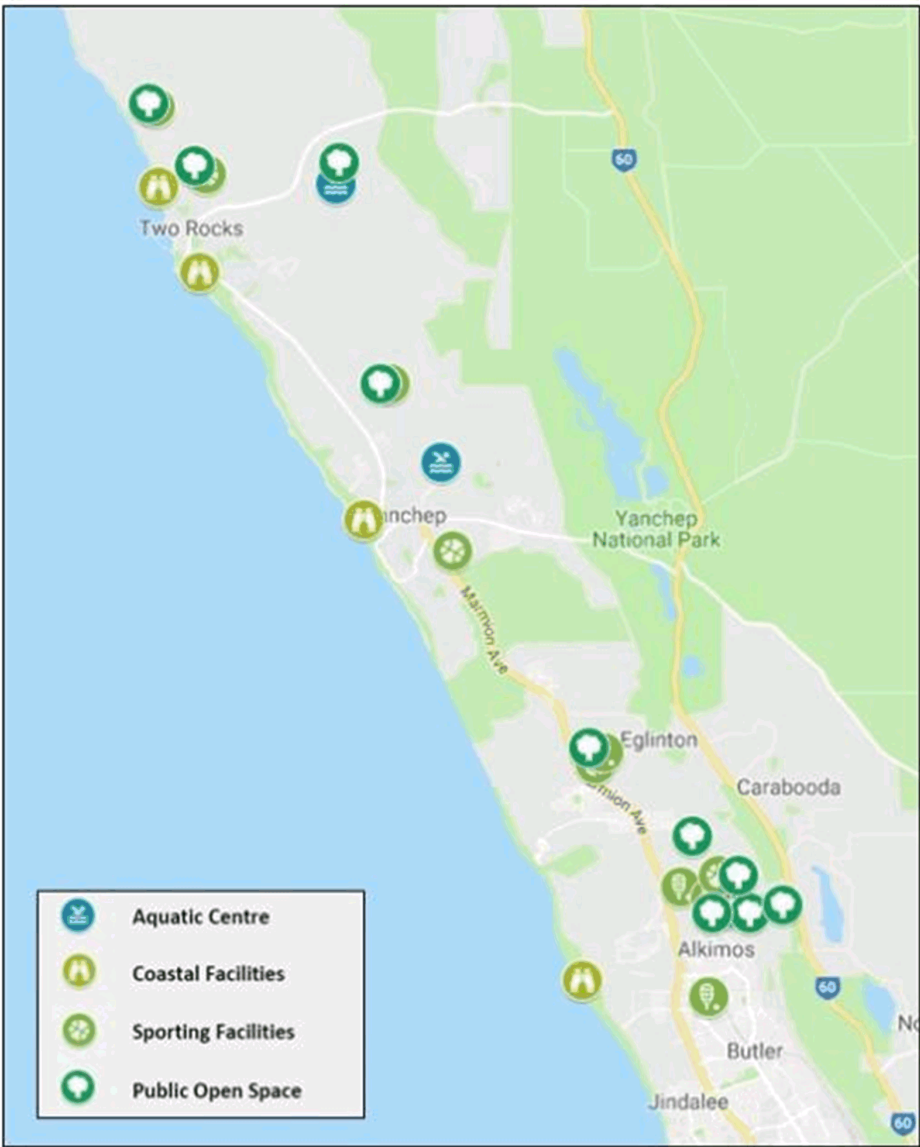
#### Butler North District Open Space

This project will address an unmet demand for playing fields, hard courts, amenities buildings, lighting and passive park infrastructure. It will effectively cater to the ever-increasing popularity of active and passive sporting interests in the northern corridor.

The site will comprise two multi-purpose turf playing areas, a sports amenities building and car park. It will also host 16 multi-use hardcourts, equipment storage, toilets and a kiosk. Additionally, a playground, path networks, barbeque facilities and associated passive park infrastructure are included in its design.



Map 4.8: Public Open Space and Recreation Facilities



Alkimos / Eglinton

As seen below in Table 16 (and Figure 3), there is a significant amount of locations that have been identified for public open space / recreation facilities in Alkimos / Eglinton, including several pockets of district open space, and various recreation facilities. It is important to note the Aquatic and Recreation Centre which has been identified in the Alkimos Eglinton District Structure Plan 2016 (Appendix B) is located adjacent to Alkimos Secondary Centre.

Proposed Open Space and Recreation Facilities	Details
Aquatic and Recreation Centre	Located adjacent to Alkimos Secondary Centre
Regional Open Space / Sports Facility	50ha in size, includes playing fields, preliminary concept designs are being prepared for this site

Proposed Open Space and Recreation Facilities	Details
Neighbourhood / Local Parks	22.5ha within Alkimos Activity Centre
District Public Open Space	7.5ha within Alkimos Activity Centre
District Public Open Space	Projected for 2022-2026
District Public Open Space	10ha in size, designs are being prepared for this site
District Public Open Space	Projected for 2032-2036
Regional Indoor Recreation Centre	Within Alkimos Secondary Centre, projected for 2037-2041
Regional Multipurpose Hard Courts	Projected for 2022-2026
Alkimos Central District Playing Field	Located on proposed Alkimos Avenue, includes oval, hard courts and indoor recreation centre
District Multipurpose Hard Courts	Projected for 2032-2036
District Indoor Recreation Centre	Projected for 2037-2041
Regional Beach – Coastal Node Facilities & Surf Life Saving Club	Alkimos South Village, expected completion 2022-2026

### Alkimos Regional Open Space

The Alkimos Eglinton District Structure Plan indicates a 50-hectare site for future active ROS is required to the east of the structure plan area. The Northern Coastal Growth Corridor Community Facility Plan identifies the potential need for a ROS by 2036.

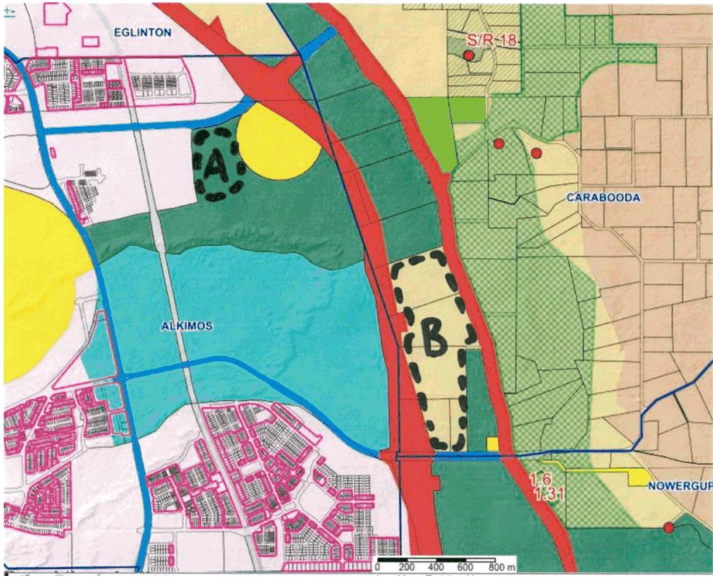
The City has commenced initial planning for the ROS. A number of preferred sites have been considered. Once a preferred site has been identified and land acquisition, zoning and other issues resolved, other planning stages including detailed design and financial modelling will follow.

There is potential for the reserve to house mainstream sports (AFL, soccer, cricket, netball and rugby), and also host sports that are in need of facilities (hockey, softball, baseball or similar). The City is currently investigating the provision of cycling facilities in the northern corridor, specifically the feasibility of providing a criterion track. This would be a training facility for City cycling clubs and could potentially attract state-wide competition

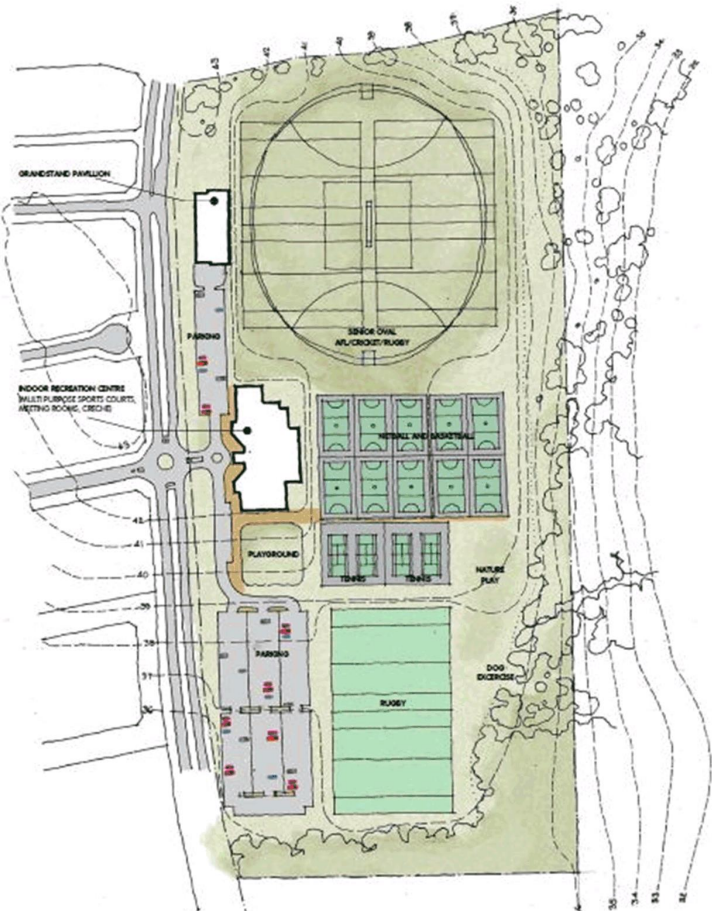
It is proposed that Alkimos will include a district and regional open space area (refer to Maps 4.9 and 4.10).

- Area 'A': the 10 ha district open space area which is located within the existing Alkimos Parks and Recreation reserve area. This land is already government-owned, and permitted to be used for active recreation purposes under a Minister for Environment Statement issued following formal environmental assessment of the MRS amendment which related to this general area. (This Statement is reinforced through Environmental Conditions in DPS 2).
- Area 'B': this site is approx. 50 ha, and is still zoned Rural under the MRS. It is also still privately owned. The Alkimos-Eglinton District Structure Plan (DSP) proposes this as a site for a future regional sports facility. Community facility planning studies done for the coastal growth corridor have confirmed this site is required for this purpose, and a groundwater allocation strategy makes provision for groundwater for irrigation of the site. The North-west Sub-regional Planning Framework shows the site as 'Open Space', and the Framework's 'community and social infrastructure' plan shows it as 'open space - sport investigation'. The City has requested the WA Planning Commission to proceed with reserving the site for Parks and Recreation under the MRS; to approve its use for a future regional sports facility; and to acquire the site. The City is also advocating for Government funding for development of this site.

Map 4.9: Alkimos Open Space Proposals



Map 4.10: Alkimos Central District Playing Field Master Plan





A preliminary masterplan for District Open Space "A" (refer to Plan 5.2), includes a football/cricket oval, rugby pitch, tennis and netball courts, plus and indoor recreation centre.

### Yanchep / Two Rocks

As seen below in Table 17 (and Figure 3), there are also a significant amount of locations that have been identified for public open space / recreation facilities in Yanchep / Two Rocks, including several pockets of regional open space, as well as various recreation facilities. It is important to note the two (2) Aquatic Facilities have been identified in the NCGC Community Facilities Plan 2012, Yanchep Two Rocks District Structure Plan 2010 (Appendix G) and Yanchep City Structure Plan 2013 (Appendix J).

Proposed Open Space and Recreation Facilities	Details
Regional Indoor Recreation Centre with Aquatic Centre	Within Yanchep Metropolitan Centre, projected for 2042-2046
Regional Indoor Aquatic and Sports Facility	Two Rocks
Regional Public Open Space / Recreation Area	30ha, North Yanchep Activity Centre, 2027-2031
Regional Open Space / Recreation Area	40ha, including 4-6 playing fields
Regional Public Open Space	Projected for 2042-2046
Regional Multipurpose Hard Courts	Nil.
District Multipurpose Hard Courts	Projected for 2042-2046
District Multipurpose Hard Courts	Projected for 2037-2041
District Multipurpose Hard Courts	Projected 2022-2026
Yanchep Surf Life Saving Club	Nil.
District Beach – Coastal Node Facilities	Projected for 2037-2041
District Beach – Coastal Node Facilities	Projected for 2027-2031

### Yanchep Lagoon

A draft Yanchep Lagoon Master Plan encompasses the Yanchep Lagoon and surrounding areas including Mary Lindsay Homestead to the north and Fisherman's Hollow to the south.

Four key priorities for the area's future became clear throughout the forum: to keep it special, to keep it natural, to keep it local and to keep it simple.

Six zones, each having a distinct character, have been identified:

- The Lagoon - Dune rehabilitation paired with new shelters and snorkelling trails could enhance the Lagoon experience while ensuring it remains an untouched paradise for future generations.
- Mary's Homestead - Expanding on recent upgrades, Mary's Homestead could become a renowned incubator of the creative arts and culture in a unique coastal setting.
- The Settlement - With parking moved elsewhere, the area around the new surf club could be defined as a relaxed coastal hub with sensitively designed kiosks, grassed terraces and boardwalks
- Brazier Promenade - By giving over space from cars to people, Brazier Rd could be transformed into a landscaped promenade, punctuated by places to picnic, shelter and take in the view.
- Yanchep Dune Park - Sensitive enhancements to the coastal reserve could create an immersive parkland with a major adventure playground, cultural walking trails and picnic spots to rival Perth's best parks.

- Nursery Corner - Privately-owned land opposite Old Nursery Park could be redeveloped to provide complementary assets like eco-chalets, family camping areas and corner shops.

### Ocean Pools

Two ocean swimming pools have been suggested, at Two Rocks, as part of a proposed Marina (refer to Map 11) and Quinn's Beach, which does not have a location identified. The proposals were addressed by the City of Wanneroo, which decided not to proceed with feasibility studies for either site.

### Map 11: Two Rocks Marina Master Plan



An ocean pool is also proposed to be constructed at Jindee Estate (refer to Map 4.12). Features of the pool are:

- 25m x 15m rectangular shape for recreational swimming
- Located on the beach (most costly) or further back from the beach (less costly)
- Use ocean water to reduce costs
- Still determining feasibility of the project
- Want City of Wanneroo to partner in Capex costs and then manage the pool



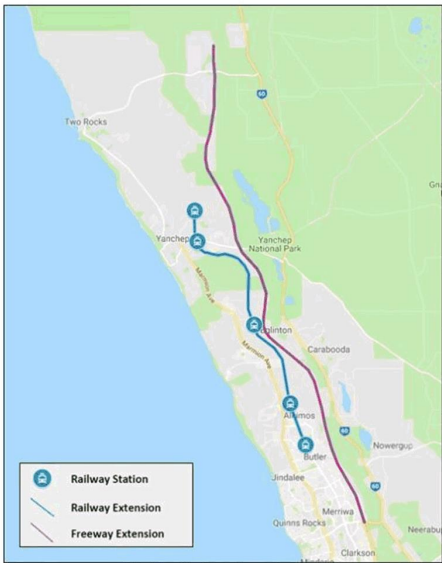
Map 4.12: Ocean Pool at Jindree Estate



4.2.6 Railway and Freeway

The proposed locations for Railway and Freeway extensions, according to the various district structure plans, are shown on Map 4.13.

Map 4.13: Locations for Railway and Freeway Extensions



### Railway Extension and Stations

Several stations along with the railway extension have been planned for in the NCGC at:

Butler  
Alkimos  
Eglinton  
Yanchep Beach Road  
Yanchep

### Identified Freeway extension

The Mitchell Freeway, according to the Butler Jindalee District Structure Plan 2016, Alkimos Eglinton District Structure Plan 2016 and Yanchep Two Rocks District Structure Plan 2010, has been identified to be extended from Merriwa, past Butler, Jindalee, Alkimos, Eglinton, Yanchep and past Two Rocks, as seen in Map 4.8.

#### 4.2.7 Overview

As seen in Map 4.14, several schools, public open space / recreation facilities, transport extensions and activity centres have either been proposed or planned for in The NCGC.

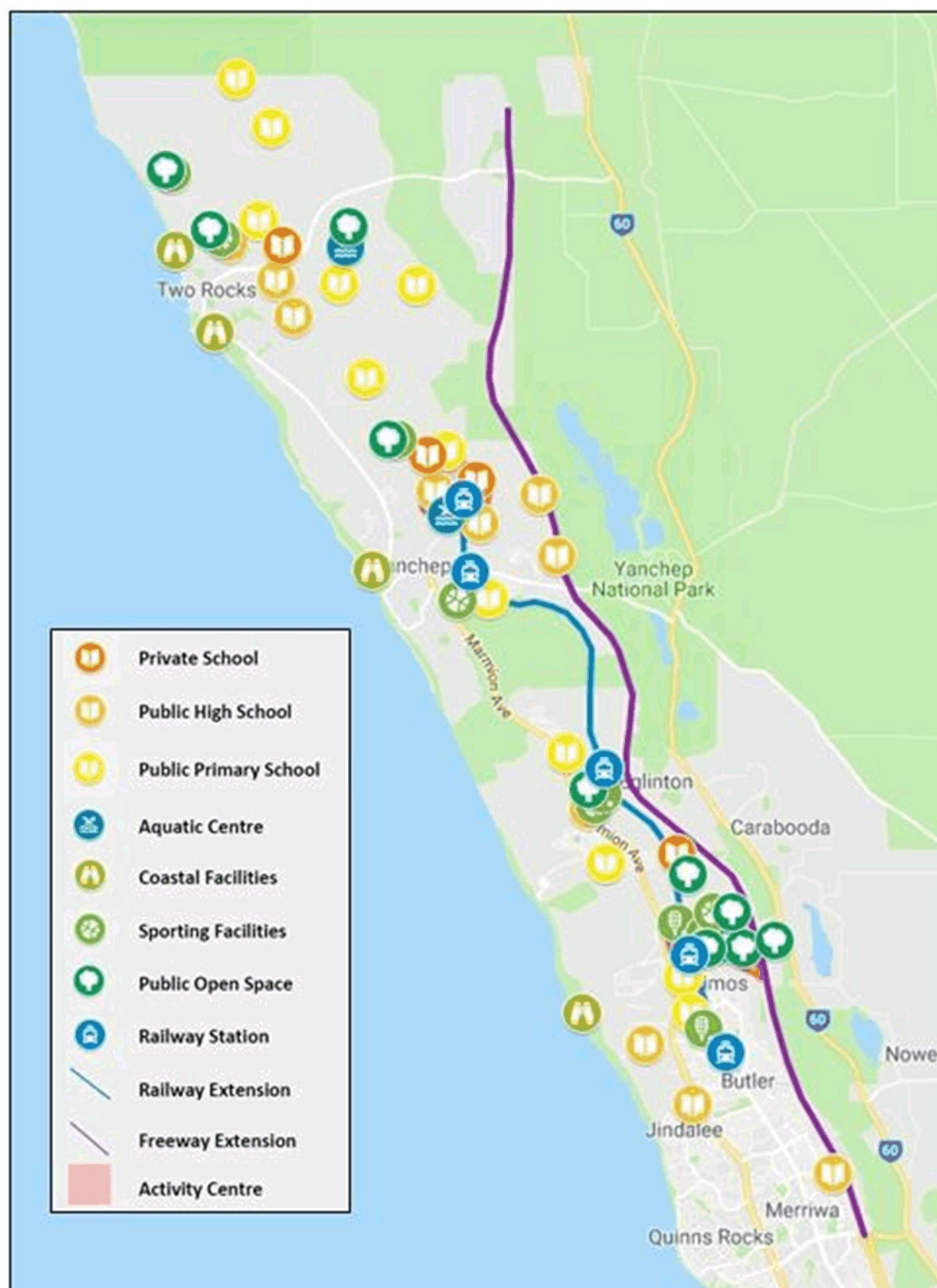
Although varied throughout the Northern Growth Corridor, schools, public open space/recreation facilities are generally co-located with each other and appear to be planned for in a greater concentration within or nearby the Alkimos and Yanchep Activity Centres.

Schools, public open space and recreation facilities are generally co-located with the railway extension until Yanchep, where infrastructure appears to be more sparsely located.

### 4.3 Summary

- Sixteen aquatic centres have been identified in the broader region, including eleven dedicated swimming pools, five pools with fitness centres and four pools within the NCGC (only one pool was 25m, the others were small teaching pools). No swimming pool exists north of Butler or between Quinn's Rocks and Burns Beach Road.
- Ten sports halls have been identified in the broader region, including one in Two Rock, and the other nine are south of Burns Beach Road. All cater for the major indoor court sports – basketball, netball, volleyball, badminton and futsal.
- Forty five fitness centres have been identified in the broader region, including seven in the NCGC, 22 x 24/7 gyms, five full service gyms and 10 specialist fitness centres.
- Five major shopping centres currently exist in the NCGC at Jindalee, Butler and Alkimos.
- Two major activity nodes are planned in the NCGC. Yanchep Strategic Metropolitan Centre will include retail, office, community, entertainment, residential, employment activities, and public transport. The Alkimos Secondary Centre. Alkimos Secondary Centre will include 'Alkimos Central', civic buildings, offices, medical facilities, entertainment, education, residential, public open space and public transport.
- NCGC has twenty primary and secondary schools including 12 state primary schools, 4 state secondary schools and 4 independent and catholic schools. Two schools are proposed and 39 locations identified for potential schools, including a high school in Butler/Jindalee. 3 high schools in Alkimos and Eglinton and 8 high schools in Yanchep/Two Rocks.
- There is currently no active Regional Open Space in the Wanneroo Coastal Suburbs (WCS) from Tamala Park to Two Rocks.

Map 4.14: Proposed Infrastructure in the NCGC



- An aquatic and recreation centre which has been identified in the Alkimos Eglinton District Structure Plan 2016, located adjacent to Alkimos Secondary Centre. A Regional indoor recreation centre and aquatic centre has been identified in the Yanchep Metropolitan Centre and also at Two Rocks.
- Both the freeway and railway are planned to be extended through the NCGC. Stations are planned for Butler, Alkimos, Eglinton, Yanchep Beach Road and Yanchep. The Mitchell Freeway is planned to be extended along the eastern boundary of the NCGC all the way to Two Rocks.





## 5 TRENDS

This chapter reviews trends in aquatic and leisure facility development including a historical perspective, lifestyle trends, major aquatic markets and examples of best practice facilities.

### 5.1 Historical Perspective

Aquatic centres have evolved over time. For example competitors in the 1896 Athens Games were taken into the Mediterranean by boat and plunged overboard, swimming to the shore. The swimming pool for the 1904 Olympic Games was built in the infield of the athletics stadium, was 100m long and did not have filtered and chlorinated water, and was apparently a muddy brown colour by the end of the Games. The latest Olympic pools are a uniform 3m deep with high quality water quality and seating for up to 20,000 spectators.

Modern swimming pools have evolved into aquatic centres and leisure centres. The main changes have been:

- 1<sup>st</sup> Generation: 25m, 33m or 50m (55yard), rectangular competition pools some with or without heating.
- 2<sup>nd</sup> Generation: Move to indoor, heated pools with a mix of water spaces – 50m or 25m pool with free form shape on one side, teaching pool, toddlers pool. Sometimes with associated dry components eg health and fitness suite.
- 3<sup>rd</sup> Generation: Introduction of aquatic play components, usually water slide, and in some instances a wave pool.
- 4<sup>th</sup> Generation: Addition of health and wellness, including paramedical consultation suites.
- 5<sup>th</sup> Generation: Environmentally sustainable design – recycled and harvested water, energy efficient plant and equipment, energy efficient design.

Obviously not all aquatic facilities have evolved through these various generations. However, subject to demand and other factors such as available finance, the latest generation of aquatic facilities may include:

- Flexible water spaces designed to cater for the specific needs of key markets:
  - ✓ Recreation and leisure
  - ✓ Competition, training and fitness
  - ✓ Teaching
  - ✓ Health and rehabilitation
- A mix of shallow leisure/recreation water with deeper programmable water space. The depth of the major water space areas tend to be 1.0 to 1.8 metres for the main pools, and a teaching pool tends to be between 0.6 and 0.9 metres deep.
- Splash pads with play features.
- Access for all through beach entry or an access ramp to all water spaces.
- Aquatic play elements for young children, primary school age and teenage customers. The range of features vary substantially from wave pools to water cannons and sprays.
- Install high revenue generating and complementary activities such as health and fitness suites, spas and saunas.

- Ancillary services, and complementary businesses, such as sports medicine rooms, health and therapy services and health and beauty services.
- Mechanical devices to change the water space, such as booms to create multiple spaces and moveable floors to adjust water depth.
- Indoor swimming pools with outdoor areas for use in the warmer weather, such as barbecue/picnic area or outdoor water space.
- Energy efficient plant and equipment, and water saving features.

## 5.2 Trends Impacting on Leisure Facilities

Key trends which impact on redevelopment of leisure centres are:

- 1 **A gradual aging of the population.** As life expectancy increases, birth rates stay low and the “baby boomers” of the 1950s and 1960s grow older, there is a new demand for programmed hotter water areas as well as pools suitable for therapy and older adult exercises. It also means it is essential to have a range of pools with different water depths and temperatures.
- 2 **Flexibility in the times when people recreate.** As demands on people's time increases and work practices change people recreate at different times, over a broad spread of hours and at facilities that offer a lot of activities under the one roof. Indoor pools and health and fitness facilities are particularly attractive and more accessible with longer opening hours.
- 3 **Increased variety in recreation and leisure options.** People's leisure and recreation options are changing towards newer more varied activities offered over a greater range of timeframes compared to previous decades where limited variety in activities and scheduling occurred. This has supported the trend to more multi-use facilities to attract a broader range of users as well as multiple water areas to meet different needs at the one centre. A key outcome is to increase the number of revenue streams.
- 4 **Constraints to recreation and leisure participation.** Lack of time, lack of facilities close by, family and work constraints, health problems and cost of service or use of facilities are the main constraints to many people's recreation and leisure participation. The development of targeted markets of users, programs and services at aquatic and health and fitness centres has assisted in reducing some of these participation constraints.
- 5 **Creating a destination.** Industry research indicates most people use aquatic centres that are close to home, and will travel between 10 and 20 minutes. This usually sees a primary catchment zone of up to 5km radius of a centre. Fitness centres tend to have a more localised catchment ie closer to home, work or education. Conversely sports halls tend to have a larger catchment. The exception is in those circumstances where centres are “destinations” and attract users from a broader region or area or where there is a lack of quality facilities close by.
- 6 **Changing employment structures, trading and work hours.** These trends often makes participation in traditional sports difficult and therefore people are looking for facilities that are open longer hours and have a lot of activity options at the one site.
- 7 **Different people want different activities.** The broadening cultural and age of the population sees the need for facilities to offer potential users a much more varied range of programs and services than previously offered. Year round indoor facilities provides greater diversity of activities throughout the different seasons.
- 8 **Provision of high standards and quality of facilities and services.** People are more and more looking for high standard, high quality facilities and services to meet their recreation and leisure needs. This has also seen the trend for indoor facilities becoming



very popular as they allow activity in safe and secure spaces in all weather and environmental conditions. Low quality, low cost facilities will not attract the maximum user market.

- 9 **Recognition of strong links between physical activity and health** – Preventative healthcare and active lifestyles are very important, with aquatic and health and fitness activities becoming a large part of people's activity choices. Provision of getaway areas, hot pools, good landscaping and fixtures, as well as day spa, massage and beauty therapy can all be linked to successful aquatic facilities.
- 10 **Desire for activities to be affordable.** The development of multi-purpose aquatic leisure centres has enabled the high operating cost activity of aquatics to be cross-subsidised by more profitable activity areas such as health and fitness, sports halls, food and beverage and entertainment areas. This has enabled many facilities to keep general entry fees low to encourage use whilst seeking users who want special services to contribute at a greater level to the cost of such activities.
- 11 **Universal Access.** It is now commonly expected that public aquatic and leisure facilities are fully accessible. Changes in Government legislation in regard to Disability Access now require modern facilities to have ramp access into pools, hoists and accessible toilets and change facilities. There is also the growing demand for programs and activities to be offered to people of all different abilities, physical condition and skill levels.

### 5.3 Best Practice Sport and Aquatic Facilities Consultation

A review of the most recent sport and aquatic facilities developed across Australia was undertaken including seeking direct consultation with the facility management. This review was undertaken to identify the best practice available, and lessons learnt and opportunities that could be considered as part of a new facility development in the North Coast region.

#### 5.3.1 Facilities Reviewed

Facility	Indoor Pool	Outdoor Pool	Other Pools	Play Facilities	Other facilities
Casey Recreation and Aquatic Centre (Vic)	50m Pool		Learn to swim pool	Toddler pool, splash pad, wave pool	Spa, steam room and sauna
Peninsula Aquatic and Recreation Centre (Vic)	50m Pool			Aquatic playground, 2 x waterslide	Obstacle course
Bendigo Aquatic Recreation and Wellness Centre (Vic)	50m Pool		Learn to swim pool, Warm water pool	Splash pad	Spa, sauna & steam room
Oak Park Sport and Aquatic Centre (Vic)		50m pool – 28°C	20m learn to swim pool – 28°C	Splash pad, waterslides	
Scarborough Beach Pool (WA)		25m pool with 4 lanes 50m pool	Separate leisure pool		

Facility	Indoor Pool	Outdoor Pool	Other Pools	Play Facilities	Other facilities
Cockburn Aquatic and Recreation Centre (WA)	25m pool	with 8 lanes (27°C) 50m 10 lane pool (27.5°C)	Learn to swim pool, warm water pool	Splash pad	BBQ facilities, spa, sauna and steam room

### 5.3.2 Facility Consultation

Facility managers were contacted via email and phone and asked to provide comments to understand what works, does not work, what is great, about some of the latest and upgraded aquatic and recreation centres across Australia. This feedback was sought to understand the lived experience of how new facilities are operating in practice. Some stakeholders failed to respond to email requests and phone calls despite being contacted multiple times. The questions and the responses are provided below:

#### Question 1: Describe some of the design features of your facility?

- The asset management plan is fantastic. 30 year asset management plan, with clearly defined responsibilities for Council and the manager to ensure asset renewal. This meant that the gym was pre planned for replacement and renewal to maintain community expectation. Forward planning has allowed constant renewal, even after five years. This is industry best practice as it allows the facility to remain constantly refreshed and does not become old and tired. (The Peninsular Aquatic and Recreation Centre)
- The Centre was built in partnership with the Fremantle Football club, thus funding was larger than otherwise would have been the case. (Cockburn Aquatic and Recreation Centre)
- The big issue is with siting of the reception desk. It is too far into the facility, so it is harder to maintain control of customer movements, including not being able to restrict access to pay as you go customers. (Cockburn Aquatic and Recreation Centre)
- Major emphasis to ensure full accessibility, particularly disability access to pools, aquatic facilities and change rooms. (Cockburn Aquatic and Recreation Centre)
- The dry change hub has allowed quick changing, without the need for a full change room experience. There are cubicles on the deck but outside of the specific change rooms. Well received by the public. (Cockburn Aquatic and Recreation Centre)
- Swimming lessons in the warm water pool has caused some problems as the pool is too deep at some sections (1.1-1.6 m). This means that it is too difficult for hydro therapy and rehabilitation. It is preferable to have a single depth pool. (Cockburn Aquatic and Recreation Centre)
- Aquatics department has a great uptake of swim schools is great - but the swim school is too close to the splashpad and the play areas. This makes it difficult for instructors to be heard. Also have difficulty separating public from the learn to swim space. (Cockburn Aquatic and Recreation Centre)

#### Question 2: What innovative aquatic features do you have in your facility?

- Multiple pools including indoor 50m swimming pool, toddler play pool, Interactive splash park, wave pool, spa, steam room and sauna, swimming lesson program pool (Casey Recreation and Aquatic Centre)

- 25m/50m Pool – 50m heated indoor lap lane pool is perfect for leisure swimmers or speedy lap enthusiasts. The full 50m length is available early morning until 8am on weekdays and then it is split into 25m swimming lanes for the rest of the day. Depth is from 1.35m to 2.1m and it also features ramp access. (The Peninsular Aquatic and Recreation Centre)
- Aquatic playground has a multi-level water attraction with slides for every age. The jets, valves, spray nozzles, a spinning water wheel and a giant tipping bucket keeps children entertained for long periods. (The Peninsular Aquatic and Recreation Centre)
- The Python waterslide has rafts for up to four people and has sound and light technology. (The Peninsular Aquatic and Recreation Centre)
- Constrictor waterslide is 114-metre long uses a single or two person raft with tight, high banking turns and a flume that narrows to 2.1m, expands to 3.1m and then back again to live up to its 'Constrictor' name. (The Peninsular Aquatic and Recreation Centre)
- Constant depth of 2.1m across the pool, to allow water polo, and enables an obstacle course to be included. This provides a new business model opportunity for birthday parties. It also has low staffing requirement as it keeps people into the spaces already staffed. The facility is able to market beyond the traditional hot weather days that bring in. Ten lanes allows greater flexibility in programming by providing lanes for learn to swim, squad and recreational swimmers. (The Peninsular Aquatic and Recreation Centre)
- The 50m/25m Swimming Pool provides a range of great swimming pool options for competition swimmers, fitness swimmers, school groups and swimming clubs. This swimming pool has a moveable boom that can create 16 x 25-metre lanes, allowing the flexibility around our programs and ensuring that our and casuals have plenty of pool space. (Bendigo Aquatic Recreation and Wellness Centre)
- Learn to Swim pool specifically caters for beginner and intermediate swimmers; this dedicated pool will allow tuition to all ages and abilities. (Bendigo Aquatic Recreation and Wellness Centre)
- Warm water program pool, spa, sauna & steam room, with an access ramp, is attractive to older generations. (Bendigo Aquatic Recreation and Wellness Centre)
- Zero depth splash park is a water play area with features to entertain children of all ages and abilities. It includes interactive water features such as spray nozzles, jets, valves, a spinning water wheel and a giant tipping bucket. The Splash Park operates weekdays from 9am - 7pm and weekends from 9am (Bendigo Aquatic Recreation and Wellness Centre).
- 50m outdoor pool is heated to 28°C. It has eight lanes which can be divided into two 25 metre pools- allowing for maximum programming, lap swimming and casual recreation. (Oak Park Sport and Aquatic Centre)
- 20m learners pool is located under a large shading, and heated to 28°C. it is suitable for young children and beginners learning to swim, the depth varies from 0.6 meters to 0.9 meters. Also suitable for rehabilitation exercises. (Oak Park Sport and Aquatic Centre)
- Waterplay splash pool is suitable for babies to young children, with a double slide, interactive sprayers, soakers, shooters and water tip buckets. The waterplay splash pool has a beach entry which introduces little ones to water depth, and includes a large shade structure for protection from the sun. (Oak Park Sport and Aquatic Centre)
- The main outdoor pools are geothermally heated year round to 27°C. It consists of eight 50m lanes and four 25m lanes, hence multiple configuration options are available to cater for a wide variety of pool-goers, with depths ranging from 1.2m to 2.2m (Scarborough Beach Pool)

- The facility has a separate leisure pool, for more leisurely swims and swimming lessons. A 200 seat grandstand and spacious open air seating areas provides space to relax on the sun lounges (with optional shaded areas). (Scarborough Beach Pool)
- The 50 metre outdoor pool can be set up to be 9 or 10 lanes. It meets FINA standards, so that any records set in the pool will stand. The pool is heated all year round to 27.5°C. The pool has a swim wall which means it can be configured in a number of ways. A swim wall is an inflatable structure that is permanently fixed to the bottom of the 50m pool. By filling the wall with air, it moves into a vertical position forming a wall that is designed to fit around lane ropes, and splits the pool in half. It only takes a couple of minutes to change the configuration:
  - ✓ The whole pool can be split in half, providing the equivalent of two 25 metre pools
  - ✓ The swim wall can be inflated to just half of the pool so that 4 lanes can remain as 50 metres, and 4 can be set as 25m lanes. At many times, the pool wall will be deflated and the pool will remain with all lanes as 50 metres. The 25 metre indoor pool is located past the learn to swim pool. It also meets FINA standards, so that any records set in the pool will stand. (Cockburn Aquatic and Recreation Centre)
- BBQ and seating facilities are available for use by the side of the pool. Members and casual visitors can use the pool for walking, as well as slow, fast and medium swimming at various times throughout the week. (Cockburn Aquatic and Recreation Centre)
- Indoor pool is heated all year round to 29°C. (Cockburn Aquatic and Recreation Centre)
- Water play area includes its own slides, tipping bucket, climbing areas and room to splash. It is heated all year round to 33°C. (Cockburn Aquatic and Recreation Centre)
- A warm water pool is located in the Wellness area, alongside the spa, sauna and steam room. The pool is heated all year round to 34.5°C and has wheelchair access, and a hoist, however patrons must provide their own sling for hygiene reasons. (Cockburn Aquatic and Recreation Centre)

**Question 3: What makes your new facility more viable from an operational perspective?**

- The facility is excellent, and has worked fantastic. The structure and management model has allowed the flexibility of management structure to allow the facility to meet the needs of the community. Entire focus is on driving facility participation and membership numbers. There is no distraction of local government, without the issue of larger companies etc. We don't need to focus on managing the relationship with council instead we can focus on managing the community expectations. (The Peninsular Aquatic and Recreation Centre)
- We have considered who are the clubs and users of the facility. We haven't been always engaged with all of the users effectively. We have struggled to maintain the full use of the facility. (Cockburn Aquatic and Recreation Centre)
- We have nine water bodies in the facility and so we have been able to manage it well. (Cockburn Aquatic and Recreation Centre)
- Storage on pool deck is always an issue, and also there are some issues for the pool plant room which is under ground. (Cockburn Aquatic and Recreation Centre)
- We have also installed sound dampening technology and panels that have great ability to absorb noise and this is fantastic. The only area where this is not installed is in the leisure pool. (Cockburn Aquatic and Recreation Centre)

**Question 4: Have new opportunities emerged from the upgrades to your facilities?**

- There is no large market growth in our region, but the catchment area is growing, because of the facility, rather than because there is more people in the area. (The



Peninsular Aquatic and Recreation Centre)

- Commercially we manage this to balance commercial and community needs. There is a balance that is important so that we value add, rather than price add. The focus is on increasing scale rather than churn through members. The focus is on retention and not as much as churn. This is important for a stable demographic, which is not substantially growing. (The Peninsular Aquatic and Recreation Centre)
- The membership model is all inclusive, and not area specific. So some members only use some elements, but they could use other parts of the facility if needed. The only difference is that for personal training, or short program small group activity (small groups 5-6). (The Peninsular Aquatic and Recreation Centre)
- Fourth largest income stream is now cafe. It's really important now, and decent thought should be put into this facility. We turn over \$1million annually, which is very positive for the facility. (The Peninsular Aquatic and Recreation Centre)
- We have a gym facility which is a great financial success for the centre. We have three studios side by side - a large studio, a small studio and a spin studio. The rooms were not sound proofed enough and this has impacted the quality of the offering. We lease out the cafe to an external operator. We also have an allied health facility which is incorporated, which is one part of the facility which has one large space with a studio, and 4-5 consulting rooms. (Cockburn Aquatic and Recreation Centre)

**Question 5: Do you know how much it cost you to develop/re-develop your facilities?**

- \$49.7 million build. (The Peninsular Aquatic and Recreation Centre)
- An asset renewal budget is \$100million over 30 years. This includes major asset replacement (jointly between council and management). Four years in we have added another \$2million, and all maintenance was included in the first 12 months. This was not recommended for functional management, and it would be preferable to hand over to management responsibility for maintenance to ensure the right standard of management of the defects and maintenance as required for community expectations (The Peninsular Aquatic and Recreation Centre).
- \$109 million was the full development cost including Curtin University, and Fremantle Football Club and state and federal funding. (Cockburn Aquatic and Recreation Centre)

**Question 6: What makes you facility industry "Best Practice"?**

- Management of the facility has been really important factor for the success of the facility. The design has been good, but we need the customer focused staff that makes all the difference. (Cockburn Aquatic and Recreation Centre)
- There are a few things - an exceptional customer experience is the philosophy. So to create experiences for each of our members. Do not accept that things should be done the way they always have been done. We want to match experiences of customers with staff that can deliver. We are able to go and get the best technology that can be applied to the facility community. We have gone globally to find the latest innovations in recreation and leisure including seeking to be industry leaders in fitness, leisure, and other emerging trends. (The Peninsular Aquatic and Recreation Centre).

### 5.3.3 Health and Wellness Case Studies

Two recently constructed aquatic centres in Melbourne, in Craigieburn and Frankston, have constructed wellness facilities with mixed success. Both facility managers have reported similar findings:

- The day spa must be well insulated to eliminate noise from the aquatic and health and



fitness components.

- The day spa area should be physically separated from the aquatic and health and fitness facilities.
- The day spa and wellness centre is not core business of an aquatic and leisure centre and may be given less attention from a business and marketing perspective.
- Reception staff at the aquatic centre do not have adequate product knowledge to advise clients of programs and treatments available. A separate reception area is needed.
- The two main software programs (Links and Centaman) are not suitable for managing a wellness and day spa business. A day spa specific software program is needed.
- The day spa and wellness business is not a highly profitable business, in the context of an aquatic and leisure centre.
- The local catchment areas are not affluent and do not have substantial disposable income.
- Six consultation rooms were included in the original design, and at least one room at both centres is being used for another purpose given current occupancy levels.

Next Gen Health and Lifestyle clubs have established a business model which is "upmarket", offering its members a high quality experience which encompasses aquatic, health and fitness, day spa and café/lounge programs and services.

## 5.4 Major Markets

### 5.4.1 Aquatic Market

The aquatics market comprises at least six distinct segments, each requiring a specific marketing mix to maximise market share.

Market	Assessment
Lap swimming	Tend to swim early in the morning or after work, supplemented by some who swim during their lunch time. Require lane space (at least 25 metre pool size), with speed indicators for each lane (i.e. slow, medium, fast). Tend to swim on a regular basis, and often more than once per week. Water temperature is preferably between 26°C and 28°C. Most lap swimmers prefer to swim year round.
Swim coaching/squads	Usually children and young people up to about 16 years, supplemented by adult squads mainly masters swim squads and triathlon swim squads. Main squad training times are early morning (from 5.30am) and early evening (5.30pm – 7.30pm). Require reserved lane space, for between three and 10 times per week. Water temperature is preferably between 26°C and 28°C. As with lap swimmers, squads swim year round.
Learn to swim lessons	Lessons are offered to all ages, from "caregivers and babies" to adult lessons. Most lessons are conducted after school (4pm to 6pm) and on Saturday and Sunday. Adult lessons tend to be offered later in the evening and "caregiver and babies" classes are usually on weekday morning between 9am and noon. Most classes are offered once a week, often for a ten week term or block. Water temperature is preferably between 29°C and 31°C. The number of

Market	Assessment
	people in swim lessons declines in winter, although many children participate in lessons year round.
Recreational aquatic play	<p>All humans play and socially interact. In an aquatic environment, play is often defined by the age of participants (i.e. pre-schoolers, junior primary school age, senior primary school age, young teenagers, young people and adults). Play equipment is larger and more adventurous the older the participant.</p> <p>Play experiences are enhanced by either moving water (e.g. water cannons and rapid rivers) or moving the participant (e.g. water slides and climbing structures). Most recreational play is conducted after school/work time (e.g. weekday evenings and weekends). It can also involve relaxation (e.g. sunbathing, and "hanging about") and supervising young children. Water temperature is preferably between 28°C and 31°C.</p>
Aquatic fitness programs	In addition to lap swimming, aquatic fitness programs include aqua aerobics (group exercise to music in water), water walking (using a floatation vest), and other similar gentle exercise activities. These activities tend to attract older adults, particularly women. Classes are held at times to suit the participants (e.g. older women on weekday mornings). Water temperature is preferably between 28°C and 31°C.
Therapeutic and rehabilitation programs	Tend to be supervised by a physiotherapist. In some instances an individual will perform prescribed exercises for warm water exercise without supervision. The main requirement is warm water (approximately 34°C) of about 1.5m in depth.

#### 5.4.2 Sporting Associations

Sporting associations which are potential users of the proposed aquatic and leisure facility were contacted via email asked to provide comments. Some stakeholders failed to respond to email requests and phone calls despite being contacted multiple times. Associations which responded were:

WA Swimming Association	Darren Beazley
Diving Western Australia	Steven Rose
Volleyball WA	Robyn Kuhl
Badminton WA	Eugene Glazman

The questions and the responses are provided below:

##### Question 1: What clubs exist?

- Arena swim club is in Joondalup. There is a large demand, but currently not many clubs who are in the area to address the need.
- Everything centrally located. Diving is no longer club based. We have one centrally located facility, and two development locations. This has allowed us to grow numbers of members at a state
- 2 x clubs in indoor club - Northern Star Volleyball Club, and Balcatta Volleyball Club.

They have challenges. Northshore Beach Volleyball Club, but have no access to beach facilities. Northern Suburbs Volleyball Academy and Joondalup Beach Volleyball Centre

- There are many clubs in the area as there are a lot of netballers in the area, and they are play across the region. Most play at the Wanneroo district courts, which are quite large, while others play at Joondalup, which is smaller and has space constraints.

**Question 2: What are your membership numbers?**

- Swimming has increased from 6,000 members to 13,000 members in the past 5 years.
- Diving has 350 members in WA, but that has doubled in the last 3 years. Our active membership in Wanneroo is 5% of our membership, and we have been working with schools on driving growth in the schools
- The growth of volleyball clubs is being limited by lack of available space.
- There are 5,500 registered netball players in Wanneroo, and 1,200 in Joondalup, and outside of that there are a range of other social clubs

**Question 3: Where do you train and play?**

- Warwick stadium, ECA Joondalup, HPF stadium Joondalup. Many schools have facilities that they use, however only normally only has limited court space, but not available to outside users.
- Joondalup is a bit constrained, due to smaller space, and Wanneroo district association which is massive and can cater for a large number of netballers at one time

**Question 4: Do you have plans for future facility development?**

- We need new facilities. We need both inside and outdoor swimming pools for growing usage. We also look for more than just learn to swim.
- We want to grow, and it's a strategically focused objective. We don't have any financial capability to invest in diving facilities, and seeking to take advantage of opportunities as they arise.
- Volleyball is not aware of anything currently planned
- Butler facility associated with the High School, and also there has been some space set aside around the Yanchep area by the City of Wanneroo. And that could be used for future development of netball facilities in the Two Rocks area.

**Question 5: What aquatic and indoor sports hall facilities are required in NCGC?**

- We would like another 10m diving tower facility in the state, as it would grow the sport exponentially, including having 5 m, 2 x 3m, 2x 1m. This would mean a pool depth of 5m depth to allow for the dive.
- Need to have more equipment in volleyball specific facilities. 8-10 courts for indoor capacity, not just for school zones, plus 4 - 6 beach courts. Most current facilities only have a couple of courts. Most schools have 2 - 3 courts available.
- We would like to see a combination of indoor and outdoor netball courts. For us as a sport we are seeking a combination of both indoor and outdoor courts which meets the needs of our members. We want to be able to host carnivals that meet varying levels. We don't have a home base for all of our major netball clubs and this is particularly the case in the north coast region.

### Other Comments

- Diving are planning to build dry training facilities, and not just water based. We need to build these capacities if we can build to international standard. This would increase our ability to grow. We want a FINA standard diving dry land facility as per the guidelines.
- Cost is a consideration, and there have been difficulties for incorporating spectator seating.
- The North Growth Corridor is part of our highest priorities and we want to understand how to utilise the Butler facility and others to grow membership and netball numbers in the region.

In addition a presentation was made by Wanneroo Basketball Association (WBA) to Council officers. Key points in the presentation and follow-up telephone conversation were:

- WBA has 3,500 registered basketball participants and an annual turnover in FY18 of \$1.2m, with projected \$1.4m in FY19. It has 5 full-time sports management professionals.
- The age breakdown of playing members is:
 

Age	Players
Under 8	426
Under 10	411
Under 12	524
Under 14	533
Under 16	450
Under 18	215
18-24	152
25-34	234
35-45	160
46+	17
TOTAL	3,124
- Northside Cobra Basketball Club Inc is affiliated with the Wanneroo Basketball Association. It was established to promote basketball in the northern suburbs from Jindalee to Two Rocks. It has training venues in Butler, Joondalup, Kinross and Two Rocks and are looking for a venue in Yanchep.
- Residents of the City of Wanneroo's northern suburbs currently have a 40-55 minute round trip average commute to participate in structured basketball competition. There are not sufficient facilities for the basketball community in Wanneroo.
- Support the timely delivery of the Eglinton North Indoor Recreation Facility.

## 5.5 Summary

- Aquatic centres have evolved over time, and gone through a series of design generations. The latest generation of aquatic facilities may include:
  - ✓ Flexible water spaces
  - ✓ A mix of shallow leisure/recreation water with deeper programmable water space.
  - ✓ Splash pads with play features.
  - ✓ Access for all through beach entry or an access ramp.
  - ✓ High revenue generating and complementary activity spaces.
  - ✓ Ancillary services and complementary businesses.
  - ✓ Mechanical devices to change the water configuration.
  - ✓ Indoor swimming pools with outdoor areas.
  - ✓ Energy efficient plant and equipment, and water saving features.
- Key trends which impact on redevelopment of leisure centres include:

- ✓ Aging population.
- ✓ 24/7 availability.
- ✓ Demand for variety in recreation and leisure options.
- ✓ Create a destination.
- ✓ Changing employment structures, trading and work hours.
- ✓ Demand for high quality facilities and services.
- ✓ Recognition of strong links between physical activity and health
- ✓ Activities to be affordable.
- ✓ Universal Access.
- Six distinct aquatic market segments include:
  - ✓ Lap swimming
  - ✓ Swim coaching/squads
  - ✓ Learn to swim lessons
  - ✓ Recreational aquatic play
  - ✓ Aquatic fitness
  - ✓ Therapeutic and rehabilitation
- Best practice learnings include:
  - ✓ Preparing and funding a long term asset management plan ensures that the cost of regular refurbishment and upgrades can be undertaken
  - ✓ Ensure reception is sited and designed to enable supervision of all customers
  - ✓ Dry family change hubs on pool deck enables quicker and more convenient movement of customers
  - ✓ Multiple pools allows for different water temperatures and depth to cater for a wider range of programs and markets
  - ✓ Provide aquatic play features for all age groups from toddlers to teens
  - ✓ 50m pools are being developed with booms to create 2 x 25m activity spaces
  - ✓ Sound dampening technology will significantly reduce noise in an aquatic centre
  - ✓ A café has potential to significantly increase revenues





## 6 DEMAND PROJECTIONS

This chapter reviews the current and projected population of the northern coastal growth corridor and estimates demand for leisure facilities.

### 6.1 Current and Projected Population

A detailed analysis of the NCGC population and population growth is included in section 0, and key projections reiterated below.

Population growth in the NCGC is projected to increase to 160,328 by 2041, and increase of 112,783 over the 25 year period from 2016. By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,891), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.

In the period 2016 - 2028:

- The population is projected to increase by 60,166 over the 12 years, to 95,710.
- The largest increase is expected in the 35 – 49 age cohort (14,282). An increase of almost 17,000 is expected in the under 15 age cohort, which is the main target for aquatic education and aquatic play.
- In 2016 the main population node was in Butler at the southern end of the NCGC, whereas the largest population increase by 2028 will occur in Eglinton and Alkimos.
- By 2028, Alkimos, Eglinton and Yanchep will account for about 65% of the NCGC population.

### 6.2 Projected Demand

#### 6.2.1 Aquatic Demand

The most recent participation data was produced by the Australian Sports Commission. AusPlay survey results July 2017 - June 2018 addresses participation at least once in the previous 12 months by people. It covers all age groups from 0 – 65+ years. Children's participation excludes participation during school hours. In addition, frequency of participation was obtained from ABS Participation in Sport and Physical Recreation publications.

It must be noted that swimming includes swimming pools at home and in private and commercial pools, and also at beaches, lakes and rivers. In relation to swimming the reports have found:

Age (Years)	15–17	18–24	25–34	35–44	45–54	55–64	65 +	Total
Swimming	12.6%	12.3%	14.3%	16.5%	17.9%	15.5%	11.4%	14.6%

Annual Participation	1–12 times	13–26 times	27–52 times	53–104 times	105+ times
Swimming	25.4%	15.3%	35.4%	10.3%	13.6%

Type of Participation	Organised only	Non-organised only	Both organised and non-organised
Swimming	N/A	85.6%	N/A

Children's Participation	
0 – 4 Years	30.9%
5 – 8 Years	42.5%
9 – 11 Year	29.4%
11 – 14 Years	13.1%

According to this data, swimming is popular for young children, and for non-organised participation. It is also likely that a high proportion of young children participate in swimming lessons.

In metropolitan areas it has been found that a majority of users of aquatic centres live within 5km of the facility. We have maintained this assumption in our aquatic demand projections. Thus, using the swimming participation rates and the age profile of the NCGC area in 2016 an estimate the total number of swims per annum can be made:

Minimum:	180,000
Maximum:	299,500

This estimate includes swimming at all places outside including the home, beaches and all categories of aquatic facilities (eg indoor and outdoor swimming pools).

Current attendances at commercial pools in the NCGC is not known and very difficult to estimate. The proportion of swimming undertaken at venues other than traditional swimming pools is also unknown. It is likely that non aquatic centre use will be in the range of 40% - 60%, thus pragmatic estimate of demand, based on the 2016 population, for a new aquatic centre centrally located is in the order of 90,000 – 150,000 swims per annum.

Additional demand projections based on the 2028 and 2041 population of NCGC results in total annual attendances of 245,851 in 2028 and 406,824 in 2041.

The CERM PI Operational Management Benchmarks for Australian Public Sport, Leisure & Aquatic Centres found that the average number of visits per annum by people living within a 5km catchment of an indoor/outdoor pool was 5.5 visits. This finding was based on a survey of 105 outdoor pools throughout Australia. Based on the population of NCGC area of 35,500, the projected annual attendances will be approximately 195,250.

Based on this analysis it is reasonable to assume the minimum annual attendance at a well-designed and managed indoor aquatic centre will be at least 90,000 based on the 2016 population, growing to approximately 250,000 and 410,000 in 2028 and 2041, respectively.

This analysis indicates that sufficient current demand exists for an aquatic centre in the NCGC, and by 2041 demand will exist for a major regional aquatic centre and possibly a smaller facility.

### 6.2.2 Fitness Centre

Using the same data source as used above to estimate demand for aquatic facilities, projected number of fitness/gym participants is estimated. It is also assumed that young people under 15 years and children do not participate in a fitness centre/gym.

Projected participation in fitness/gym based on the 2016 population is 8,723, which is projected to increase to 39,531 by 2041.

Age	Fitness Gym	2016	2028	2041
15 - 24 years	28.3%	1,386	3,671	1,386
25 - 34 years	31.0%	1,992	4,485	1,992
35 - 49 years	35.3%	2,840	7,881	2,840
50- 64 years	41.5%	1,824	5,249	1,824
65 + years	25.0%	681	1,828	4,041
<b>Total</b>	<b>35.3%</b>	<b>8,723</b>	<b>23,114</b>	<b>39,531</b>

Currently, seven 24/7 and specialist/PT gyms are located in the NCGC. The number of members at each facility is not known, but is likely to be about 3,000 in total (ie 300 - 500 per gym). It is also reasonable to assume that a significant number of residents use gyms to the south of NCGC, close to their work or education locations.

Projected growth in the fitness market indicates that a fitness studio may be justified if constructed in association with an aquatic centre. Given it must be priced to meet the expectation of residents, a low price 24/7, specialist or PT gym may be appropriate.

### 6.2.3 Sports Hall

Estimating demand for indoor sports is far more problematic than estimating demand for swimming or fitness centre. The main problems are that multiple sports are playing in sports halls, and adults are willing to travel longer distances to participate. For example it is likely that a significant number of residents of the NCGC currently travel to Joondalup and Wanneroo to play and train. A substantial, but unknown, proportion are likely to continue attending their current venue if a facility is built in the NCGC.

To provide an indication of demand a simple approach has been adopted:

- 1 Using the approach above participation by children and adults in basketball has been projected.
- 2 It is assumed, based on industry knowledge, that basketball accounts for about 40% of indoor sports competitions in community sports centres. The balance comprises sports such as netball, volleyball, futsal and badminton.
- 3 25% of participants will use sports halls in schools and/or outside of NCGC – known as leakage.
- 4 Capacity of a single court is based on scheduling junior and senior competitions with 5 games per day, 6 days per week, 21 weeks per season and 2 seasons per annum. It is also assumed that training, school and other hire groups, and events will be held in non-competition periods.
- 5 An indoor sports team/squad comprises an average of eight players.

These assumptions are quantified below which suggests demand currently exists for four sports courts and will increase to 10 and 16 courts by 2028 and 2041.

Basketball Participation Rates		2016	2028	2041
0 - 4 years	0.0%	0	0	0
5 - 9 years	5.2%	158	454	710
10 - 14 years	13.7%	362	1,094	1,740
15 - 24 years	12.0%	591	1,565	2,630

Basketball Participation Rates		2016	2028	2041
25 - 34 years	5.4%	349	785	1,201
35 - 49 years	5.2%	421	1,167	1,823
50- 64 years	0.5%	21	59	115
65+ `years	<1.0%	1	2	5
Total Basketball Players		1,902	5,127	8,223
Other sports		2,853	7,691	12,335
<b>Total Indoor sport Players</b>		<b>4,755</b>	<b>12,819</b>	<b>20,558</b>
<b>Leakage</b>		25%		
<b>Available players</b>		<b>3,566</b>	<b>9,614</b>	<b>15,418</b>
<b>Capacity of one court</b>				
Matches per week	30			
Matches per season	630			
Players per week	480			
Players per season	960			
<b>Courts required</b>		<b>3.7</b>	<b>10.0</b>	<b>16.1</b>

### 6.3 Summary

- Population of the NCGC is projected to increase to 160,328 by 2041, and increase of 112,783 over the 25 year period from 2016. By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,891), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.
- It is projected that the minimum annual attendance at a well-designed and managed indoor aquatic centre will be at least 90,000 based on the 2016 population, growing to approximately 250,000 and 410,000 in 2028 and 2041, respectively. This analysis indicates that sufficient current demand exists for an aquatic centre in the NCGC, and by 2041 demand will exist for a major regional aquatic centre and possibly a smaller facility.
- Projected growth in the fitness market indicates that a fitness studio may be justified if constructed in association with an aquatic centre. Given it must be priced to meet the expectation of residents, a low price 24/7, specialist or PT gym may be appropriate.
- Estimating demand for indoor sports is far more problematic as multiple sports are playing in sports halls, and adults are willing to travel longer distances to participate. The population and participation assessment suggests demand in the NCGC currently exists for four sports courts and will increase to 10 and 16 courts by 2028 and 2041.



## 7 KEY FINDINGS AND IMPLICATIONS

Based on the research conducted and reported in this Progress Report, a series of findings and implications are outlined.

### 7.1 Summary of Findings

#### 7.1.1 Population Growth

- The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth metropolitan area. The Northern Coastal Growth Corridor (NCGC) is the main population growth area, stretches from Butler to Two Rocks and includes Perth's next major Strategic Metropolitan Centre at Yanchep, which is currently being developed.
- At the 2016 Census, the population of the NCGC was 35,544, and the largest population node was in Butler. Jindalee and Yanchep have experienced the quickest population growth. The region is characterised by a relatively young age profile.
- Population growth in the NCGC is projected to be very high, increasing to 95,710 and 160,328 by 2028 and 2041, respectively. Large increases are expected in the under 15 and 35 – 49 age cohorts (31,500 and 26,826 respectively). The under 15 age group is the main target for aquatic education and aquatic play.
- In 2016 the main population node was in Butler at the southern end of the NCGC, whereas the largest population node in 2028 will be in Eglinton and Alkimos. However, by 2041 the largest population node will be in Yanchep and Two Rocks.
- In 2016 Butler and Jindalee comprised 44% of the NCGC population, in 2028, Alkimos, Eglinton will account for 44% of the NCGC population and by 2041 Alkimos and Eglinton is projected to have a population of 98,186, which is slightly larger than Yanchep and Two Rocks (65,890).
- By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,890), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.

#### 7.1.2 Document Review

- The Northern Coastal Growth Corridor Community Facilitates Plan outlines the extent of community infrastructure (including built facilities and public open space) required within to meet the needs of the current and future population through to 2061. It identifies the potential location for aquatic and recreation centres:
  - ✓ Regional indoor/aquatic centre (w/Arena) at Yanchep Metropolitan Centre
  - ✓ Regional indoor recreation centre at Alkimos Secondary Centre
  - ✓ Regional indoor recreation centre at Two Rocks North Secondary Centre
  - ✓ District indoor recreation centre at North Eglinton (close to Eglinton District Centre)
  - ✓ District indoor recreation centre at North Yanchep Activity Centre 1
- The City of Wanneroo Strategic Community Plan notes that:
  - ✓ The City should create opportunities that encourage people to be healthy and



- active.
- ✓ There is an emerging need in the community for better accessibility of services and infrastructure should be close to home and available more locally.
- The Tourism Strategy and Supporting Actions (2011-2017) analyses the area's tourist attractions and type of tourist that use the area. Key objectives include providing for the establishment and expansion of tourist services and tourist support activities, including entertainment and recreation establishments in the tourism clusters.

### 7.1.3 Community Infrastructure

- Sixteen aquatic centres have been identified in the broader region, including eleven dedicated swimming pools, five pools with fitness centres and four pools within the NCGC (only one pool was 25m, the others were small teaching pools). No swimming pool exists north of Butler or between Quinn's Rocks and Burns Beach Road.
- Ten sports halls have been identified in the broader region, including one in Two Rock, and the other nine are south of Burns Beach Road. All cater for the major indoor court sports – basketball, netball, volleyball, badminton and futsal.
- Forty five fitness centres have been identified in the broader region, including seven in the NCGC, 22 x 24/7 gyms, five full service gyms and 10 specialist fitness centres.
- Five major shopping centres currently exist in the NCGC at Jindalee, Butler and Alkimos.
- Two major activity nodes are planned in the NCGC. Yanchep Strategic Metropolitan Centre will include retail, office, community, entertainment, residential, employment activities, and public transport. The Alkimos Secondary Centre. Alkimos Secondary Centre will include 'Alkimos Central', civic buildings, offices, medical facilities, entertainment, education, residential, public open space and public transport.
- NCGC has twenty primary and secondary schools including 12 state primary schools, 4 state secondary schools and 4 independent and catholic schools. Two schools are proposed and 39 locations identified for potential schools, including a high school in Butler/Jindalee. 3 high schools in Alkimos and Eglinton and 8 high schools in Yanchep/Two Rocks.
- There is currently no active Regional Open Space in the Wanneroo Coastal Suburbs (WCS) from Tamala Park to Two Rocks.
- An aquatic and recreation centre which has been identified in the Alkimos Eglinton District Structure Plan 2016, located adjacent to Alkimos Secondary Centre. A Regional indoor recreation centre and aquatic centre has been identified in the Yanchep Metropolitan Centre and also at Two Rocks.
- Both the freeway and railway are planned to be extended through the NCGC. Stations are planned for Butler, Alkimos, Eglinton, Yanchep Beach Road and Yanchep. The Mitchell Freeway is planned to be extended along the eastern boundary of the NCGC all the way to Two Rocks.

### 7.1.4 Trends

- Aquatic centres have evolved over time, and gone through a series of design generations. The latest generation of aquatic facilities may include:
  - ✓ Flexible water spaces
  - ✓ A mix of shallow leisure/recreation water with deeper programmable water space.
  - ✓ Splash pads with play features.
  - ✓ Access for all through beach entry or an access ramp.
  - ✓ High revenue generating and complementary activity spaces.

- ✓ Ancillary services, and complementary businesses.
- ✓ Mechanical devices to change the water configuration.
- ✓ Indoor swimming pools with outdoor areas.
- ✓ Energy efficient plant and equipment, and water saving features.
- Key trends which impact on redevelopment of leisure centres include:
  - ✓ Aging population.
  - ✓ 24/7 availability.
  - ✓ Demand for variety in recreation and leisure options.
  - ✓ Create a destination.
  - ✓ Changing employment structures, trading and work hours.
  - ✓ Demand for high quality facilities and services.
  - ✓ Recognition of strong links between physical activity and health
  - ✓ Activities to be affordable.
  - ✓ Universal Access.
- Six distinct aquatic market segments include:
  - ✓ Lap swimming
  - ✓ Swim coaching/squads
  - ✓ Learn to swim lessons
  - ✓ Recreational aquatic play
  - ✓ Aquatic fitness
  - ✓ Therapeutic and rehabilitation
- Best practice learnings
  - ✓ Preparing and funding a long term asset management plan ensures that the cost of regular refurbishment and upgrades can be undertaken
  - ✓ Ensure reception is sited and designed to enable supervision of all customers
  - ✓ Dry family change hubs on pool deck enables quicker and more convenient movement of customers
  - ✓ Multiple pools allows for different water temperatures and depth to cater for a wider range of programs and markets
  - ✓ Provide aquatic play features for all age groups from toddlers to teens
  - ✓ 50m pools are being developed with booms to create 2 x 25m activity spaces
  - ✓ Sound dampening technology will significantly reduce noise in an aquatic centre
  - ✓ A café has potential to significantly increase revenues

### 7.1.5 Demand Projections

- Population of the NCGC is projected to increase to 160,328 by 2041, and increase of 112,783 over the 25 year period from 2016. By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,891), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.
- It is projected that the minimum annual attendance at a well-designed and managed indoor aquatic centre will be at least 90,000 based on the 2016 population, growing to approximately 250,000 and 410,000 in 2028 and 2041, respectively. This analysis indicates that sufficient current demand exists for an aquatic centre in the NCGC, and by 2041 demand will exist for a major regional aquatic centre and possibly a smaller facility.
- Projected growth in the fitness market indicates that a fitness studio may be justified if constructed in association with an aquatic centre. Given it must be priced to meet the expectation of residents, a low price 24/7, specialist or PT gym may be appropriate.
- Estimating demand for indoor sports is far more problematic as multiple sports are playing in sports halls, and adults are willing to travel longer distances to participate. The population and participation assessment suggests demand in the NCGC currently exists for four sports courts and will increase to 10 and 16 courts by 2028 and 2041.

## 7.2 Implications

A population of 160,000 is likely to be adequate to justify at least two small or one large aquatic and recreation centres. Consequently, a strategic analysis is required to ensure that development in short term complements long term demand. Hence, a flexible strategy must be adopted to avoid locking in or out development options.

Research regarding travel patterns to aquatic and recreation centres has found it is closely correlated to travel patterns to work, education and shopping. This suggests that potential locations for a major aquatic and recreation centre will be in Yanchep at the proposed Strategic Metropolitan Centre, and/or the Alkimos Secondary Centre.

Extension of the railway and freeway will improve access on a north – south axis. It is likely that the railway extension will result in TODs (Transport Oriented Development) at Yanchep, Eglinton and Alkimos. Ideally, leisure facilities, including aquatic and recreation centres will be sited within a TOD. Similarly, the freeway extension will improve access for residents to the north and south of any aquatic and recreation centre. An important issue to recognise is that a significant percentage of users of aquatic and recreation centres, travel by car. Very few use public transport (if available), cycling is predominantly by teenagers and walking is restricted to people living in close proximity.

The current population of Yanchep and Two Rocks indicates relatively low SEIFA scores. This suggests that pricing and physical accessibility of services will be major determinants of participation in aquatic and recreation centres. It is possible that the nature of residential development and housing allotment size will be attractive to low income families. This suggests that the low SEIFA scores will continue in the long term, hence be a significant factor in determining a long term strategy for the provision of aquatic and recreation centres.

A substantial number of fitness centres service the NCGC, indicating reasonable access for most existing residents. It is likely that more fitness centre will open as population growth increases and new housing estates are developed. Over the last decade, fitness centres have changed significantly. In 2019, the most popular form of fitness centre is a 24/7 gym, PT (personal Training) studio or specialist gym (eg boxing, Xfit). Full service fitness centres tend to have a much larger cost base, and hence a higher membership fee. Given the SEIFA score of the NCGC, it is likely that in the near future low cost fitness studios will meet community demand, rather than a full service, high cost fitness centre.

A number of commercial swimming pools are available in the NCGC. These swimming pools primarily focus on aquatic education, and many are less than 25m, and not suitable or available for other aquatic activities. The NCGC has the population to support a public aquatic centre.

As with swimming pools, the NCGC has a deficiency in sports halls. Whilst a small number do exist, none are capable of hosting mainstream sporting competitions, such as basketball, netball, volleyball, badminton and futsal. The current population could support a four court stadium. In the longer term additional courts will be needed to service the growing population. Whereas aquatic centres and fitness centres are not core business for schools, a sports hall is a significant teaching space for schools. Consequently, a co-located sports hall with a secondary school may be a realistic and practical option for a short term solution within a long term strategy.

Six major aquatic markets have been identified - lap swimming, swim coaching/squads, learn to swim lessons, recreational aquatic play, aquatic fitness programs, therapeutic and rehabilitation programs. In the long term, an aquatic strategy should ensure that all markets are being serviced either by the public, commercial or community sectors.

In the short term, and given the age profile of the NCGC, the priority should be on servicing the needs of children and families. That is, priority to providing swimming lessons either through schools or via a swim school. To meet the recreational needs of toddlers and caregivers, and children up to about 15 years, aquatic play areas should be provided, such as splash pads, sprays and fountains, tipping buckets and slides. Developing a well-designed aquatic facility will enable water spaces to be used for multiple markets.

As the NCGC has limited aquatic facilities, the short term priority should be a facility which operates all year round. Hence water must be heated to at least 29°C to enable swimming lessons. Unless geothermal heating is available, the cost to heat an outdoor swimming pool will be very high. It is unlikely that solar heating will enable water to be heated to this temperature over winter. Therefore, the short term solution should include an indoor aquatic facility, of at least 25m in length.



# Needs and Feasibility Study for a North Coast Regional Aquatic and Recreation Centre

## Feasibility Study and Business Plan



Prepared by SGL Consulting Group in association with Creating Communities, Rider Levett Bucknall & DKJ projects.architecture



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# 1 INTRODUCTION

This chapter outlines the background, intent and scope, and methodology of the needs assessment and feasibility study.

## 1.1 Background

The City of Wanneroo is located 22km from the Perth CBD and covers an area of 68,561 hectares (686 km<sup>2</sup>). Currently, the City's population is estimated at 212,100 and is expected to grow to over 412,000 by 2041.

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks. The corridor comprises the areas of Alkimos, Eglinton, Yanchep and Two Rocks and is surrounded by Carabooda and Nowergup in the east, the Indian Ocean to the west, and Jindalee and Butler to the south.

The City's Northern Coastal Corridor Community Facilities Plan (CFP) was formally endorsed by Council at its meeting held on 7 February 2012. The CFP makes the following provisions in respect to the proposed regional indoor aquatic and recreation centre:

- Identifies the provision of a regional indoor aquatic and recreation facility in the Yanchep/Two Rocks area in the time period 2042-2046;
- Proposed location is the Yanchep Metropolitan Centre, with suggested co-location with the proposed University within this location;
- Preliminary cost estimate for the facility is in the order of \$64.25M (excluding land costs), which is outside of the current Long Term Financial Plan horizon.

This Needs Assessment and Feasibility Study results from Council's consideration of a Motion on Notice at its meeting held on 6 February 2018, in which Council resolved to:

- 1 Approve the inclusion of an Indoor Aquatic and Recreation Centre development for the Alkimos/Yanchep corridor in the City's Advocacy Strategy, with a view to bringing forward the proposed timeframe from 2042-2046, as currently listed in the Northern Coastal Growth Corridor Community Facilities Plan (2011);
- 2 Approve the Mayor to write to relevant State and Federal Government Ministers to highlight the need and seek support (including funding support) for:
  - a The early provision of an Indoor Aquatic and Recreation Centre in the Alkimos/Yanchep corridor; and
  - b Undertaking investigation of opportunities for the City to work with the education sector (and potentially other parties) to facilitate shared use of aquatic facilities planned for the northern coastal growth corridor in the future.

The State Government has also recently adopted the East Wanneroo MRS Amendment which is the first step in the process to see East Wanneroo become urbanised. Whilst this is a long process, the facilities planning process will occur in the coming years with population growth expected to occur in the next 10 to 30 years. As a result it is considered an appropriate time to explore options for the future relocation of Aquamotion to East Wanneroo.

## 1.2 Study Intent and Scope

The intent of the Study is to assess the need and feasibility, location and interim staging options in respect to the provision of the North Coast Ward Regional Aquatic and Recreation Centre and to understand future impact on Aquamotion and future options for the relocation of this facility.

The scope of the study is:

- 1 To confirm the need and feasibility for the early provision of the proposed Regional Aquatic and Recreation facility (the Facility) in the Alkimos/Yanchep corridor (current delivery timeframe of 2042 – 2046);
- 2 Confirm location and staging options, taking into consideration the early delivery of an outdoor 50m pool and required supporting infrastructure;
- 3 Development of concept site plans, facility layout plans and elevations, based on proposed site option and staging approach informed by the revised functional brief (based on that provided within the CFP);
- 4 Provision of a capital cost plan for the delivery of the facility and a whole of life cost plan;
- 5 Prepare a detailed Business Plan for the proposed facility including income and expenditure projections over a 10 year period, market analysis, service and programming analysis, marketing and promotions strategy, organisational structure, staffing levels etc;
- 6 Review of project delivery and management options (in-house versus external management), taking into consideration joint provision opportunities and key stakeholder requirements.

## 1.3 Methodology

The Needs Assessment and Feasibility Study was undertaken in four phases involving the following tasks:

### **Phase 1: Project Inception**

Project Inception Meeting  
Council Officer Interviews

### **Phase 2: Needs Assessment**

Document Review  
Population/Participation Analysis  
Leisure Facility Trends  
Benchmarking  
Progress Report

### **Phase 3: Feasibility Assessment**

Stakeholder Engagement  
Demand Assessment  
Design Brief  
Site Analysis and Criteria  
Site Investigations  
Concept Plan and Cost Estimates  
Presentation

**Phase 4: Business Plan**

Draft Business Plan

Wanneroo Aquamotion

Presentation

Council Forum





## 2 KEY FINDINGS AND IMPLICATIONS

Based on the research conducted and reported in the Needs Assessment Report, a series of findings and implications are outlined.

### 2.1 Summary of Findings

#### 2.1.1 Population Growth

- The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth metropolitan area. The Northern Coastal Growth Corridor (NCGC) is the main population growth area, stretches from Butler to Two Rocks and includes Perth's next major Strategic Metropolitan Centre at Yanchep, which is currently being developed.
- At the 2016 Census, the population of the NCGC was 35,544, and the largest population node was in Butler. Jindalee and Yanchep have experienced the quickest population growth. The region is characterised by a relatively young age profile.
- Population growth in the NCGC is projected to be very high, increasing to 95,710 and 160,328 by 2028 and 2041, respectively. Large increases are expected in the under 15 and 35 – 49 age cohorts (31,500 and 26,826 respectively). The under 15 age group is the main target for aquatic education and aquatic play.
- In 2016 the main population node was in Butler at the southern end of the NCGC, whereas the largest population node in 2028 will be in Eglinton and Alkimos. However, by 2041 the largest population node will be in Yanchep and Two Rocks.
- In 2016 Butler and Jindalee comprised 44% of the NCGC population, in 2028, Alkimos, Eglinton will account for 44% of the NCGC population and by 2041 Alkimos and Eglinton is projected to have a population of 68,186, which is slightly larger than Yanchep and Two Rocks (65,890).
- By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,890), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.

#### 2.1.2 Document Review

- The Northern Coastal Growth Corridor Community Facilities Plan outlines the extent of community infrastructure (including built facilities and public open space) required within to meet the needs of the current and future population through to 2061. It identifies the potential location for aquatic and recreation centres:
  - ✓ Regional indoor/aquatic centre (w/Arena) at Yanchep Metropolitan Centre
  - ✓ Regional indoor recreation centre at Alkimos Secondary Centre
  - ✓ Regional indoor recreation centre at Two Rocks North Secondary Centre
  - ✓ District indoor recreation centre at North Eglinton (close to Eglinton District Centre)
  - ✓ District indoor recreation centre at North Yanchep Activity Centre 1
- The City of Wanneroo Strategic Community Plan notes that:
  - ✓ The City should create opportunities that encourage people to be healthy and

- active.
- ✓ There is an emerging need in the community for better accessibility of services and infrastructure should be close to home and available more locally.
- The Tourism Strategy and Supporting Actions (2011-2017) analyses the area's tourist attractions and type of tourist that use the area. Key objectives include providing for the establishment and expansion of tourist services and tourist support activities, including entertainment and recreation establishments in the tourism clusters.

### 2.1.3 Community Infrastructure

- Sixteen aquatic centres have been identified in the broader region, including eleven dedicated swimming pools, five pools with fitness centres and four pools within the NCGC (only one pool was 25m, the others were small teaching pools). No swimming pool exists north of Butler or between Quinn's Rocks and Burns Beach Road.
- Ten sports halls have been identified in the broader region, including one in Twin Rock, and the other nine are south of Burns Beach Road. All cater for the major indoor court sports – basketball, netball, volleyball, badminton and futsal.
- Forty five fitness centres have been identified in the broader region, including seven in the NCGC, 22 x 24/7 gyms, five full service gyms and 10 specialist fitness centres.
- Five major shopping centres currently exist in the NCGC at Jindalee, Butler and Alkimos.
- Two major activity nodes are planned in the NCGC. Yanchep Strategic Metropolitan Centre will include retail, office, community, entertainment, residential, employment activities, and public transport. Alkimos Secondary Centre will include 'Alkimos Central', civic buildings, offices, medical facilities, entertainment, education, residential, public open space and public transport.
- NCGC has twenty primary and secondary schools including 12 state primary schools, 4 state secondary schools and 4 independent and catholic schools. Two schools are proposed and 39 locations identified for potential schools, including a high school in Butler/Jindalee. 3 high schools in Alkimos and Eglinton and 8 high schools in Yanchep/Two Rocks.
- There is currently no active Regional Open Space in the Wanneroo Coastal Suburbs (WCS) from Tamala Park to Two Rocks.
- An aquatic and recreation centre has been identified in the Alkimos Eglinton District Structure Plan 2016, located adjacent to Alkimos Secondary Centre. A Regional indoor recreation centre and aquatic centre has been identified in the Yanchep Metropolitan Centre and also at Two Rocks.
- Both the freeway and railway are planned to be extended through the NCGC. Stations are planned for Butler, Alkimos, Eglinton, Yanchep Beach Road and Yanchep. The Mitchell Freeway is planned to be extended along the eastern boundary of the NCGC all the way to Two Rocks.

### 2.1.4 Trends

- Aquatic centres have evolved over time, and gone through a series of design generations. The latest generation of aquatic facilities may include:
  - ✓ Flexible water spaces
  - ✓ A mix of shallow leisure/recreation water with deeper programmable water space.
  - ✓ Splash pads with play features.
  - ✓ Access for all through beach entry or an access ramp.
  - ✓ High revenue generating and complementary activity spaces.

- ✓ Ancillary services and complementary businesses.
- ✓ Mechanical devices to change the water configuration.
- ✓ Indoor swimming pools with outdoor areas.
- ✓ Energy efficient plant and equipment, and water saving features.
- Key trends which impact on redevelopment of leisure centres include:
  - ✓ Aging population.
  - ✓ 24/7 availability.
  - ✓ Demand for variety in recreation and leisure options.
  - ✓ Create a destination.
  - ✓ Changing employment structures, trading and work hours.
  - ✓ Demand for high quality facilities and services.
  - ✓ Recognition of strong links between physical activity and health.
  - ✓ Activities to be affordable.
  - ✓ Universal Access.
- Six distinct aquatic market segments include:
  - ✓ Lap swimming
  - ✓ Swim coaching/squads
  - ✓ Learn to swim lessons
  - ✓ Recreational aquatic play
  - ✓ Aquatic fitness
  - ✓ Therapeutic and rehabilitation
- Best practice learnings
  - ✓ Preparing and funding a long term asset management plan ensures that the cost of regular refurbishment and upgrades can be undertaken
  - ✓ Ensure reception is sited and designed to enable supervision of all customers
  - ✓ Dry family change hubs on pool deck enables quicker and more convenient movement of customers
  - ✓ Multiple pools allows for different water temperatures and depth to cater for a wider range of programs and markets
  - ✓ Provide aquatic play features for all age groups from toddlers to teens
  - ✓ 50m pools are being developed with booms to create 2 x 25m activity spaces
  - ✓ Sound dampening technology will significantly reduce noise in an aquatic centre
  - ✓ A café has potential to significantly increase revenues

### 2.1.5 Demand Projections

- Population of the NCGC is projected to increase to 160,328 by 2041, an increase of 112,783 over the 25 year period from 2016. By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,891), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Clearly over time the population centre will move north towards Yanchep.
- It is projected that the minimum annual attendance at a well-designed and managed indoor aquatic centre will be at least 90,000 based on the 2016 population, growing to approximately 250,000 and 410,000 in 2028 and 2041, respectively. This analysis indicates that sufficient current demand exists for an aquatic centre in the NCGC, and by 2041 demand will exist for a major regional aquatic centre and possibly a smaller facility.
- Projected growth in the fitness market indicates that a fitness studio may be justified if constructed in association with an aquatic centre. Given it must be priced to meet the expectation of residents, a low price 24/7, specialist or PT gym may be appropriate.
- Estimating demand for indoor sports is far more problematic as multiple sports are playing in sports halls, and adults are willing to travel longer distances to participate. The population and participation assessment suggests demand in the NCGC currently exists for four sports courts and will increase to 10 and 16 courts by 2028 and 2041.

## 2.2 Implications

A population of 160,000 is likely to be adequate to justify at least two small or one large aquatic and recreation centres. Consequently, a strategic analysis is required to ensure that development in the short term complements long term demand. Hence, a flexible strategy must be adopted to avoid locking in or out development options.

Research regarding travel patterns to aquatic and recreation centres has found it is closely correlated to travel patterns to work, education and shopping. This suggests that potential locations for a major aquatic and recreation centre will be in Yanchep at the proposed Strategic Metropolitan Centre, and/or the Alkimos Secondary Centre.

Extension of the railway and freeway will improve access on a north – south axis. It is likely that the railway extension will result in TODs (Transport Oriented Development) at Yanchep, Eglinton and Alkimos. Ideally, leisure facilities, including aquatic and recreation centres will be sited within a TOD. Similarly, the freeway extension will improve access for residents to the north and south of any aquatic and recreation centre. An important issue to recognise is that a significant percentage of users of aquatic and recreation centres, travel by car. Very few use public transport (if available), cycling is predominantly by teenagers and walking is restricted to people living in close proximity.

The current population of Yanchep and Two Rocks indicates relatively low SEIFA scores. This suggests that pricing and physical accessibility of services will be major determinants of participation in aquatic and recreation centres. It is possible that the nature of residential development and housing allotment size will be attractive to low income families. This suggests that the low SEIFA scores will continue in the long term, hence be a significant factor in determining a long term strategy for the provision of aquatic and recreation centres.

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As with swimming pools, the NCGC has a deficiency in sports halls. Whilst a small number do exist, none are capable of hosting mainstream sporting competitions, such as basketball, netball, volleyball, badminton and futsal. The current population could support a four court stadium. In the longer term additional courts will be needed to service the growing population. Whereas aquatic centres and fitness centres are not core business for schools, a sports hall is a significant teaching space for schools. Consequently, a co-located sports hall with a secondary school may be a realistic and practical option for a short term solution within a long term strategy.

Six major aquatic markets have been identified - lap swimming, swim coaching/squads, learn to swim lessons, recreational aquatic play, aquatic fitness programs, therapeutic and rehabilitation programs. In the long term, an aquatic strategy should ensure that all markets are being serviced either by the public, commercial or community sectors.

In the short term, and given the age profile of the NCGC, the priority should be on servicing the needs of children and families. That is, priority to providing swimming lessons either through schools or via a swim school. To meet the recreational needs of toddlers and caregivers, and children up to about 15 years, aquatic play areas should be provided, such as splash pads, sprays and fountains, tipping buckets and slides. Developing a well-designed aquatic facility will enable water spaces to be used for multiple markets.

As the NCGC has limited aquatic facilities, the short term priority should be a facility which operates all year round. Hence water must be heated to at least 29°C to enable swimming lessons. Unless geothermal heating is available, the cost to heat an outdoor swimming pool will be very high. It is unlikely that solar heating will enable water to be heated to this temperature over winter. Therefore, the short term solution should include an indoor aquatic facility, of at least 25m in length.





## 3 DESIGN AND LOCATION

This chapter reviews potential sites and locations for an aquatic and recreation facility to service the North Coast Growth Corridor.

### 3.1 NCGC Catchment

The NCGC is a long thin coastal strip, bounded by a fully developed urban area to the south, the coast to the west, parks and conservation areas to the east and north. Hence, any sporting facility based in the NCGC will primarily attract customers from the within the existing and planned urban areas. Limited, if any expansion or increase in use will occur in the areas to the north, south, east and west.

The NCGC is about 22km from north to south and relatively narrow. Butler at the south end of the NCGC is about 12 km from major sport and recreation facilities in Joondalup, and a similar distance from Yanchep. Construction of the freeway and extension of the railway is likely to reduce travel times to Yanchep from within the NCGC.

This geographic information strongly suggests that the planned Yanchep Metropolitan Centre will also be in the middle of the NCGC. It is therefore a good option for a major recreation and sport facility.

The demand assessment has indicated that significant area of water space may be required to meet demand. When the NCGC catchment and distance/travel times are considered, one aquatic centre with adequate water to meet the needs of multiple markets and the projected high visitation may be a better option.

Projected demand for sports halls indicate that four courts are required to meet current demand, and up to 16 courts may be needed in the long term. Significant capital and operational efficiencies are gained by developing an indoor sports centre with at least six and up to ten courts. Additional sports halls should be located at secondary schools, and provide training venues for high participation sports such as basketball and netball and competition venues for sports with lower participation rates such as badminton and volleyball.

Combining factors of demand with the geography of the NCGC, and efficiencies generated by large multipurpose facilities indicates one major aquatic and sports facility at Yanchep Metropolitan Centre or Alkimos Secondary Centre, complemented by satellite sports halls in the north and south of NCGC is a cost effective and cost efficient solution.

Given that demand will continue to increase, an aquatic and sports centre should be designed and developed in stages.

### 3.2 Concept Design

#### 3.2.1 Aquatic Elements

An aquatic centre should be developed to meet the priority aquatic markets, sized to meet current and future demand, flexible to meet current and evolving design and usage trends.

A specific issue which has been raised is the option to develop a 50m pool to meet current demand. This option is not recommended for the following reasons:

- The current population and demand projections do not justify a 50m pool. In the longer term as the population increases, demand is expected to exist for water space of similar dimensions to a 50m pool.
- To meet the long term needs of the NCGC, aquatic facilities which offer a variety of water temperatures, and water depths will be needed. These can only be provided in multiple pools.
- All activities which require a 50m pool can be undertaken in a 25m pool.
- The major reason a 50m pool is developed is to conduct elite swimming training, and major swimming competitions. In practice, elite swim squads are likely to be located at Joondalup Arena as it has a larger catchment than a pool in NCGC. It is unlikely that major swim meets will be attracted to NCGC on a regular basis.
- It is preferable for aquatic education programs to be offered on a year round basis. Hence heated water is needed. For aquatic education, water should be about 30°C. This temperature may be achieved in an outdoor pool at a very high heating cost, unless geothermal heating is available. It is more easily achieved in an indoor pool, however the capital cost and ongoing operating costs will be high, and in the initial years, unlikely to be justified by attendances.
- A major disadvantage of an outdoor heated pool, which operates year round, is that customers have to "brave the elements" between the change rooms and pools. This can be a significant disincentive to visit the pool during periods of rain and high winds. In practical terms, it will be difficult to maintain aquatic education attendances during the colder months. {Note: Aquatic education is a major profit centre for most swimming pools.]

Staging of the aquatic elements may be based on the following principles:

Description	Rationale	Market
<b>Stage 1</b>		
25m x 6 lane program pool.	Current demand is insufficient to justify a larger water area. Given the young age profile of the NCGC, aquatic education will be a high priority market. Developing a 25m pool will enable lap and squad swimming to be undertaken.	Lap swimming Recreational play Aquatic fitness Swimming lessons Swim coaching
Initially a multipurpose pool will become the main teaching pool when the 10 lane lap pool is constructed.		
Young children's leisure pool	It is expected this will be heavily used by families with young children and for aquatic education	Recreational play Swimming lessons
<b>Stage 2</b>		
Splash pad 150m <sup>2</sup>	As the population and hence demand increases additional recreation water will be needed to cater for demand for families with young children.	Recreational play
Warm water program pool	As the population and hence demand increases specialist water space will be needed to meet the needs of older people and people needing rehabilitation.	Water therapy Aquatic fitness Swimming lessons

Description	Rationale	Market
Spa pool	As the population and hence demand increases additional water space to cater for adult relaxation may be required	Recreational play
<b>Stage 3</b>		
Leisure pool	As the population and hence demand increases additional water space to cater for upper primary school children's play	Recreational play Water exercise Swimming lessons
25m x 10 lane lap and training pool	As the population and hence demand increases additional water space to cater for stroke correction, swim squads, swim club training, lap swimming and competitions.	Lap swimming Recreational play Water exercise Swimming lessons Swim coaching

### 3.2.2 Indoor Sports Elements

Staging of the indoor sports elements may be based on the following principles:

Description	Rationale	Market
<b>Stage 1</b>		
Four court sports hall	NCGC population will support demand for a four court sports hall in the near future. The initial demand will be for community indoor sports programs and competitions.	Courts suitable for basketball, netball, futsal and other major court sports
<b>Stage 3</b>		
Show court with retractable seating which can be configured as a four court venue	As the population grows and indoor sports' participation increases, demand for more community sports courts and high level competition venues will increase.	Major sports competitions and events
<b>To be determined</b>		
Crèche	Construction of a creche will be dependent upon the demographic profile of customers. A large proportion of caregivers with young children will suggest that a creche is required.	Customers with very young children.
<b>Stage 4</b>		
Complementary facilities:	Further market research will be required to assess demand for additional facilities.	
<ul style="list-style-type: none"> <li>Health and fitness suite</li> <li>Sauna and steam room</li> <li>Multipurpose function, activity and meeting spaces</li> </ul>	The health and fitness market has undergone significant changes in recent years. It has resulted in the proliferation of low fee, small gyms offering 24/7 access or specialised programs. The NCGC already has a significant number of health and fitness facilities, which is expected to grow with the population. Demand for full service health and fitness facilities is difficult to project, and given the volatile nature of the industry,	

Description	Rationale	Market
	long term planning is highly speculative. Space should be allocated to a health and fitness suite, but details of what it is to include and financial operating projections are unlikely to be accurate.	

### 3.2.3 Design Brief

Current projected attendances are not sufficient to warrant development of an indoor 50m pool, plus smaller water bodies for activities such as swimming lessons and water exercise. It should also be noted that to meet the requirements of different markets requires a range of water temperature and depths. Thus, a large water body (ie 50m pool) reduces the flexibility to satisfy the needs of each market. However, it must also be recognised that substantially more water space will be needed by 2041, when projected demand increases by, in the order of 400%.

The staging of development integrates the aquatic and indoor sports elements.

Description	Comment	Timing	Market
<b>AQUATIC FACILITIES</b>			
25m x 6 lane (15m) program pool, depth 1.0m – 1.6m, temperature 29°C – 31°C	Initially a multipurpose pool will become the main teaching pool when the 10 lane lap pool is constructed.	Stage 1	Lap swimming Recreational play Aquatic fitness Swimming lessons Swim coaching
A ramp into the pool of at least 1m wide (to comply with DDA requirements) will be on one long side of the pool.			
Shallow end to be closest to the entry and change rooms.			
Pool hall to include a concourse around the pool of at least 3 metres and three tiers of fixed seating (one metre wide) on one side of the pool.			
Young children's leisure pool 350m <sup>2</sup> , depth beach entry – 1m, temperature 29°C – 31°C	Beach entry to allow movement to the splash pad	Stage 1	Recreational play Swimming lessons
Located close to the entry and change rooms and the shallow end of the program pool.	An option is to create a single water space including the program pool and children's leisure pool, thereby eliminating the access ramp, and reducing capital development costs.		

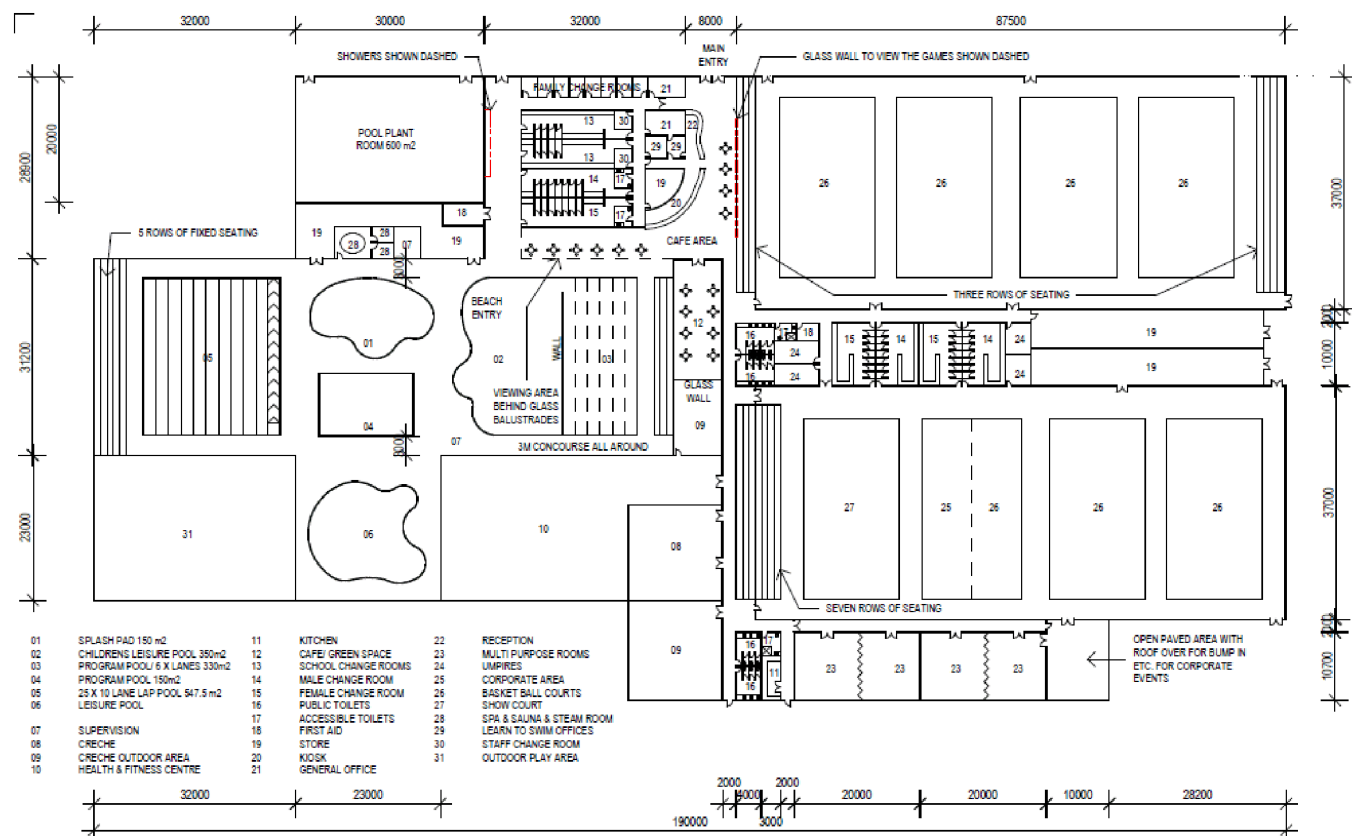
Description	Comment	Timing	Market
Splash pad 150m <sup>2</sup>	Located adjacent to the beach entry of the young children's leisure pool	Stage 2	Recreational play
Warm water program pool 15x x 10m, depth 1.2m, temperature 34°C	Located in a position to be supervised by lifeguards who are responsible for the main program/teaching pool.	Stage 2	Water therapy Aquatic fitness Swimming lessons
Spa pool (40m <sup>2</sup> )	Located close to warm water program pool in open location for easy supervision	Stage 2	Recreational play
Leisure pool 400m <sup>2</sup> , beach entry to 1.5m, temperature, 29°C – 31°C with upper primary school age play features eg tipping bucket and adventure elements such as climbing frames and Tarzan ropes etc	Beach entry to be adjacent to the young children's leisure pool beach	Stage 3	Recreational play Water exercise Swimming lessons
25m x 10 lane (25m) lap and training pool, depth 1.5m – 1.8m, temperature 26°C – 28°C  Located towards the deep end of the program pool.  A ramp into the pool of at least 1m wide (to comply with DDA requirements) will be on one long side of the pool.  A concourse around the pool of at least 3 metres and five tiers of fixed seating (one metre wide) on one side of the pool.	New main pool for stroke correction, swim squads, swim club training, lap swimming and competitions.	Stage 3	Lap swimming Recreational play Water exercise Swimming lessons Swim coaching
<b>DRY FACILITIES</b>			
Four court sports hall (min 78.05m x 36.15) plus spectator seating on three tiers of fixed seating (0.8m wide) on two end walls.  Courts to be divided by heavy duty net curtains.	Courts suitable for basketball, netball, futsal and other major court sports	Stage 1	All indoor sports
Show court with retractable seating which can be configured as a three court venue [Note: The amount of seating will be determined by budgetary constraints]	Separate, but adjacent to the 4 court hall  The mezzanine	Stage 3	Major sports competitions and events



Description	Comment	Timing	Market
<p>Ideally, a mezzanine floor overlooking the main court will be available for corporate functions and hospitality.</p> <p>Separated from the original four court stadium to allow events to be conducted independently.</p> <p>Located with direct access from the main reception.</p>	<p>floor to be configured as a corporate and hospitality area during events and as meeting rooms and programmable activity spaces at other times.</p>		
<p>Additional dry facilities to include:</p> <ul style="list-style-type: none"> <li>▪ Crèche for up to 30 children (30 x 3.25m<sup>2</sup> + 10m<sup>2</sup> for amenities = 107.5m<sup>2</sup>) with access to fenced outdoor play space (30 x 7m<sup>2</sup> = 210m<sup>2</sup>)</li> <li>▪ Health and fitness suite (600m<sup>2</sup>)</li> <li>▪ Sauna and steam room (2 x 12m<sup>2</sup>)</li> <li>▪ Multipurpose function, activity and meeting spaces (400m<sup>2</sup>)</li> </ul>	<p>Crèche areas based on Education and Care Services National Regulations</p> <p>Health and fitness suite to be configured for full service, 24/7 or specialist gym.</p> <p>Function, activity and meeting spaces to be a single area which can be sub-divided into smaller spaces.</p>	Stage 4	
<b>AMENITIES</b>			
<p>Amenities including:</p> <ul style="list-style-type: none"> <li>▪ Reception desk, entry foyer and café seating area (400m<sup>2</sup>), located to supervise entry into the centre and direct customers to either the sports hall or pool hall.</li> <li>▪ Café/kiosk included as part of reception complemented with self-serve fridges, freezers and pre prepared foods and confectionary, with direct access to café seating area.</li> <li>▪ Expansion of the café/kiosk to possibly include a separate servery.</li> <li>▪ Management offices for manager (20m<sup>2</sup>), swim school (12m<sup>2</sup>), general office (60m<sup>2</sup>)</li> </ul>	<p>Constructed to meet initial demand and facilities in 2020, and expanded as required to meet increased demand and use.</p>	Ongoing	

Description	Comment	Timing	Market
<ul style="list-style-type: none"> <li>▪ Staff change room (20m<sup>2</sup>)</li> <li>▪ First aid room (6m<sup>2</sup>)</li> <li>▪ Pool storage (30m<sup>2</sup>) and sports hall storage (100m<sup>2</sup>) and cleaners room/storage (10m<sup>2</sup>)</li> <li>▪ Wet change rooms and toilets (2 x 60m<sup>2</sup>), plus school change rooms (2 x 60m<sup>2</sup>), with direct access to pool hall.</li> <li>▪ Additional aquatic family change module including open showers (x 6) and change cubicles (10 x 3m<sup>2</sup>) off the main pool concourse</li> <li>▪ Dry change rooms and toilets (2 x 60m<sup>2</sup>), with direct access to sports hall</li> <li>▪ Additional change rooms for teams (4 x 30m<sup>2</sup>)</li> <li>▪ Spectator toilets (4 x 30m<sup>2</sup>) [Size to be determined by planning and building regulations]</li> <li>▪ Universal access change and toilet facilities to be constructed the DDA.</li> <li>▪ Pool plant room and chemical storage areas (300m<sup>2</sup>), designed to allow expansion as additional water spaces and components are developed in later stages. [Note: Actual dimensions to be determined at the detailed design stages.]</li> <li>▪ Additional exits may be required to comply with building regulations.</li> </ul>			
<b>EXTERNAL AREAS</b>			
External Areas include	External areas to be constructed in stages to reflect and service facilities developed on site.	Ongoing	
<ul style="list-style-type: none"> <li>▪ Car parking (500 bays)</li> <li>▪ Bus parking</li> <li>▪ Bike racks</li> <li>▪ Landscaping (soft and hard)</li> </ul>			

Plan 3.1: Concept Plan – Ground Floor



GROUND FLOOR

1: 600

PRELIMINARY

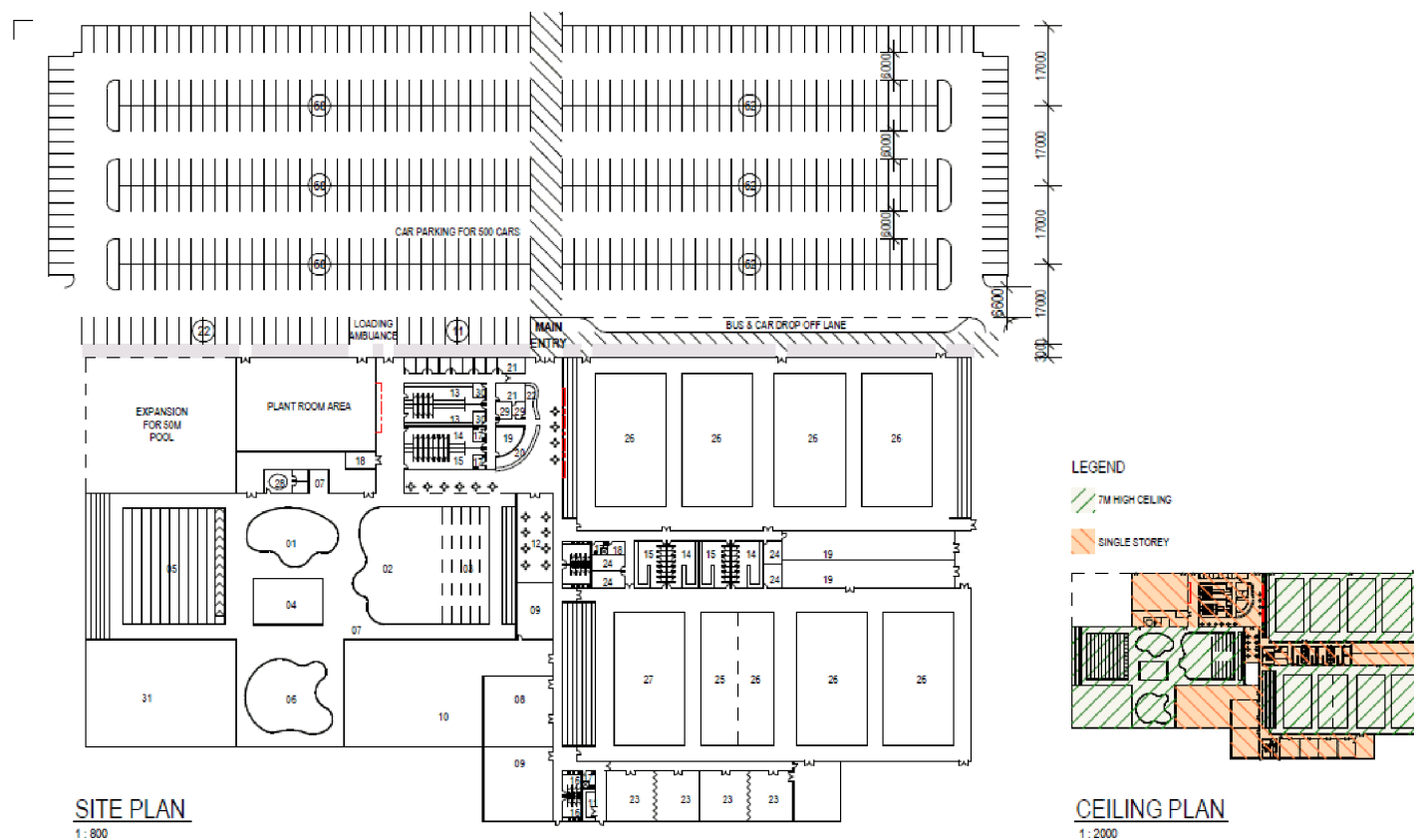
4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 9177  
e - www.dkj.net.au

ABN 48 15 4057 995

DKJ projects. architecture

DRAWING TITLE:  
GROUND FLOORPROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTREPROJECT NUMBER:  
193040SCALE: @A3  
1: 600DRAWING NUMBER:  
A01DATE:  
14/08/19CLIENT NAME:  
SGLREVISION  
2

Plan 3.2: Concept Plan – Site Plan



4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 9177  
e - www.dkj.net.au

ABN 4815 4057 995

**DKJ** projects. architecture

DRAWING TITLE:  
SITE PLAN

PROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTRE

PROJECT NUMBER: 193040

SCALE: A3  
As indicated

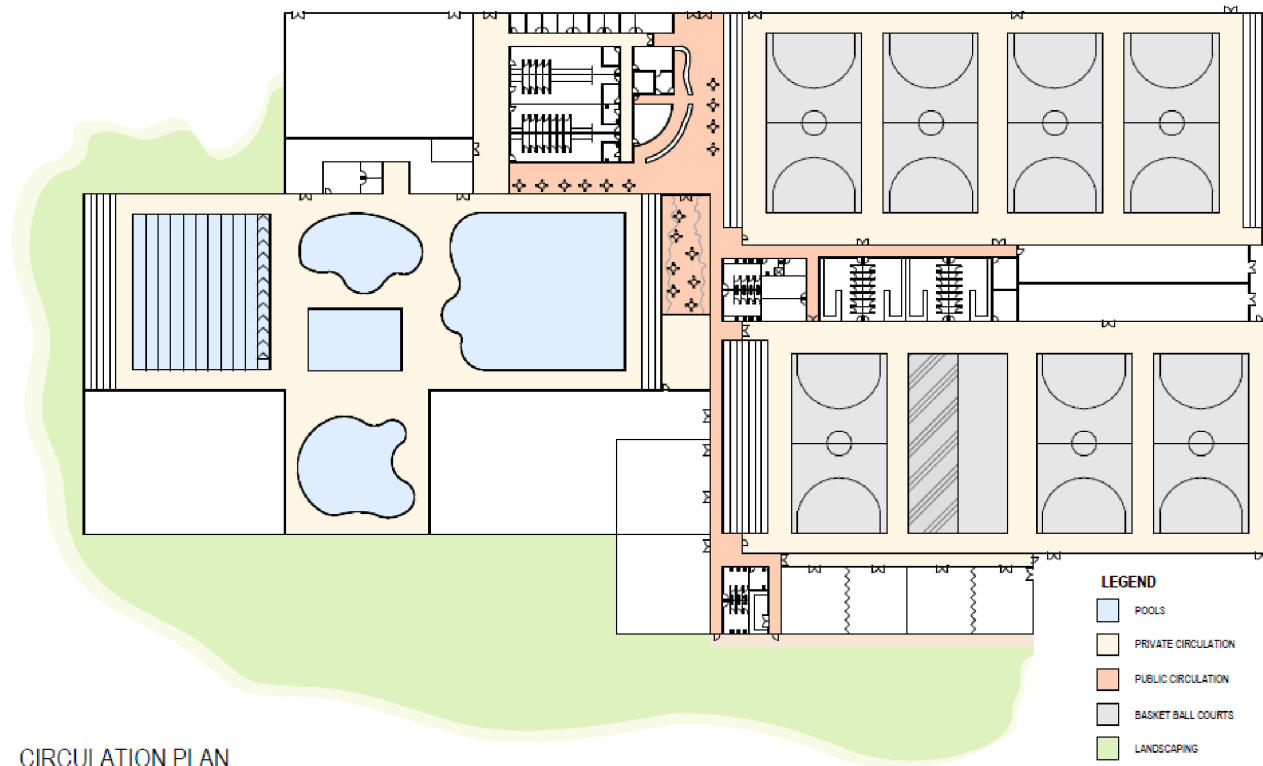
DRAWING NUMBER: A02

DATE: 14/08/19

REVISION: 2

CLIENT NAME:  
SGL

## Plan 3.3: Concept Plan – Circulation Plan



CIRCULATION PLAN

1:600

- LEGEND**
- POOLS
  - PRIVATE CIRCULATION
  - PUBLIC CIRCULATION
  - BASKET BALL COURTS
  - LANDSCAPING

PRELIMINARY

4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 9177  
e - www.dkj.net.au

ABN 4815 4057 995

**DKJ** projects. architecture

DRAWING TITLE:  
CIRCULATION PLAN

PROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTRE

CLIENT NAME:  
SGL

PROJECT NUMBER:  
193040

SCALE: @A3  
1:600

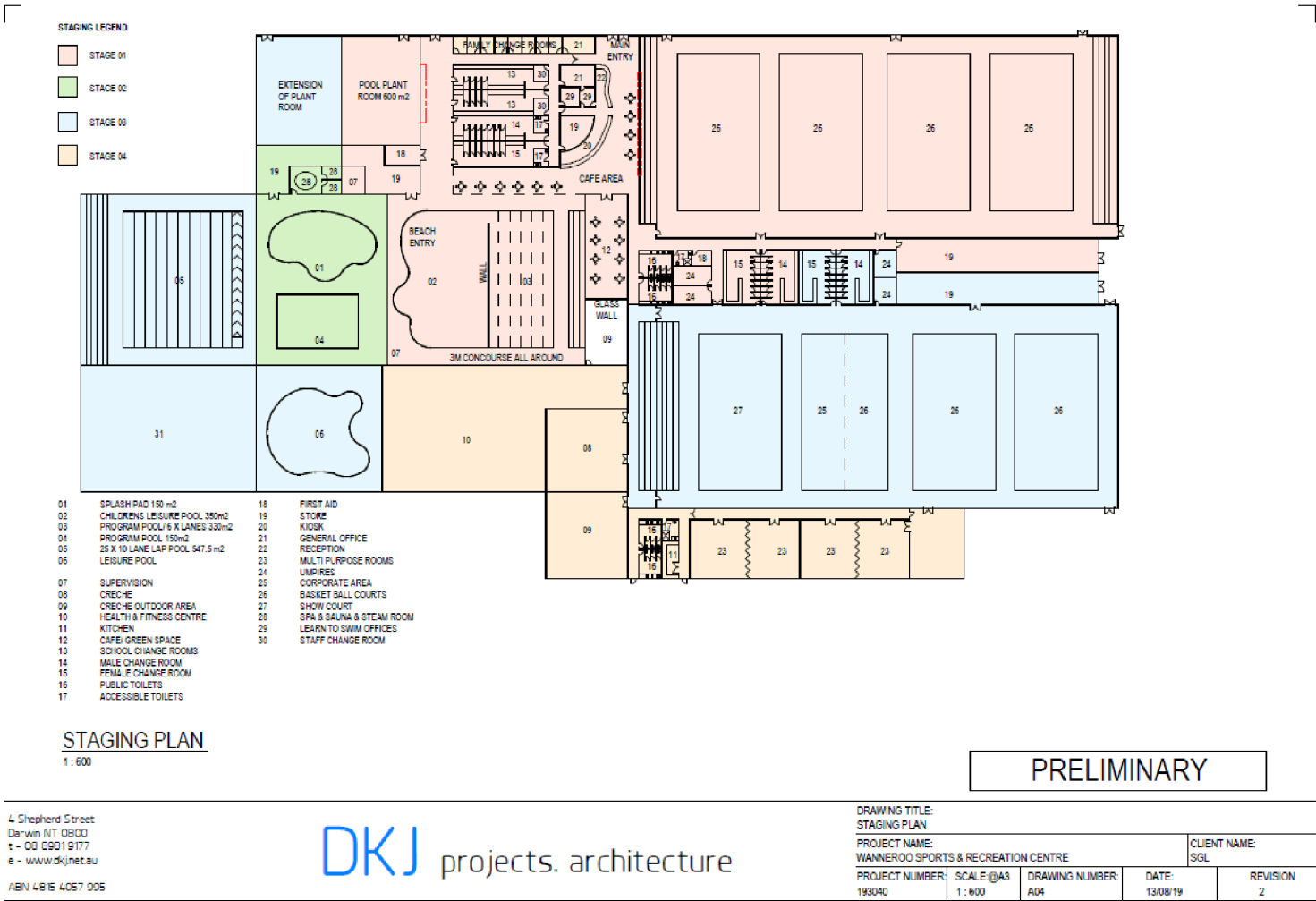
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DATE:  
14/08/19

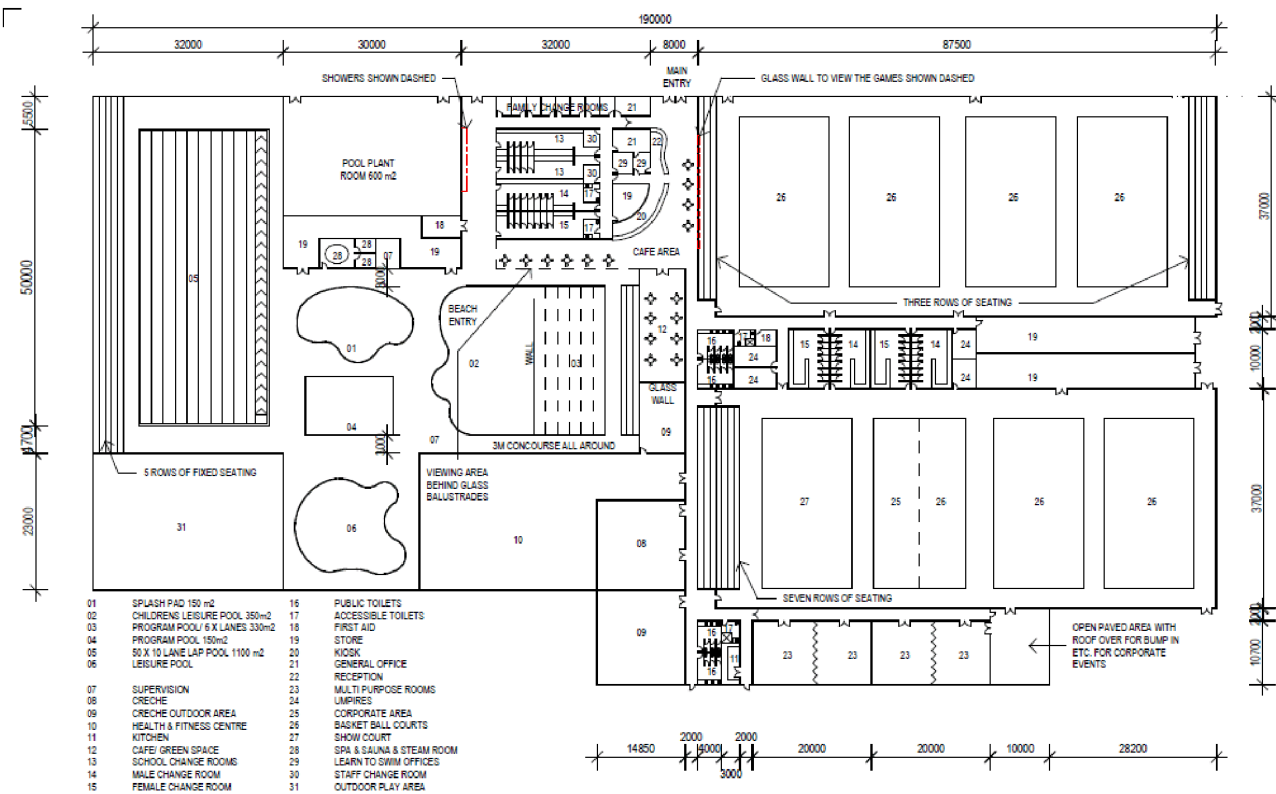
REVISION  
2



Plan 3.4: Concept Plan – Staging Plan



Plan 3.5: Concept Plan – 50m Pool Option

GROUND FLOOR WITH 50m POOL EXPANSION  
1:600

PRELIMINARY

4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 6177  
e - www.dkj.net.au

ABN 4815 4057 995

DKJ projects. architecture

DRAWING TITLE:  
GROUND FLOOR PLAN - OPTION 02

PROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTRE

CLIENT NAME:  
SGL

PROJECT NUMBER:  
193040

SCALE @A3:  
1:600

DRAWING NUMBER:  
A05

DATE:  
13/08/19

REVISION

### 3.2.4 Concept Plans

Based on the design brief a series of concepts were prepared, refer to Plans 3.1 to 3.5 for the final concepts. It must be noted that as a final site has not been determined, the concept plans are high level, and therefore are not detailed.

## 3.3 Site Assessment

### 3.3.1 Proposed Locations

Potential locations for public open space and recreation facilities within the NCGC, according to the various district structure plans are:

- In the Butler/Jindalee area, one sports facility has been planned to include two multipurpose turf playing fields and 16 multipurpose hardcourts. It is not planned to include an aquatic or indoor recreation centre and has an expected completion date of June 2020
- In the Alkimos/Eglinton area, a number of locations have been identified as potential sites for indoor recreation and sport facilities:
  - ✓ Aquatic and Recreation Centre - Located adjacent to Alkimos Secondary Centre
  - ✓ Regional Open Space/Sports Facility - 50ha in size, includes playing fields
  - ✓ District Public Open Space - 7.5ha within Alkimos Activity Centre
  - ✓ District Public Open Space - Projected for 2022-2026
  - ✓ District Public Open Space - 10ha in size, designs are being prepared for this site
  - ✓ District Public Open Space - Projected for 2032-2036
  - ✓ Regional Indoor Recreation Centre - Within Alkimos Secondary Centre, projected for 2037-2041
  - ✓ Regional Multipurpose Hard Courts - Projected for 2022-2026
  - ✓ Alkimos Central District Playing Field - Located on proposed Alkimos Avenue, includes oval, hard courts and indoor recreation centre
  - ✓ District Multipurpose Hard Courts - Projected for 2032-2036
  - ✓ District Indoor Recreation Centre - Projected for 2037-2041
- In Yanchep/Two Rocks a significant number of locations that have been identified for public open space/recreation facilities:
  - ✓ Regional Indoor Recreation Centre with Aquatic Centre - Within Yanchep Metropolitan Centre, projected for 2042-2046
  - ✓ Regional Indoor Aquatic and Sports Facility - Two Rocks
  - ✓ Regional Public Open Space/Recreation Area - 30ha, North Yanchep Activity Centre, 2027-2031
  - ✓ Regional Open Space/Recreation Area - 40ha, including 4-6 playing fields
  - ✓ Regional Public Open Space - Projected for 2042-2046
  - ✓ Regional Multipurpose Hard Courts - Nil.
  - ✓ District Multipurpose Hard Courts - Projected for 2042-2046
  - ✓ District Multipurpose Hard Courts - Projected for 2037-2041
  - ✓ District Multipurpose Hard Courts - Projected 2022-2026
- Three ocean pools have been mooted at Two Rocks, Quinn's Beach and Jindee Estate.

The Northern Coastal Growth Corridor Community Facilitates Plan (2012) identifies the potential location for aquatic and recreation centres (refer to Map 3.1):

- Regional indoor/aquatic centre (w/Arena) at Yanchep Metropolitan Centre

- Regional indoor recreation centre at Alkimos Secondary Centre
- Regional indoor recreation centre (outside centre) at Two Rocks North Secondary Centre
- District indoor recreation centre at North Eglinton (close to Eglinton District Centre)
- District indoor recreation centre at North Yanchep Activity Centre 1

**Map 3.1: Proposed Indoor Aquatic and Recreation Facilities**



### 3.3.2 Preliminary Assessment of Potential Sites

Many of the sites listed above have the potential to host an aquatic and indoor recreation centre. A substantial area of land may be required to construct a regional multipurpose leisure facility and provide adequate car parking. Only a small number of proposed facilities have a location and a site identified. Hence, only facilities which are proposed to be a regional or metropolitan centre are likely to have adequate land and be located with supporting and complementary infrastructure such as public transport hubs.

Whilst three potential swimming pools have been mooted at beach locations in the NCGC, none appear to be suitable for structured aquatic programs such as aquatic education and lap swimming. All three are envisaged to be primarily recreation pools using sea water. None will be enclosed or heated, and it is not clear if the water will be treated or be recycled in and out of the pool and ocean. The level of use of these pools is likely to be minimal, except on hot, beach going days. Consequently, it is unlikely they will have a major impact on meeting demand for aquatic facilities in the NCGC.

Three sites are therefore potentially suitable for a regional aquatic and leisure centre at Yanchep Metropolitan Centre, Alkimos Secondary Centre and Two Rocks North Secondary Centre. Given the geography of the NCGC, establishing a major regional facility at the northern end of the region, is contrary to good planning and market demand principles.

Consequently, two sites with the best potential for the North Coast Regional Aquatic and Leisure Centre are at the Alkimos Regional Centre and Yanchep Metropolitan Centre. In assessing the relative merits of both sites the following factors are relevant:

- The largest and highest tier Activity Centre planned for in the NCGC is the Yanchep Strategic Metropolitan Centre. The second largest/highest tier Activity Centre currently planned for is Alkimos Secondary Centre.
- The largest population node in 2028 will be in Eglinton and Alkimos. However, by 2041 the largest population node will be in Yanchep and Two Rocks.
- In 2028, Alkimos, Eglinton will account for 44% of the NCGC population and by 2041 Alkimos and Eglinton is projected to have a population of 68,186, which is slightly larger than Yanchep and Two Rocks (65,890).
- By 2041, three distinct population nodes will exist - Yanchep/Two Rocks (65,890), Alkimos/Eglinton (68,186) and Butler/Jindalee (26,337). Over time the population centre will move north towards Yanchep.

NCGC Community Facilities Plan recommends major aquatic and leisure facilities:

- Regional indoor/aquatic centre at Yanchep Metropolitan Centre
- Regional indoor recreation centre at Alkimos Secondary Centre

#### Yanchep Metropolitan Centre

- The Yanchep Strategic Metropolitan Centre will be the economic core of the area and will accommodate around 23,500 jobs. This is a significant scale of activity and significantly larger than other regional centres in the metropolitan area. The Centre will contain almost 750,000m<sup>2</sup> of office and commercial uses, including, entertainment and recreation activity.
- The District Structure Plan (refer to Map 3.2) makes provision for a regional indoor aquatic and sports facility integrated with the Yanchep Secondary Centre. It notes accessibility is a major consideration for its location and it could be co-located with a tertiary education facility. A second district aquatic and recreation facility is proposed in the vicinity of the Yanchep Strategic Metropolitan Centre and co-located with a high school.

#### Alkimos Regional Centre

\*Specific and relevant factors are:

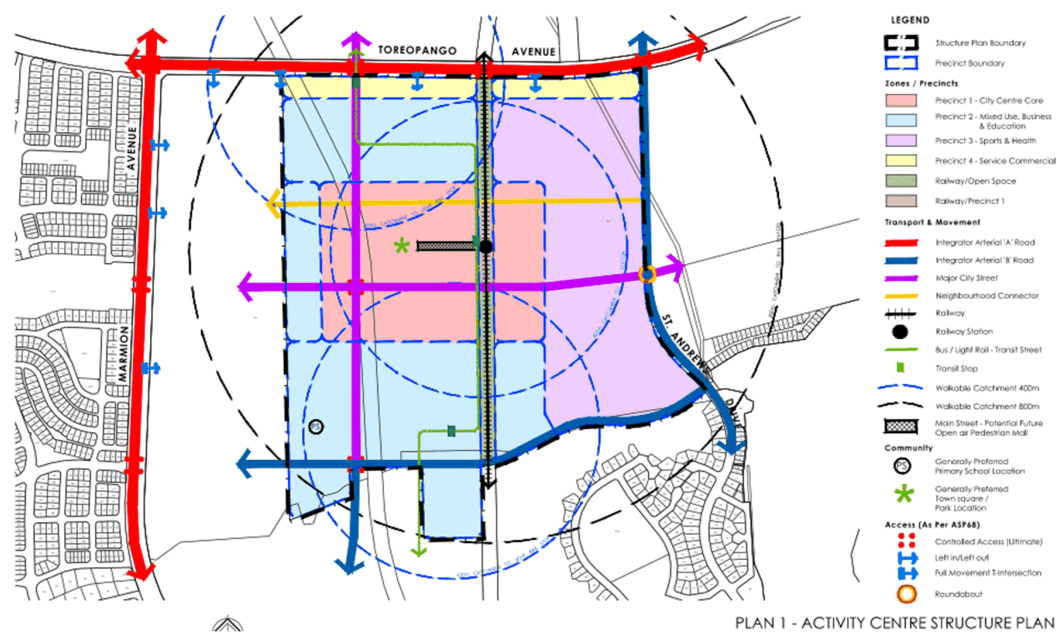
- The Alkimos Eglinton District Structure Plan indicates a 50-hectare site for future active Regional Open Space is required to the east of the structure plan area. Council has commenced initial planning for the ROS. A number of preferred sites have been considered. Once a preferred site has been identified and land acquisition, zoning and other issues resolved, other planning stages including detailed design and financial modelling will follow.
- It is proposed that Alkimos will include a district and regional open space area (refer to Map 3.3).
  - ✓ Area 'A': 10 ha district open space area located within the existing Alkimos Parks and Recreation reserve area. This land is already government-owned, and permitted to be used for active recreation purposes.
  - ✓ Area 'B': approx. 50 ha, and zoned Rural is privately owned. The proposed site for



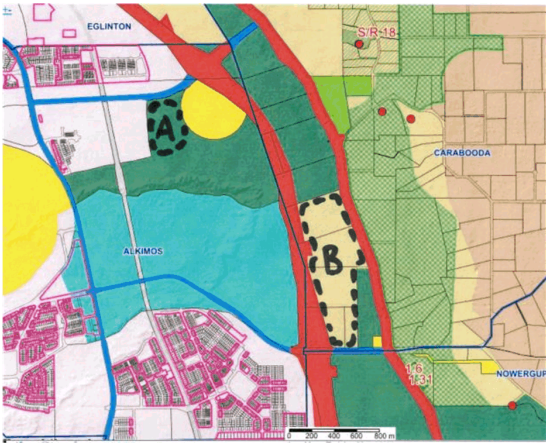
a site for a future regional sports facility.

- Map 3.4 is a preliminary concept plan for the Alkimos Secondary Centre. It shows the proximity of the active recreation area to the commercial and retail centre and also to residential areas.

Map 3.2: Yanchep Activity Centre Structure Plan



Map 3.3: Alkimos Open Space Proposals



Map 3.4: Alkimos Centre Concept Plan



### 3.3.3 Criteria

Criteria to assess each potential site are:

#### Criteria 1: Land Size

The land must be of sufficient size to accommodate the building structures, car parking and access roads, and landscaping. Based on the design brief the total space for a multipurpose sport and recreation facility will be in the order of at least:

Component	Space (m <sup>2</sup> )
Aquatic Area	5,056
Sports Hall	5,091
Activity Spaces	1,128
Common areas, amenities, storage and plant	1,594
Circulation	2,574
Carparking, access roads and landscaping	19,280
<b>Total</b>	<b>34,722</b>

Therefore, land size of about 3.5 hectares will be required, although this may be reduced if developed adjacent to other commercial or retail facilities with shared car parking and access roads. Both potential sites in Yanchep and Alkimos are adequate to build an aquatic and leisure centre.

#### Criteria 2: Availability of Land

The land must be available to be developed. It may require purchase of the land or vacant possession of land either owned or under care and control of Council. Area "A" in Alkimos is already under public ownership, whereas other potential sites in Alkimos and Yanchep are in

private ownership.

### **Criteria 3: Cost of Land**

The land may be required to be purchased, rehabilitated or cleared. Each of these actions will involve a cost to Council. Clearly, the lower the cost, the more suitable the land is for development of an aquatic and recreation centre. The State Government has already acquired site "A" in Alkimos, and presumably will be gifted to Council at no cost. It is not known what the cost of acquiring the private land for site "B" and at Yanchep Metropolitan Centre.

### **Criteria 4: Zoning**

The land must be zoned as appropriate for development of an aquatic and recreation centre. If rezoning is required, the potential difficulties and time taken to be rezoned will have to be considered. All sites are expected to be appropriately zoned to develop an aquatic and leisure centre.

### **Criteria 5: Compatibility with Adjacent Properties**

In addition to zoning, ideally the aquatic centre will be developed on land which is compatible with the uses of adjacent properties. In general terms, this will usually include commercial/retail, schools, recreation and sport uses.

As a relatively high visitor facility, locating an aquatic and recreation centre within a residential area or adjacent to residential properties can create a nuisance for residents due to noise and traffic movements.

All sites are currently "greenfield" sites and are expected to be adjacent to commercial, retail, educational and residential areas. Hence all are likely to be sites which have compatible uses.

### **Criteria 6: Accessibility**

Although the vast majority of users of aquatic and recreation centres travel by car, the travel time and ease of access is important. Consequently, ideally an aquatic and recreation centre will be located close to residential areas. The closer the proximity of an aquatic and recreation centre to schools, particularly primary schools, the greater the probability of it being used by the school, and increases the possibility of a financial contribution from the education agency.

All sites are currently "greenfield" sites and are expected to be adjacent to commercial, retail, educational and residential areas. Hence all are likely to sites which have good accessibility by bicycle, vehicular and public transport.

### **Criteria 7: Characteristics of the Site**

The characteristics of a site will affect both the design and cost of development. Factors which may have a negative impact on the cost of development include topography, contamination, geographical features, native title, environmental sensitivity and access to services.

Detailed information on the sites is not available; it is therefore assumed they all have similar characteristics.

### **3.3.4 Decision Grid**

A comparative assessment of potential sites using a Decision Grid and the criteria listed above is summarised in Table 3.1. Each criteria has been weighted to recognise its relative



importance in deciding the best location for an aquatic and recreation centre. The raw score is then multiplied by the weighting to determine the weighted score.

Alkimos has been scored maximum rating for size, availability, cost and zoning, whereas Yanchep has been scored maximum rating for size and zoning, and a lower rating for availability and cost as it has not been determined when the Yanchep site will be available and if a cost will be involved in using the site. Both Alkimos and Yanchep have been scored the same rating for compatibility, accessibility and characteristics. Based on this assessment, the Alkimos site is more suitable for a major aquatic and leisure centre than the Yanchep site.

**Table 3.1: Weighted Scores**

Criteria	Wtg	Alkimos		Yanchep	
		Score	Wtd Score	Score	Wtd Score
Size	10	10	100	10	100
Availability	10	10	100	7	70
Cost	9	10	90	7	70
Zoning	10	10	100	10	100
Compatibility	8	8	64	8	64
Accessibility	8	8	64	8	64
Characteristics	6	8	48	8	48
<b>Score</b>			<b>566</b>		<b>516</b>

### 3.3.5 Qualitative Assessment

Each potential site is assessed based on its major advantages and disadvantages.

- 1 It is preferable to develop aquatic and dry facilities as a single operation to reduce management and other overhead costs.
- 2 The demand analysis indicates that demand currently exists for both aquatic and indoor sports facilities in the NCGC.
- 3 Given the similarity in demand, it is highly likely that an aquatic and leisure centre at Alkimos and Yanchep will have similar financial performance outcomes.
- 4 A site in Alkimos is likely to be available for development of an aquatic and leisure centre prior to a site in Yanchep.
- 5 Alkimos is closer to the majority of the existing residential areas in the NCGC.
- 6 Alkimos is geographically more central to the NCGC than Yanchep.
- 7 Yanchep will be a major metropolitan centre and eventually a significant metropolitan hub for a wide range of activities.
- 8 All potential sites are currently "greenfield" sites, relatively flat and unlikely to have geological or topological factors which will have a significant impact on cost of development or operation.

### 3.3.6 Site Recommendation

It is recommended that the planning for an aquatic and recreation centre proceed on the basis that it is located in Alkimos, in close proximity to the proposed secondary centre.

## 3.4 Risk Analysis

Assessing the risks associated with short listed siting options invokes Council's Risk Management Framework which requires that the City's Risk Assessment and Acceptance

Criteria is applied:

- Based on the documented controls, the risk should be analysed in terms of Existing Control Rating
- Relevant consequence categories, are to be determined and rated as to how bad it could be if the risk eventuated with existing controls in place (Consequence)
- How likely it is that the risk will eventuate will determine level of consequence with existing controls in place (Likelihood)
- By combining the measures of consequence and likelihood, the risk rating can be determined

The risk assessment is based on a generic analysis, as the site, design, timing of development, staging and funding arrangement has not been determined. Once these factors have been finalised a more definitive risk assessment based on the proposed facility can be made. The risk assessment therefore has some limitations, and may be updated as specific decisions regarding site, design, timing of development, staging and funding arrangements are finalised.

Risks identified and risk rating based on the risk management framework is summarised.

Risk	Risk Rating
<b>Site</b>	
Site not available	Moderate
Site not of sufficient size	Low
Site not suitable for geological or topographical reasons	Low
Planning approvals not obtained	Low
<b>Construction</b>	
Building approvals not obtained	Low
Delays in construction	High
Failure to build in conformity with specifications	Moderate
Financial failure of builder	Moderate
Failure of the building	Low
<b>Financial</b>	
Construction costs higher than budgeted	High
State or Federal grant funding delayed or not approved	Moderate
Operating budget exceeded	High
<b>Operations</b>	
Attendance and occupancy projections not achieved	High
Operating expenses exceeded	High
OHS problems related to design of building	Low
OHS problems related to staffing issues	Moderate
OHS problems related to plant and equipment	Low





## 4 FINANCIAL MODEL

This chapter provides a financial analysis of the proposed NCGC Aquatic and Leisure Centre, including an operating budget, capital and whole of life cost estimates.

### 4.1 Operating Budget Assumptions

#### 4.1.1 Income Assumptions

Income is projected, based on the estimated demand as calculated in Needs Assessment Report and summarised in section 2.1.5 above. This analysis projects minimum annual attendance at a well-designed and managed indoor aquatic centre will be at least 90,000 based on the 2016 population, growing to approximately 250,000 and 410,000 in 2028 and 2041, respectively. It is also projected that demand in the NCGC currently exists for four sports courts and will increase to 10 and 16 courts by 2028 and 2041.

The financial model is based on the assumption that a venue will generate the same net revenue after expenses regardless of whether it is directly programmed by Centre management or hired to an external group. In other words, when all direct costs of conducting a program such as a sports competition or holiday program, are considered, the operating profit per hour of court use will be the same as if the court was hired to an external organisation.

The management model, operating philosophy and management organisation will determine the mix of directly programmed activities and court hire. Consequently, an occupancy rate approach has been adopted in the financial model, rather than attempting to project the number of court hours that will be hired and court hours that will be programmed. This approach takes account of both programming strategies, with the same net financial outcome.

The sports hall is therefore assumed to be operated on a hire fee basis, with no programs offered by management. Thus no programming expenses are incurred for activities such as basketball, netball and futsal.

All prices and expenditures such as wages are based on 2019, and have not been increased for inflation over the three stages.

#### Aquatic Assumptions

- Ratio of adults:children based on demand projections
- Ratio of adults:concession based on demand projections
- Adults >65 years = 15% population and participation in swimming 33%
- No discounts for multi-use tickets
- Kiosk sales 38c/attendance for aquatic and 1.40c/attendance for sports hall - based on Town of Victoria Park (WA)
- Profit margin on kiosk 30%

#### Stage 2

- Increase in LTS attendances (10%)
- Increase in child attendances (10%)

- Increase in adult supervision attendances (20%)

### Stage 3

Based on 2028 demand projections [Note: Attendances and hence income is not expected to differ if a 25m or a 50m pool is constructed in this stage. The only difference between a 25m and 50m pool will be increased capital and operating costs in the 50m pool.]

	Stage 1	Stage 2	Stage 3
<b>Total Aquatic Attendances</b>	<b>90,000</b>	<b>102,557</b>	<b>245,851</b>
<b>Swim school attendances based on:</b>			
Children aged <14 years (2016)	2,893	2,893	8,265
Proportion in LTS lessons in summer	7%	7%	7%
Learn to swim students in winter	67% of summer	67% of summer	67% of summer
Weeks per season	20	20	20
Students per class	5	5	5
<b>Schools use assumptions</b>			
Schools	10	10	20
Students	100	100	100
Lessons per child	10	10	10
<b>Casual Swim Attendance</b>			
Adults	67%	67%	67%
Child	33%	33%	33%
Concession (as % of adult swims)	8%	8%	8%
<b>Entry prices (inc GST)</b>			
Adults	\$5.50	\$5.50	\$5.50
Child	\$4.10	\$4.10	\$4.10
Concession	\$4.70	\$4.70	\$4.70
LTS price per lesson	\$16.00	\$16.00	\$16.00
School swim entry price	\$3.50	\$3.50	\$3.50
<b>Kiosk</b>			
Kiosk sales per aquatic attendance	\$0.38	\$0.38	\$0.38
Kiosk sales per sports hall attendance	\$1.40	\$1.40	\$1.40
Profit margin	30%	30%	30%
<b>Sports Hall</b>			
Number of courts	4	4	8
Competition weeks per annum	48	48	48
Peak hours (weekdays)	6:30pm – 10:30pm	6:30pm – 10:30pm	6:30pm – 10:30pm
Peak hours (Saturday)	9:00am – 6:00pm	9:00am – 6:00pm	9:00am – 6:00pm
Shoulder hours (weekdays)	4:00pm – 6:30pm	4:00pm – 6:30pm	4:00pm – 6:30pm
Off peak hours (weekdays)	6:30pm – 9:00am	6:30pm – 9:00am	6:30pm – 9:00am
Off peak hours (Sunday)	9:00am – 6:00pm	9:00am – 6:00pm	9:00am – 6:00pm
<b>Pricing (inc GST)</b>			
Peak hours	\$45.00	\$45.00	\$45.00
Shoulder hours	\$36.50	\$36.50	\$36.50
Off peak hours	\$36.50	\$36.50	\$36.50

	Stage 1	Stage 2	Stage 3
<b>Occupancy</b>			
Peak hours	70%	70%	70%
Shoulder hours	70%	70%	70%
Off peak hours	10%	10%	10%

#### 4.1.2 Expenditure Assumptions

Staffing the NCGC Aquatic and Leisure Centre is based on:

- All salaries and wages are based on the City of Wanneroo enterprise agreement, and equate to salaries paid to staff at Aquamotion and Kingsway Stadium.
- A full time Manager based on a salary of \$105,000 during stages 1 and 2, and increased to \$155,000 to reflect an increase in responsibilities in Stage 3.
- A full time Pool Coordinator based on a salary of \$78,000 during stages 1 and 2, and increased to \$88,000 to reflect an increase in responsibilities in Stage 3. During Stage 1, the Pool Coordinator will be rostered on the pool deck for 26 hours per week.
- A part time (0.5 EFT) Aquatic Program Coordinator based on a pro rate salary of \$65,000 during stages 1 and increased to full time \$65,000 to reflect an increase in responsibilities in Stage 3.
- Casual Sports Hall Program Coordinators rostered for 19 hours per week in Stage 1 and 2, and increased to 38 hours per week in Stage 3. This position may be converted to a permanent part time and full time position.
- All casually employed staff are paid the same rate. The average hourly rate is calculated by totalling the weekly cost to employ a lifeguard or reception staff during a normal working week, then dividing the total remuneration by the number of hours in a week. It is also assumed that no overtime is worked or no work is undertaken between midnight and 5am. The various loading are in line with the City of Wanneroo pay rates.
- Lifeguards, reception, kiosk, swim instructors are all employed on a casual basis, and are multiskilled to undertake multiple roles. In practice a number of the staff will be engaged on a permanent full time, permanent part time and seasonal or sessional basis. The level of remuneration will, on average, be the same as if they were employed casually, as it includes a 25% loading to compensate for sick and leave provisions.
- Reception is staffed for 98.5 hours per week in Stage 1 – 3 and additional reception staff are rostered on duty for 45 hours per week in Stage 3.
- Lifeguards are rostered on duty for 98.5 hours per week in Stage 1, plus an additional allowance of 14 hours per week in peak usage periods. Additional lifeguards are rostered on duty for 98.5 hours per week in Stage 2. During Stage 3, two additional lifeguards are rostered on duty for 98.5 hours per week each, and an additional allowance of 21 hours per week in peak usage periods.
- Lifeguards are deployed in line with the RLSSA Guidelines for Safe Pool Operation. Peak periods are expected to occur on an irregular basis throughout the year. Demand is expected to peak when special events or activities occur, which are heavily promoted, during periods of hot weather particularly during school holidays and weekends, and at other ad hoc times.
- Swim instructors are rostered on the basis of one instructor to each class of an average of five students.
- Kiosk is staffed by one person for 45 hours per week in Stage 1 and 2, and two

additional staff are each rostered for 45 hours per week in Stage 3.

	Stage 1	Stage 2	Stage 3
<b>Staffing</b>			
Manager (Permanent full time)	\$105,000	\$105,000	\$155,000
Pool Coordinator (Permanent full time)	\$78,000	\$78,000	\$88,000
Aquatic Program Coordinator (Permanent part time 50% in Stage 1, full time in Stage 2)	\$32,500	\$32,500	\$65,000
Customer Service (casual)	\$30.98 per hour	\$30.98 per hour	\$30.98 per hour
Lifeguards (casual)	\$30.98 per hour	\$30.98 per hour	\$30.98 per hour
LTS instructors (casual)	\$30.98 per hour	\$30.98 per hour	\$30.98 per hour
Sports hall program coordinator (casual)	\$30.98 per hour	\$30.98 per hour	\$30.98 per hour
Kiosk (casual)	\$30.98 per hour	\$30.98 per hour	\$30.98 per hour
Workcover	3%	3%	3%
Payroll tax	6%	6%	6%
Superannuation	9.50%	9.50%	9.50%
Leave provisions	5%	5%	5%
<b>Opening hours</b>			
Pool & reception hours (weekdays)	0530 - 2100	0530 - 2100	0530 - 2100
Pool & reception hours (weekends)	0730 - 1800	0730 - 1800	0730 - 1800
Sports Hall reception (Stage 3)			1600 - 2100
Kiosk (weekdays)	1600 - 2100	1600 - 2100	1600 - 2100
Kiosk (weekends)	0800 - 1800		

	Stage 1	Stage 1	Stage 2 <sup>(2)</sup>	Stage 3 <sup>(3)</sup>	Stage 3 <sup>(3)</sup>
Operating Costs <sup>(1)</sup>	Pool	Sports Hall	Pool	Pool	Sports Hall
Maintenance	\$65,000	\$20,000	\$74,750	\$189,500	\$40,000
Cleaning	\$25,000	\$45,000	\$0	\$140,000	\$90,000
Pool chemicals	\$45,000	\$0	\$67,500	\$135,000	\$0
Security	\$2,500	\$2,500	\$0	\$5,000	\$2,500
Utilities	\$200,000	\$50,000	\$300,000	\$700,000	\$100,000
Tele communications	\$5,000	\$5,000	\$0	\$20,000	\$10,000
Insurance	\$20,000	\$15,000	\$22,000	\$55,500	\$22,500
Advertising	\$10,000	\$5,000	\$0	\$30,000	\$10,000
Legal and accounting	\$3,000	\$2,000	\$0	\$10,000	\$4,000
General administration	\$12,500	\$7,500	\$0	\$40,000	\$15,000
Bank charges	\$3,000	\$2,000	\$3,075	\$12,688	\$4,000
Payroll and accounts	\$35,000	\$10,000	\$0	\$67,500	\$15,000
Management supervision	\$40,000	\$35,000	\$0	\$93,750	\$43,750
Staff Uniforms	\$5,000	\$2,500	\$5,250,750	\$15,500	\$5,000
Depreciation	no allowance made				

(1) Based on general industry expenses for a similar size facility

(2) Expenses have been increased over Stage 1 to the amount shown based on an estimate of the increase in water space and revenues

(3) Expenses have been increased to the amount shown based on an estimate of the increase in water space and number of courts, staff numbers and revenues

## 4.2 Operating Budget

Based on the assumptions above, a projected budget has been prepared for the first full year of operation for Stage 1, Stage 2 and Stage 3. In summary it is projected that:

- Stage 1 will require an operating subsidy of \$761,927 based on a turnover of \$738,643
- Stage 2 will require an operating subsidy of \$1,019,594 based on a turnover of \$816,696
- Stage 3 will require an operating subsidy of \$2,081,450, based on a turnover of \$1,896,215
- Stage 3 with a 50m pool will require an additional operating subsidy of \$197,275, compared with that required for a 25m pool.

	STAGE 1	STAGE 2	STAGE 3	STAGE 3 (50m POOL)
<b>INCOME</b>				
<b>Swimming pool</b>				
Adult swim	\$227,178	\$272,613	\$696,872	\$696,872
Child swim	\$88,910	\$97,801	\$250,727	\$250,727
Concession swim	\$17,039	\$18,797	\$48,049	\$48,049
Swim school	\$97,796	\$118,333	\$279,392	\$279,392
School swim	\$35,000	\$35,000	\$70,000	\$70,000
<b>Sub Total</b>	<b>\$465,922</b>	<b>\$542,544</b>	<b>\$1,345,041</b>	<b>\$1,345,041</b>
<b>Sports Hall</b>				
Hire fees	\$225,386	\$225,386	\$450,772	\$450,772
<b>Sub Total</b>	<b>\$225,386</b>	<b>\$225,386</b>	<b>\$450,772</b>	<b>\$450,772</b>
Kiosk net profit	\$47,334	\$48,766	\$100,401	\$100,401
<b>TOTAL</b>	<b>\$738,643</b>	<b>\$816,696</b>	<b>\$1,896,215</b>	<b>\$1,896,215</b>
<b>EXPENDITURE</b>				
<b>Staff</b>				
Manager	\$105,000	\$105,000	\$155,000	\$155,000
Pool Coordinator	\$78,000	\$78,000	\$88,000	\$88,000
Aquatic Program Coord	\$32,500	\$32,500	\$65,000	\$65,000
Reception	\$158,704	\$158,704	\$231,208	\$231,208
Life guards – total	\$139,370	\$298,074	\$671,874	\$671,874
LTS instructors	\$41,665	\$45,832	\$119,032	\$119,032
Sports Hall Program Coord	\$30,613	\$30,613	\$61,226	\$61,226
Kiosk staff	\$72,504	\$72,504	\$290,017	\$290,017
<b>Sub Total</b>	<b>\$658,356</b>	<b>\$821,226</b>	<b>\$1,681,358</b>	<b>\$1,681,358</b>
<b>Staff Overheads</b>				
Staff Uniforms	\$7,500	\$7,750	\$20,500	\$20,500
Leave provisions	\$32,918	\$41,061	\$84,068	\$84,068
Workcover	\$19,751	\$24,637	\$50,441	\$50,441
Payroll tax	\$39,501	\$49,274	\$100,881	\$100,881
Superannuation	\$62,544	\$78,017	\$159,729	\$159,729
<b>Sub Total</b>	<b>\$162,214</b>	<b>\$200,738</b>	<b>\$415,619</b>	<b>\$415,619</b>
<b>Maintenance</b>				
Maintenance	\$85,000	\$94,750	\$229,500	\$229,500
Cleaning	\$70,000	\$70,000	\$230,000	\$244,000
Pool chemicals	\$45,000	\$67,500	\$135,000	\$175,500
Security	\$5,000	\$5,000	\$7,500	\$7,500
Utilities	\$250,000	\$350,000	\$800,000	\$940,000
<b>Sub Total</b>	<b>\$455,000</b>	<b>\$587,250</b>	<b>\$1,402,000</b>	<b>\$1,596,500</b>
<b>Administration</b>				



	STAGE 1	STAGE 2	STAGE 3	STAGE 3 (50m POOL)
Tele communications	\$10,000	\$10,000	\$30,000	\$30,000
Insurance	\$35,000	\$37,000	\$78,000	\$80,775
Advertising	\$15,000	\$15,000	\$40,000	\$40,000
Legal and accounting	\$5,000	\$5,000	\$14,000	\$14,000
General administration	\$20,000	\$20,000	\$55,000	\$55,000
Bank charges	\$5,000	\$5,075	\$16,688	\$16,688
Payroll and accounts	\$45,000	\$45,000	\$82,500	\$82,500
Management supervision	\$75,000	\$75,000	\$137,500	\$137,500
Miscellaneous	\$15,000	\$15,000	\$25,000	\$25,000
Depreciation	\$0	\$0	\$0	\$0
<b>Sub Total</b>	<b>\$225,000</b>	<b>\$227,075</b>	<b>\$478,688</b>	<b>\$481,463</b>
<b>TOTAL</b>	<b>\$1,500,569</b>	<b>\$1,836,290</b>	<b>\$3,977,664</b>	<b>\$4,174,939</b>
<b>Operating Loss</b>	<b>-\$761,927</b>	<b>-\$1,019,594</b>	<b>-\$2,081,450</b>	<b>-\$2,278,725</b>

### 4.3 Scenario Analysis

To assess the impact of changes in usage and pricing a range of scenarios have been modelled. This shows that if usage decreases by 20%, the operating subsidy in Stage 1 will increase by between \$85,000 and \$95,000 (aquatic and sports hall), whereas a 20% decrease in pricing will have a lower impact on the operating subsidy. Conversely, increasing prices has a bigger impact in the bottom line, than increasing usage.

Stage 1 Scenarios	80%	90%	100%	110%	120%
Aquatic attendances	-\$845,809	-\$803,868	-\$761,927	-\$719,985	-\$678,044
Aquatic prices	-\$855,111	-\$808,519	-\$761,927	-\$715,334	-\$668,742
Sport hall occupancy	-\$814,419	-\$788,173	-\$761,927	-\$735,681	-\$709,435
Sports hall hire rate	-\$807,004	-\$784,465	-\$761,927	-\$739,388	-\$716,849

A scenario was then modelled based on a likely maximum use in stage 1 and Stage 3. This found that if peak sports hall occupancy increased to 91%, aquatic attendances increased to 130,500 and both aquatic entry prices and sports hall hire rates were increased to \$7.70 and \$54, respectively the operating subsidy will be reduced to \$204,989 in Stage 1.

If aquatic attendances were increased to 344,200, the operating subsidy in Stage 3, is projected to be \$622,723.

Likely maximum use	Scenario Stage 1	Scenario Stage 3
Peak sports hall occupancy	91%	91%
Total sports hall occupancy	69%	69%
Aquatic attendances	126,000	344,200
Aquatic prices	\$7.70	\$7.70
Sport hall hire rate (peak)	\$54.00	\$54.00
<b>Result</b>	<b>-\$204,989</b>	<b>-\$622,723</b>

### 4.4 Capital Cost Estimates

Total cost of constructing the proposed North Coast Growth Corridor Aquatic and Leisure Centre is \$60.6m. Itemised order of cost estimates are included in Appendix A, and summarised below:

**Building Works**

Aquatic Facility	\$29,111,954
Leisure Facility	\$20,405,817
<b>Total Building Works</b>	<b>\$49,517,771</b>

External Works	\$3,132,228
FF&E and AV	Excl
<b>Estimated Net Cost</b>	<b>\$52,650,000</b>

**Margins & Adjustments**

Construction Contingency 5.0%	\$2,633,000
Professional Fees 9.0%	\$4,975,000
Statutory Fees And Charges 0.6%	\$342,000
Escalation Beyond Late 2019	Excl
Goods And Services Taxation	Excl
<b>Estimated Total Cost</b>	<b>\$60,600,000</b>

The option to construct an indoor 50m pool has a series of cost impacts:

Delete 25m pool	= \$1.5M
Add 50m pool	= \$2.8M
Add 925m2 of building area	= \$2.8M
Add on-costs	= \$1.8M
<b>Total Cost of 50m pool option is \$5.9M extra ie</b>	<b>= \$66.5M</b>

An allowance for staging (excluding escalation), has been included. However, clarification on the staging methodology is needed prior to splitting the total cost into stages for funding purposes.

An estimate of the cost of each stage has been prepared despite not having the staging methodology detailed, hence the cost of each stage should be treated with caution, until the staging methodology is finalised and more detailed costs prepared.

	Stage 1	Stage 2	Stage 3	Stage 4	Total
<b>Building Works</b>	\$23,140,945	\$2,641,695	\$17,821,294	\$5,913,837	\$49,517,772
<b>External Works</b>	\$2,054,144	\$62,633	\$853,338	\$162,113	\$3,132,228
<b>Sub Total</b>	\$25,195,089	\$2,704,328	\$18,674,632	\$6,075,950	\$52,650,000
<b>Margins and Adjustments</b>	\$3,810,000	\$410,000	\$2,810,000	\$920,000	\$7,950,000
<b>Total</b>	<b>\$29,000,000</b>	<b>\$3,100,000</b>	<b>\$21,500,000</b>	<b>\$7,000,000</b>	<b>\$60,600,000</b>

[Note: Section 3.2.3 Design Brief identifies elements to be constructed in each stage]

Based on this staging analysis the cost of stage 1 is \$29,000,000, and subsequent stages will cost \$3.1m, \$21.5m and \$7m.

**Basis of Estimate**

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at August 2019. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should not be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

The estimate specifically excludes the following which should be considered in an overall

project feasibility study. Whilst these exclusions remain a cost and program risk however, we cannot calculate the likelihood of the risk occurring nor the cost of the risk without further investigation and design work. Each exclusion is discussed below with comments from our team of quantity surveyors.

- Demolition – Do not yet have a site therefore this cannot be estimated
- High Load floor areas – Unlikely to occur for a development such as this however it is not known if tenants will require high load areas which will require a thickened slab e.g. weights room.
- Stand-by power generator – Not aware of a requirement to ensure continuity of power in case of an outage
- Murals and works of art – Generally funded from a separate budget.
- Stormwater storage tanks – Assume stormwater can be diverted to the existing system at the street without the requirement for detention i.e. slowing the release of water after. This will be determined by local council when seeking planning approval.
- Fire Tanks – Assumes the existing water supply in the street has significant pressure for hydrant and sprinkler system.
- Services Infrastructure including transformers, authorities fees etc. – Assume there is existing power capacity to service the proposed development – this will vary from site to site.
- Mezzanine floor overlooking basketball – Often seen this requirement particularly to the show court however it is not currently documented for this scheme.
- Option 2 including 50m pool – Included in separate option
- Loose, soft and hard furnishings – Often procured direct by building owner to avoid having to pay builders margin.
- Power augmentation by Western Power – Cannot be determined until a site is selected
- Relocation and upgrade of existing services – Cannot be determined until a site is selected
- Repair to any damage caused to unidentified services during the performance of the works – Cannot be determined until a site is selected.
- Contaminated ground removal and reinstatement – Cannot be determined until a site is selected
- Removal and reinstatement of any soft, wet and weak spots in subgrade – Standard exclusion until geotechnical investigations have been undertaken for the chosen site
- Asbestos and hazardous materials removal – This is a risk which cannot be costed at this stage
- Piled foundation systems – A premium is associated with a piled system should the Geotech investigations for the chosen site determine this requirement
- Underpinning or propping existing structures – Unlikely cost however cannot be determined until a site is chosen.
- Rock excavation – This is a risk which cannot be costed at this stage
- De-watering – Determined by site topography and water table level
- Escalation – Cannot be calculated if we do not have a program for the works.
- Land costs – Can vary significantly depending on location. Not an issue if Council owned land
- Legal fees – Cannot determine what legal requirements are needed to finalise a land purchase, consider boundary disputes, fight disputes to obtain planning consent
- Goods and Services Taxation
- Marketing, sales and leasing costs – Not part of the construction phase
- Development margin / profit – we assume lump sum procurement with contract between Builder and Council therefore no cost. If the Centre was being co-located with a retail, industrial or commercial development and the Developer was tasked with building the rec centre as part of their development, there would be a development margin to pay in addition to the Builder's margin
- Holding costs and finance charges – we are not privy to the rates at which Council obtain finance and the level of equity they have in the project.

## 4.5 Whole of Life Cost

A 10 year whole of life cost exercise was prepared based on a series of assumptions:

- The first three stages are completed and operational on the first day of each fiscal year commencing with Stage 1 in 2022, Stage 2 in 2025 and Stage 3 in 2028.
- Buildings are depreciation over 50 years and plant and equipment over 15 years.
- Buildings and plant and equipment comprise 90% and 10% of total capital development cost.
- A grant of \$10m is obtained for Stage 1 and no further grants are obtained for Stages 2 and 3.
- Excluding grants, the capital development cost is funded by loans at 3.5% interest repayable over 15 years. Loans are drawn down in one instalment when the stage is completed.
- Fit out costs for each of stages 1, 2 and 3 are funded from Council's operating budget or reserves. [At this preliminary stage of development it is not possible to accurately determine what fit out costs will be included in the building development, what items will be provided by the operator if an external management agency is engaged, and what will be provided by Council regardless of the management model adopted. Consequently, a "ball park" figure has been included to cover items such as loose office and front of house furniture, fittings in the sports hall and aquatic centre. Once a final design and detailed specifications have been prepared and a management model has been determined, responsibility and costs for the fit out can be accurately estimated. An indicative budget is in the order of \$25,000 for fitout of offices and reception, \$25,000 for the aquatic facility, \$25,000 for the sports courts and \$25,000 for common areas.]

Based on these assumptions, the annual cost to Council will be between \$2,055,638 in Year 3 and \$4,026,789 in Year 7.

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Operating Income	\$738,643	\$738,643	\$738,643	\$816,696	\$816,696
Operating Expenditure	\$1,500,569	\$1,500,569	\$1,500,569	\$1,836,290	\$1,836,290
Operating Cost to Council	\$761,927	\$761,927	\$761,927	\$1,019,594	\$1,019,594
Fit out costs	\$100,000			\$50,000	
Interest (Stage 1 Loan)	\$649,369	\$614,494	\$578,378	\$540,977	\$502,246
Interest (Stage 2 Loan)				\$105,950	\$100,260
Interest (Stage 3 Loan)					
Depreciation	\$715,333	\$715,333	\$715,333	\$715,333	\$715,333
<b>Total Cost to Council</b>	<b>\$2,226,629</b>	<b>\$2,091,754</b>	<b>\$2,055,638</b>	<b>\$2,431,854</b>	<b>\$2,337,433</b>

	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Operating Income	\$816,696	\$1,896,215	\$1,896,215	\$1,896,215	\$1,896,215
Operating Expenditure	\$1,836,290	\$3,977,664	\$3,977,664	\$3,977,664	\$3,977,664
Operating Cost to Council	\$1,019,594	\$2,081,450	\$2,081,450	\$2,081,450	\$2,081,450
Fit out costs		\$100,000			
Interest (Stage 1 Loan)	\$462,138	\$420,603	\$377,591	\$333,049	\$286,923
Interest (Stage 2 Loan)	\$94,367	\$88,265	\$81,945	\$75,401	\$68,625
Interest (Stage 3 Loan)		\$721,138	\$624,046	\$642,304	\$600,769
Depreciation	\$715,333	\$715,333	\$715,333	\$715,333	\$715,333
<b>Total Cost to Council</b>	<b>\$2,291,432</b>	<b>\$4,126,789</b>	<b>\$3,880,365</b>	<b>\$3,847,537</b>	<b>\$3,753,100</b>



## 5 IMPACT ON AQUAMOTION

This chapter reviews the impact of the proposed aquatic and leisure centre on the Wanneroo Aquamotion and consideration of the East Wanneroo Metropolitan Region Scheme.

### 5.1 Existing Facilities

#### 5.1.1 Wanneroo Aquamotion

Facilities include:

- Indoor 25m lap pool - depth from 1m to 1.2m and heated. Available for lap swimming, walking lanes, swimming carnivals, training and Aqua fitness classes.
- Leisure pool - Indoor heated pool including three water features and beach-style entry ranging from 0.2m to 0.8m.
- Outdoor pool 1.8m deep available for leisure swimming, scuba divers, swim school examinations, deep water aquarobics.
- Children's splash pad - outdoor, and covered with shade cloth, the splash pad features several water features.
- Sauna and spa.
- Program pool - 5m x 8m excluding ramp entry, 0.9m to 1.4m deep and heated.

Key operating results in 2017/18 were:

Income	\$1,637,448
Expenditure	\$3,844,348
Operating loss	\$2,206,900
Operating cost recovery	43%
Uncontrollable expenses	\$1,825,164
Attendance:	242,740

#### 5.1.2 Kingsway Indoor Stadium

Facilities include:

- 4 x multi-sport courts (14 x badminton courts, 2 x volleyball courts)
- Activity Room 22mx10m - capacity is 280 standing and 160 seated
- Board Room 8mx10m - seats up to 50 people with kitchenette

Key operating results in 2017/18 were:

Income	\$651,258
Expenditure	\$1,431,784
Operating loss	\$724,269
Operating cost recovery	49%
Uncontrollable expenses	\$915,965



## 5.2 Competition

The Needs Assessment Report identifies aquatic centres, sports halls and health and fitness facilities in the primary and secondary catchment of Aquamotion and Kingsway Indoor Stadium. It found:

- Public aquatic centres which are likely to compete with Aquamotion are Craigie Leisure Centre and HBF Arena, plus seven commercial swim schools.
- Sports halls which are likely to compete with Kingsway Indoor Stadium are Craigie Leisure Centre, Duncraig Leisure Centre, ECU Sport and Fitness Centre, HBF Arena, Stirling Leisure Centres – Hamersley, Stirling Leisure Centres - Herb Graham, Wanneroo Recreation Centre and Warwick Stadium.
- 38 fitness centres which are likely to compete with Aquamotion.

No aquatic centres or sports halls are located in the East Wanneroo area. Most competition is located to the south and west of both Aquamotion and Kingsway. This suggests that demand for programs and activities at Aquamotion and Kingsway will increase with population growth in East Wanneroo and Wanneroo Town Centre.

## 5.3 Catchment Areas

### 5.3.1 Aquamotion Membership

An analysis of Aquamotion members' place of residence was prepared. The data refers to suburbs in which at least 10 members live. It was found:

- 94% of members live within the City of Wanneroo, and 6% reside outside the City.
- A large majority of members who live outside the City of Wanneroo reside in the suburbs between Lake Joondalup and the coast.
- 3.5% of members live within the North Coast Growth Corridor.
- The major geographic catchments are suburbs on the east side of Lake Joondalup, and to the south of Aquamotion.

This data indicates that development of an aquatic centre in the NCGC will have limited impact on the use of Aquamotion. It is likely that many of current members who live in the NCGC are members of Aquamotion due to it being close to places of work or education.

### 5.3.2 North Coast Growth Corridor

The NCGC is a long thin coastal strip, bounded by a fully developed urban area to the south, the coast to the west, parks and conservation areas to the east and north. Hence any sporting facility based in the NCGC will primarily attract customers from the within the existing and planned urban areas.

The NCGC is about 22km from north to south and relatively narrow. Butler at the south end of the NCGC is about 12 km from major sport and recreation facilities in Joondalup, and a similar distance from Yanchep. Construction of the freeway and extension of the railway is likely to reduce travel times to Yanchep from within the NCGC.

The demand assessment has indicated that significant area of water space may be required to meet demand. Projected demand for sports halls indicate that four courts are required to meet current demand, and up to 16 courts may be needed in the long term.

The implications are that aquatic and leisure facilities developed in the NCGC will primarily attract residents from within the NCGC. It is unlikely that substantial numbers of customers resident in the south and south east of the region will use facilities proposed for the NCGC.

### 5.3.3 East Wanneroo Urbanisation Plan

This refers to the area located to the east of the existing residential suburbs situated to the east of Wanneroo Road and north of Ocean Reef Road, which includes the localities of Gnangara, Jandabup, Mariginiup and parts of Wanneroo and Pinjar (see Plan 5.1).

The State Government's Department of Planning, Lands & Heritage is currently preparing a District Structure Plan for the area on behalf of the Western Australian Planning Commission. It is anticipated that once the District Structure Plan has been finalised by the State Government, an amendment will be proposed to the Metropolitan Region Scheme to rezone additional areas for future urban use in accordance with the land uses highlighted in the District Structure Plan.

Two growth areas which are within the primary and secondary catchment of Wanneroo Aquamotion are:

- East Wanneroo - Gnangara, Jandabup & Mariginiup with 29,000 additional people by 2041.
- Wanneroo Town Centre – Wanneroo with 29,173 additional people by 2041.

This population growth suggests ongoing and increasing demand for aquatic and indoor sports facilities in East Wanneroo and Wanneroo Town Centre.

**Plan 5.1: Existing and Future Residential Development**



### 5.3.4 Travel Patterns and Distances

Use of aquatic and leisure centres tend to follow travel patterns for visiting work places, shopping centres and education institutions. It is therefore unlikely that current customers of Aquamotion and Kingsway will cease using these facilities and start using aquatic and leisure facilities in the NCGC. The exception will be current residents of the NCGC who use either of these two facilities.

The travel time and distance between Alkimos (the recommended site for a major aquatic and leisure centre) and Aquamotion and Kingsway is 30 – 35 minutes or 25 – 32 km. Compounding the travel time and distance, is the location and facilities available at HBF Arena in Joondalup. This large regional leisure complex is only 12 minutes' drive from Aquamotion and 18 minutes' drive from Kingsway. Given that HBF Arena is located between Wanneroo Centre and Alkimos, this data suggests that a NCGC aquatic and leisure centre will have a greater impact on HBF Arena than the two facilities in the City of Wanneroo.

## 5.4 Conclusion and Implications

Based on the preceding assessment, the research indicates:

- 1 The proposed aquatic and leisure facility to be located at Alkimos or Yanchep will have little or no impact on attendances at either Aquamotion or Kingsway Indoor Stadium.
- 2 Population growth in Wanneroo East and Wanneroo Town Centre will have no impact on demand for an aquatic and leisure facility in the NCGC, and will increase demand for facilities and programs at both Aquamotion and Kingsway Indoor Stadium.
- 3 Subject to a detailed demand analysis and business case, expansion, or redevelopment at another site, of Aquamotion and Kingsway Indoor Stadium is likely to be justified by 2041.



## 6 50M OUTDOOR POOL ASSESSMENT

This chapter assesses the design and costs associated with constructing a stand alone outdoor, heated 50m swimming pool in the NCGC.

### 6.1 Introduction

The City of Wanneroo commissioned the preparation of a Needs Assessment and Feasibility Study to assess the viability of bringing forward from 2042 – 46, development of an Indoor Aquatic and Recreation Centre in the North Coast Growth Corridor (NCGC).

To complement this study Council wish to address the development of a stand alone outdoor, heated 50m swimming pool. It is understood that the recently developed Scarborough Beach Aquatic Centre is considered a suitable model for the NCGC.

### 6.2 Scarborough Beach Pool

Scarborough Beach Pool is within the City of Stirling and located on the Scarborough Beach foreshore. The main pool is 50m x 8 lanes with a 25m x 4 lane annex and a 25m x 15m toddlers pool with depth of beach entry to 1.0m. It is geothermally heated to 27°C – 28°C in the main pool and 32°C – 33°C in the toddlers pool.

The pool offers both private learn to swim lessons all year round and school swimming lessons. Private learn to swim lessons cater for approximately 500 children in both Terms 1 and 4, and about 50 in terms 2 and 3. School swimming occurs in Terms 1 and 4. There is no demand for school swimming in terms 2 and 3. Clearly, the outdoor nature of the pool discourages swimming lessons in winter, regardless of the water temperature.

### 6.3 Heating Costs

The two biggest costs in heated, outdoor aquatic facilities are staffing and water heating. While staffing costs can be readily estimated, water heating costs are more problematic. Very few outdoor swimming pools in the southern states operate on a 12 month basis with mechanical heating, as opposed to geothermal heating. Whilst solar heating is used, it is usually insufficient to raise water temperature to an acceptable level without mechanical backup.

Heating water costs will vary based on issues such as volume of water to be heated, extent of solar heating panels, type and efficiency of mechanical heating systems, use of solar blankets, heat loss due to wind across the pool and temperature of the water.

The water temperature at Scarborough Beach Pool is a guide to what temperature is considered reasonable ie 27°C – 28°C in the main pool and 32°C – 33°C in the program pool.

Obtaining indicative heating costs at existing outdoor swimming pools does not necessarily provide a direct indication of costs at a pool in the NCGC. The configuration of outdoor pools vary considerably, and often include indoor pools as part of the aquatic complex. It is usually not possible to separate water heating costs from utility costs for operating pumps,

lighting, and heating change rooms and reception areas. The table below provides examples of utility costs for outdoor 50m pool complexes.

Pool	Year	Pool Season	Energy Cost
Roma (Qld)	2018	11 months	\$198,000
Baulkham Hills (NSW)	2017	12 months	\$174,250
Norwood (SA)	2015	6 months	\$53,210
Payneham (SA)	2015	6 months	\$83,200
North Sydney (NSW)	2014	12 months	\$375,000
Collie (WA)	2018	6 months	\$111,000

Extrapolating data from the pools listed, it is likely that heating costs for a 50m pool and smaller program pool in the NCGC will be between \$200,000 and \$250,000 subject to the factors discussed above.

## 6.4 Operating Budget Assumptions

### 6.4.1 Income Assumptions

Income is projected, based on the estimated demand as calculated in Needs Assessment Report and summarised in section 2.1.5 in the Feasibility and Business Plan, with the following variations to the Stage 1 projections:

- Annual attendance is based on 90,000, with 50% attending during the summer months and 15% attending during the winter months, resulting in a projected annual attendance of 58,500.
- The number of children in the swim school during winter will be 20% of the summer attendances.

### 6.4.2 Expenditure Assumptions

Staffing the 50m pool will be similar to that for the pool element in Stage 1 of the proposed NCGC Aquatic and Leisure Centre, except:

- A full time Manager a salary of \$78,750 (ie 75% of the Stage 1 Manager), who also assumes the duties of the Pool Coordinator in Stage 1.
- Pool chemicals and utilities are estimated to be 125% higher than projected for Stage 1

## 6.5 Operating Budget

Based on the assumptions above, a projected budget has been prepared for the first full year of operation for the stand alone 50m pool and compared with the Stage 1 projected budget.

In summary it is projected that a 50m stand alone pool will generate revenues of \$304,089 and require an operating subsidy of \$848,186 annually. This compares with an operating subsidy of \$761,927 for the full development of the proposed Aquatic and Leisure Centre Stage 1.

STAGE 1	50 M POOL
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	STAGE 1	50 M POOL
<b>INCOME</b>		
<b>Swimming pool</b>		
Adult swim	\$227,178	\$135,295
Child swim	\$88,910	\$52,950
Concession swim	\$17,039	\$10,147
Swim school	\$97,796	\$70,696
School swim	\$35,000	\$35,000
<b>Sub Total</b>	<b>\$465,922</b>	<b>\$304,089</b>
<b>Sports Hall</b>		
Hire fees	\$225,386	\$0
<b>Sub Total</b>	<b>\$225,386</b>	<b>\$0</b>
Kiosk net profit	\$47,334	\$22,230
<b>TOTAL</b>	<b>\$738,643</b>	<b>\$326,319</b>
<b>EXPENDITURE</b>		
<b>Staff</b>		
Manager	\$105,000	\$78,750
Pool Coordinator	\$78,000	\$0
Aquatic Program Coord	\$32,500	\$32,500
Reception	\$158,704	\$158,704
Life guards – total	\$139,370	\$139,370
LTS instructors	\$41,665	\$30,119
Sports Hall Program Coord	\$30,613	\$0
Kiosk staff	\$72,504	\$72,504
<b>Sub Total</b>	<b>\$658,356</b>	<b>\$511,947</b>
<b>Staff Overheads</b>		
Staff Uniforms	\$7,500	\$5,000
Leave provisions	\$32,918	\$25,597
Workcover	\$19,751	\$15,358
Payroll tax	\$39,501	\$30,717
Superannuation	\$62,544	\$48,635
<b>Sub Total</b>	<b>\$162,214</b>	<b>\$125,308</b>
<b>Maintenance</b>		
Maintenance	\$85,000	\$65,000
Cleaning	\$70,000	\$25,000
Pool chemicals	\$45,000	\$56,250
Security	\$5,000	\$2,500
Utilities	\$250,000	\$250,000
<b>Sub Total</b>	<b>\$455,000</b>	<b>\$398,750</b>
<b>Administration</b>		
Tele communications	\$10,000	\$5,000
Insurance	\$35,000	\$20,000
Advertising	\$15,000	\$10,000
Legal and accounting	\$5,000	\$3,000
General administration	\$20,000	\$12,500
Bank charges	\$5,000	\$3,000
Payroll and accounts	\$45,000	\$35,000
Management supervision	\$75,000	\$40,000
Miscellaneous	\$15,000	\$10,000
Depreciation	\$0	\$0
<b>Sub Total</b>	<b>\$225,000</b>	<b>\$138,500</b>
<b>TOTAL</b>	<b>\$1,500,569</b>	<b>\$1,174,505</b>

	STAGE 1	50 M POOL
Operating Loss	-\$761,927	-\$848,186

## 6.6 Concept Plan

### 6.6.1 Concept Design Brief

A standalone, outdoor, heated aquatic centre, with no future expansion of wet or dry facilities, will include the following features.

<b>AQUATIC FACILITIES</b>
50m x 8 lane (10m) main pool, depth 1.0m – 1.8m.
A ramp into the pool of at least 1m wide (to comply with DDA requirements) will be on one long side of the pool.
Shallow end to be closest to the entry and change rooms.
Program pool 15x 10m, depth 0.6m – 0.9m - Located at the shallow end of the 50m pool and close to the entry, change rooms and outdoor café seating area.
Splash pad 150m <sup>2</sup> - Located at the shallow end of the 50m pool and close to the entry, change rooms and outdoor café seating area.
Plant and equipment includes water treatment system and solar (roof panels and blankets) and mechanical heating (gas or electricity).
<b>POOL SURROUNDS</b>
The pools will be complemented by hard and soft landscaped surrounds:
<ul style="list-style-type: none"> <li>▪ Hard surface concourse of at least three metres around the two pools and splash pad.</li> <li>▪ Lawns around the pool (at least 10m width), with shade structures and wind breaks</li> <li>▪ BBQ facilities</li> </ul>
<b>AMENITIES BUILDING</b>
Amenities including:
<ul style="list-style-type: none"> <li>▪ Reception desk and entry foyer, located to supervise entry into the centre and direct customers to the change rooms or pools.</li> <li>▪ Café/kiosk included as part of reception with self-serve fridges, freezers and pre prepared foods and confectionary, with direct access to an outdoor café seating area.</li> <li>▪ Management offices for manager (20m<sup>2</sup>) and swim school (12m<sup>2</sup>)</li> <li>▪ Staff change room (20m<sup>2</sup>)</li> <li>▪ First aid room (6m<sup>2</sup>)</li> <li>▪ Pool storage (30m<sup>2</sup>) and cleaners room/storage (10m<sup>2</sup>)</li> <li>▪ Change rooms and toilets (2 x 60m<sup>2</sup>), plus school change rooms (2 x 60m<sup>2</sup>).</li> <li>▪ Universal access change and toilet facilities to be constructed the DDA.</li> <li>▪ Pool plant room and chemical storage areas (300m<sup>2</sup>). [Note: Actual dimensions to be</li> </ul>

determined at the detailed design stages.]

#### EXTERNAL AREAS

External Areas include

- Car parking (200 bays)
- Bus parking
- Bike racks
- Fencing around the pool enclosure

#### 6.6.2 Concept Plan

An indicative concept plan (refer to Plan 6.1) has been prepared based on the design brief.

### 6.7 Capital Cost Estimates

Total cost of constructing the proposed North Coast Growth Corridor Aquatic and Leisure Centre is \$12.6m. Itemised order of cost estimates are included in Appendix A, and summarised below:

Amenities Building	\$3,621,167
External Works inc Pools	\$5,844,031
Car park	\$1,008,094
Services Infrastructure	\$306,707
<b>Total</b>	<b>\$10,780,000</b>

#### Margins & Adjustments

Construction Contingency 5.0%	\$540,000
Professional Fees 9.0%	\$1,020,000
Statutory Fees And Charges 0.5%	\$60,000
Escalation Beyond Late 2019	Excl
Goods And Services Taxation	Excl
<b>Estimated Total Cost</b>	<b>\$12,600,000</b>

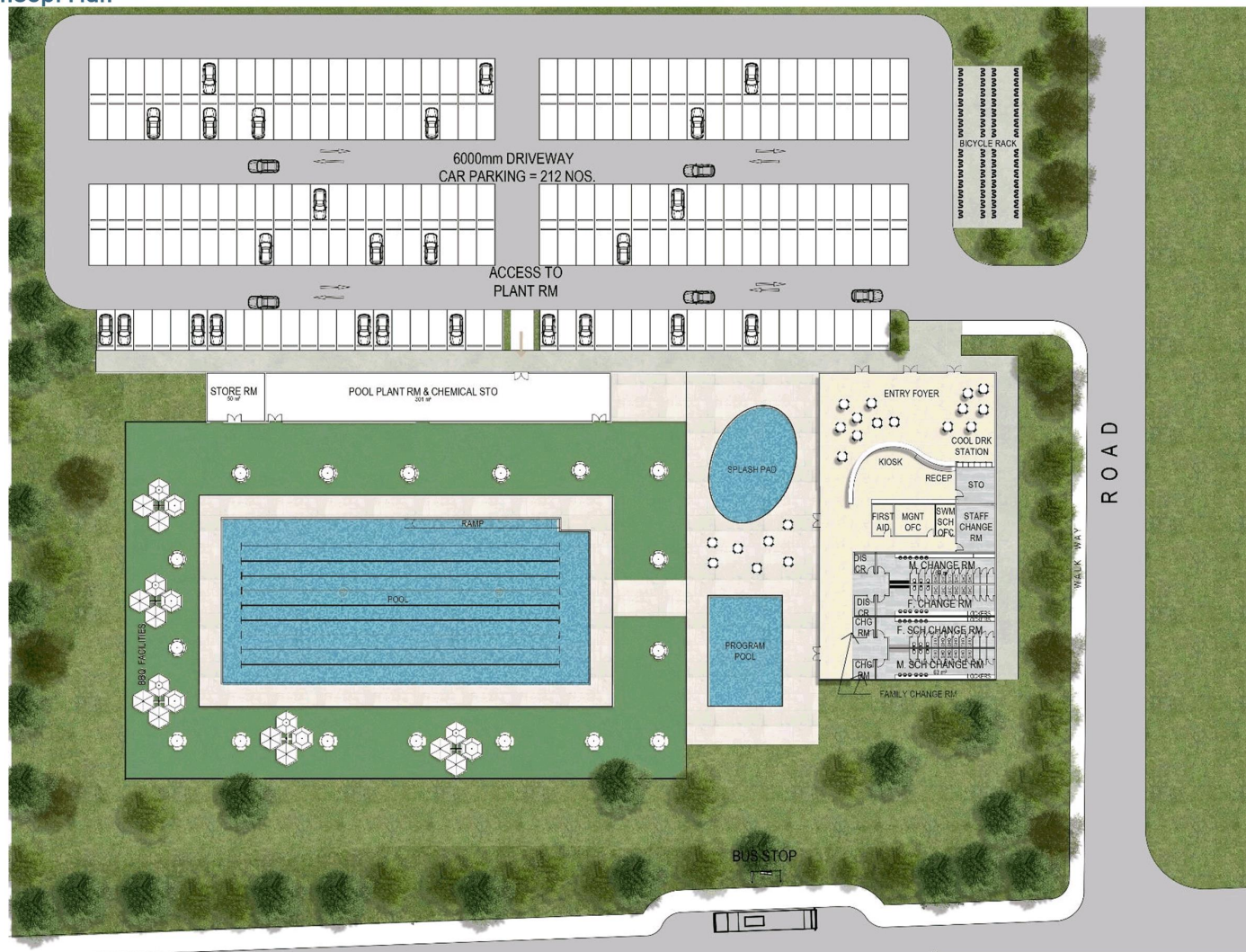
#### Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at November 2019. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should not be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

The estimate specifically excludes a number of items which should be considered in an overall project feasibility study. These exclusions are detailed in the attached report in Appendix A.

Plan 6.1: Concept Plan







## 7 MANAGEMENT MODELS

This chapter provides an over view of management model options and a discussion of models of provision.

### 7.1 Management Options

Six primary management models exist, although each model can have multiple variations. In practice, management models fit into three categories:

- In house management by local government.
- External management by a non-local government organisation.
- Shared management whereby a formal Agreement will establish the basic operating responsibilities of parties to the agreement. Once the Agreement has been negotiated, the facility will be managed either in house or by an external management organisation.

When deciding on the most appropriate management model, it must be recognised that no one management model will suit all facilities and situations. Consequently, a unique solution must be designed to meet the specific needs of Council, the facility and its community.

### 7.2 Factors to Consider

In deciding the most appropriate management model a suite of factors should be considered.

Factor	Issues to consider
<b>Asset management</b> Determine the importance of maintaining these facilities in a safe, working condition.	Council has invested substantial funds into the development and operation of recreation facilities.  Asset management involves at least three elements, which are not necessarily mutually exclusive: <ul style="list-style-type: none"> <li>▪ Day to day (ie minor) maintenance and repairs</li> <li>▪ Cyclical and major maintenance and repairs</li> <li>▪ Structural maintenance and repairs</li> </ul>
<b>Presentation of the facility</b> Determine the importance of the presentation and appearance of facilities.	The quality and standard of maintenance and cleaning of a recreation facility will have a significant impact on its presentation. Consumers have increasing expectations regarding the level of presentation and the quality of maintenance.
<b>Finance</b> Determine the importance of the cost to operate a facility and level of certainty to meet budget projections.	The cost of operating recreation facilities varies substantially. When full cost accounting for a recreation facility is used it will include: <ul style="list-style-type: none"> <li>▪ Overhead costs (eg IT, management supervision, payroll, book keeping and</li> </ul>



Factor	Issues to consider
	<p>accounting functions).</p> <ul style="list-style-type: none"> <li>▪ Depreciation and/or loan servicing costs.</li> <li>▪ Operating costs (eg income and expenditures related directly to the facility).</li> <li>▪ Capital development, capital upgrades and major restorative maintenance works.</li> </ul> <p>In addition, the certainty of operating within a predetermined budget may be important.</p>
<p><b>Financial contribution</b> Determine the importance of a known or guaranteed income stream to support the operation and/or development of a facility.</p>	<p>Long term financial sustainability of recreation facilities can be enhanced through financial contributions to use of the facility and for capital development and upgrades. Wherever possible some form of guaranteed income stream should be generated.</p>
<p><b>Control</b> Determine the importance of retaining control over operational and/or policy matters impacting upon the facility.</p>	<p>The level of control Council wishes to retain over various facets of a recreation facility's operation, from staff selection to pricing to programming priorities, has a direct influence on the management model selected.</p> <p>Council can retain some rights such as pricing, use by community clubs and maintenance, but may not require direct control over other aspects such as staffing and programming.</p> <p>A significant issue relating to the level of control is the level of involvement in the day to day operation of the recreation facility by Councillors. In other words the level of delegated authority that elected members will give to officers to implement policies.</p>
<p><b>Cost of changing management model</b> Determine the importance, and cost of short term staffing expenses against the benefits of changing the management model.</p>	<p>The cost to change a management model is usually a significant factor when management changes from direct management to external management.</p>
<p><b>Responding to market demands</b> Determine the importance of staff responding rapidly to changing markets demands.</p>	<p>Council has high levels of governance and probity. Consequently, strict protocols and procedures must be observed.</p> <p>Conversely, staff working in a dynamic industry, such as recreation facility management, should not be unduly constrained when responding to an evolving market place. For example, promotional strategies and program pricing may need to be implemented on short notice.</p>
<p><b>Longevity of management</b> Determine the importance of stability and longevity of management and relationships</p>	<p>A consistent approach to management is usually in the best interests of all stakeholders. It allows for relationships between owner, operator and consumers to be developed. Conversely frequent changes in management structures can have a negative influence on the operational viability.</p>

Factor	Issues to consider
<b>Performance indicators</b> Determine the importance of meeting KPI's	Recreation facilities are developed to meet the needs and wants of the community and market. Managers of recreation facilities are also required to deliver specific outcomes, based on the policy and priorities of Council.
<b>Core purpose</b> Determine the importance of the facility as a public – merit – private good or service	Recreation facilities tend to be developed as community infrastructure as a public service.  Examples exist of local government owned recreation facilities which are specifically developed as commercial facilities. Where a recreation facility sits on the public – merit – private good/service continuum will have a significant impact on the management model adopted.
<b>Management capability</b> Determine the importance of providing industry knowledge, support and guidance to operational staff	Managing a recreation facility requires specific skills at all levels. At the facility level, skills can be obtained through staff selection. At the senior organisational levels (eg Council executive staff), another set of recreation facility management skills are required.  Management capability is a reflection of the skills of staff at all levels, and especially at the higher levels who are required to provide support and guidance to operational staff.
<b>Risk management</b> Determine the importance of managing risk through the management model	Risk management is the joint responsibility of the owner, operator and user of a recreation facility.  From a Council perspective a key issue to be addressed is its level of risk, which is directly related to the management model adopted. It is also apparent that risk will not be eliminated whilst retaining ownership of a recreation facility.

### 7.3 Potential Management Structures

Three management models which have been adopted by local governments which have multiple aquatic and leisure centres, in recent years are:

- 1 External contract management by a commercial organisation (eg Belgravia Leisure) or not for profit organisation (eg YMCA or a sporting club or association). Under this model, a contract is negotiated between Council and the management body. Often Council pays an operating subsidy and the contractor manages and maintains the facilities on a day to day basis. The management contract provides the parameters under which the facilities are operated.
- 2 Direct management by Council officers. Under this model, Council is fully responsible for the financial performance, programming, day to day and structural maintenance. This model is potentially a high risk model, as Council guarantees the financial outcome. Rarely is a contract negotiated between sections within Council's administration, and it is unusual for facility staff to be held accountable for failing to meet operational key performance indicators.
- 3 A variation of the direct management model is to establish a wholly owned subsidiary of Council such as an incorporated association or company. This model enables Council to maintain oversight, albeit at arm's length. A formal contract will be negotiated and the

arrangements will be similar to external contract management. The major difference is that Council will have control of appointments to the Board of the management entity.

All three management models have advantages and disadvantages. A major consideration and driver of successful leisure centres is the quality and experience of the on-site staff, and probably more important the quality and experience of staff who support and manage facility staff.

## 7.4 Assessment

In simple terms, there are good and bad examples of in house managed recreation facilities and good and bad examples of externally managed recreation facilities. The relative importance of each factor discussed above has to be made before choosing a management model. Key points to note are that:

- Both in house and external management of recreation facilities will achieve policy outcomes desired by Council if the management model is correctly structured.
- There is no evidence that inhouse or external management models have different cost structures when all direct and indirect costs are included. However, commercial operators have greater emphasis on maximising revenues, and minimising expenditures.
- The relative importance of a small number of criteria will suggest whether in house or external management is most appropriate.
- The quality, skill and experience of the on-site manager, and the degree of autonomy given to the manager will be the greatest determinant of financial success.

In house management is best suited to situations where:

- Council wishes to exert a high level of control over the day to day operation of the facility, including elected members making operational decisions on an ad hoc basis.
- Council wants to ensure that the facility is maintained to a high standard and has the capacity to provide adequate funds for all categories of asset management including cyclical and structural maintenance.
- Council wants to directly manage its potential risk exposure.

In house management is not best suited to situations where:

- Council does not have senior and/or executive staff with skills and experience in managing, operating and/or maintaining the type of recreation facility under consideration.

External management is best suited to situations where:

- Council wishes to minimise the cost of operating the recreation facility.
- Council wants to attract capital investment in the facility or plant and equipment.
- Council wants a fixed budget to operate a recreation facility.
- The recreation facility competes in a dynamic market, requiring rapid response to changing market conditions.

No compelling rationale has been identified for selecting any particular management model for the City of Wanneroo aquatic and leisure facilities. To determine the best fit management models are the best fit for the NCGC Aquatic and Leisure Centre, Aquamotion and Kingsway Stadium, they should be market tested. This will allow all potential operators, including an

inhouse bid to submit offers to manage the aquatic and leisure centres either individually or collectively as a group.

## 7.5 Models of Provision

Providing aquatic and leisure facilities is a high cost activity, both capital and operational. The private sector has not invested in "public" swimming pools because they usually operate at a loss. Rather, commercial pools are specifically designed to cater for swim schools which are highly profitable. Commercial pools tend to discourage recreational swimming and general public swimming. They focus on programmed activities – lessons and classes.

The major asset of local government is land which may be freehold or held in trust such as Crown land. Land, provided at low or no cost, can therefore be a significant incentive to the private sector to invest in leisure facilities. It is worth noting that while land is a major financial consideration for all commercial developments, it is usually given minimal consideration in public developments.

Potential funding models for the development of aquatic and leisure facilities are summarised:

### Traditional Government Funding

Most local and state government leisure facilities are funded by government agencies using a cocktail of funding sources:

- Commercial loans
- Funding reserves
- Sponsorships (eg naming rights)
- Grants (usually from other spheres of government)

### External Funding Contributions

Complementing the traditional government funding approach, are financial contributions for specific aspects of the development, such as:

- Use of voluntary labour (this is mainly applicable to small projects and minor upgrades)
- Fitting out a facility with equipment such as health and fitness items and office equipment and software (this mainly occurs when a facility or area is exclusively occupied by a tenant).
- Providing specialist club equipment such as starting blocks and timing pads for swimming pools, glass backboards in basketball courts (this mainly occurs when a club wants to improve the standard of competition facilities).
- Commercial leasing providing a commercial return on the investment by government, such as for a health and fitness suite or café area.

### BOO and BOOT Schemes

BOO schemes occur when a commercial developer build, owns and operates a facility, and BOOT schemes are similar except that the development reverts to government ownership after a specific period, say 20 years. A variation to these schemes are PPP (Public Private Partnerships), where a developer builds and operates a facility for a fixed period on behalf of government and may receive an operating subsidy over life of the contract.

These schemes have been used extensively for schools, hospitals, prisons, toll roads and other major infrastructure. There are very few examples of BOO, BOOT or PPP schemes for leisure facilities such as the proposed NCGC Aquatic and leisure Centre.

### Incentives

Land is a valuable asset, which can be used to provide an incentive to develop a community leisure facility. Land may be leased for a peppercorn lease, or sold at a heavily discounted price. Where land is sold at a discounted price a separate covenant will be needed to ensure the land is used for the intended and agreed purpose.

This approach may be the difference between a project being financially viable or being a loss making venture.

### Multi-use Developments

Using a combination of planning and incentives, multipurpose developments may be viable. Thus a developer may include a leisure facility in a large commercial, retail and residential development. In these types of developments, the developer tends to prefer to pass on operational responsibility to other parties, such as local government for the leisure facilities.



## APPENDIX A: ORDER OF CONCEPT COST ESTIMATES

AUGUST 2019

## **NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE**

### **ORDER OF CONCEPT COST ESTIMATE**



## NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

### Order of Concept Cost Estimate

#### Project Details

##### Description

##### ***Basis of Estimate***

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at August 2019. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

##### Limitation of Estimate

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should **not** be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

##### ***Items Specifically Included***

This estimate specifically includes the following:

##### Contingencies & Escalation

The estimate includes the following contingency allowances:

- ☐ Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

##### ***Items Specifically Excluded***

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

##### Project Scope Exclusions

- ☐ Demolition
- High Load floor areas
- Stand-by power generator
- Murals and works of art
- Stormwater storage tanks
- Fire Tanks
- Services Infrastructure including transformers, authorities fees etc.
- Mezzanine floor overlooking basketball
- Option 2 including 50m pool

##### Scope Exclusions for works by others

- ☐ Loose, soft and hard furnishings
- Audio visual equipment

## NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

### Order of Concept Cost Estimate

#### Project Details

##### Description

- Tenant fitout including creche and health and fitness centre
- Operators set up costs
- Kitchen and cooking equipment including stainless steel shelving to coolrooms and store rooms
- Beer and post mix equipment, fonts, post mixes, beer and soft drinks pythons/lines, tempites etc.
- Bar equipment including dishwashers, glass washers, coffee machines, etc.

##### Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Piled foundation systems
- Underpinning or propping existing structures
- Rock excavation
- De-watering
- Escalation in costs if construction is delayed beyond late 2019

##### Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Development margin / profit
- Holding costs and finance charges

##### **Documents**

The following documents have been used in preparing this estimate:

##### ARCHITECTURAL Documents prepared by DKJ

- A01 - Ground Floor
- A02 - Site Plan
- A03 - Circulation Plan
- A04 - Staging Plan
- A05 - Ground Floor Plan - Option 2

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

Location Summary

GFA: Gross Floor Area  
Rates Current At August 2019

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>BW BUILDING WORKS</b>			
A Aquatic Facility	7,726	3,768	29,111,954.43
B Leisure Facility	8,450	2,415	20,405,817.55
<b>BW - BUILDING WORKS</b>	<b>16,176</b>	<b>\$3,061</b>	<b>\$49,517,771.98</b>
<b>EW EXTERNAL WORKS</b>			<b>3,132,228.02</b>
<b>FE FF&amp;E AND AV</b>			<b>Excl.</b>
<b>ESTIMATED NET COST</b>	<b>16,176</b>	<b>\$3,255</b>	<b>\$52,650,000.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Construction contingency	5.0%		\$2,633,000.00
Professional fees	9.0%		\$4,975,000.00
Statutory fees and charges	0.6%		\$342,000.00
Escalation beyond late 2019			Excl.
Goods and services taxation			Excl.
<b>ESTIMATED TOTAL COST</b>	<b>16,176</b>	<b>\$3,746</b>	<b>\$60,600,000.00</b>



# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

### Elements Summary

Gross Floor Area: 16,176 m<sup>2</sup>  
Rates Current At August 2019

Description	%	Cost/m <sup>2</sup>	Total Cost
SB Substructure	5.6%	\$209	\$3,373,060.00
CL Columns	2.1%	\$80	\$1,294,080.00
UF Upper Floors	1.1%	\$40	\$647,600.00
RF Roof	12.6%	\$470	\$7,606,010.00
EW External Walls	5.0%	\$188	\$3,046,550.00
ED External Doors	0.1%	\$3	\$44,200.00
NW Internal Walls	2.1%	\$78	\$1,266,310.00
NS Internal Screens and Borrowed Lights	0.2%	\$7	\$107,600.00
ND Internal Doors	0.2%	\$8	\$122,450.00
WF Wall Finishes	2.2%	\$84	\$1,356,020.00
FF Floor Finishes	3.7%	\$140	\$2,266,350.00
CF Ceiling Finishes	1.1%	\$40	\$649,245.00
FT Fitments	1.2%	\$46	\$750,040.00
SE Special Equipment	1.2%	\$45	\$728,500.00
SF Sanitary Fixtures	0.6%	\$22	\$360,300.00
PO Pool	9.9%	\$371	\$6,000,000.00
AC Air Conditioning	9.1%	\$342	\$5,538,520.00
FP Fire Protection	2.0%	\$75	\$1,213,200.00
LP Electric Light and Power	4.0%	\$150	\$2,426,400.00
BW Builders Work in Connection With Specialist Services	0.3%	\$12	\$190,800.00
XP Site Preparation	1.0%	\$38	\$608,520.00
XR Roads, Footpaths and Paved Areas	2.5%	\$95	\$1,532,183.00
XN Boundary Walls, Fencing and Gates	0.0%	\$1	\$13,920.00
XL Landscaping and Improvements	0.8%	\$31	\$497,400.00
XK External Stormwater Drainage	0.8%	\$30	\$482,685.00
PR Preliminaries	10.0%	\$376	\$6,086,600.00
MA Builders Margin	3.2%	\$119	\$1,928,300.00
CT Contingency	8.5%	\$318	\$5,146,157.00
ES Escalation			Excl.
PF Professional Fees	8.2%	\$308	\$4,975,000.00
ST Statutory Charges	0.6%	\$21	\$342,000.00
GT Goods & Services Taxation			Excl.
ESTIMATED TOTAL COST		\$3,746	\$60,600,000.00

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

Location Elements Item

GFA: 16,176 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,061

Rates Current At August 2019

### BW BUILDING WORKS

Description	Unit	Qty	Rate	Total
<b>SB Substructure</b>				
60 Allowance for substructure including pad footings, 150mm thick slab on grade, footings, reinforcement, joints, surface finish and curing	m <sup>2</sup>	15,088	215.00	3,243,920.00
76 Retaining structure 2000mm high to pool deck	m <sup>2</sup>	587	220.00	129,140.00
<b>Substructure</b>			<b>\$209/m<sup>2</sup></b>	<b>\$3,373,060.00</b>
<b>CL Columns</b>				
62 Columns including loose and attached connections, shop drawings corrosion protection and base plates	m <sup>2</sup>	16,176	80.00	1,294,080.00
<b>Columns</b>			<b>\$80/m<sup>2</sup></b>	<b>\$1,294,080.00</b>
<b>UF Upper Floors</b>				
59 200mm thick suspended pool deck including bondek, concrete, reinforcement, surface finish and curing	m <sup>2</sup>	1,619	360.00	582,840.00
77 Allowance for drainage to pool deck	m <sup>2</sup>	1,619	40.00	64,760.00
<b>Upper Floors</b>			<b>\$40/m<sup>2</sup></b>	<b>\$647,600.00</b>
<b>RF Roof</b>				
52 Roof including framing, insulation, sheeting, safety system, walkways, access hatch, plant platform, flashings and downpipes	m <sup>2</sup>	16,183	470.00	7,606,010.00
<b>Roof</b>			<b>\$470/m<sup>2</sup></b>	<b>\$7,606,010.00</b>
<b>EW External Walls</b>				
14 Facade generally including internal lining - average rate (8 metres high)	m <sup>2</sup>	4,687	650.00	3,046,550.00
<b>External Walls</b>			<b>\$188/m<sup>2</sup></b>	<b>\$3,046,550.00</b>
<b>ED External Doors</b>				
12 Single solid core doors including hardware and paint finish	No	4	1,450.00	5,800.00
13 Pair of solid core door including hardware and paint finish	No	16	2,400.00	38,400.00
<b>External Doors</b>			<b>\$3/m<sup>2</sup></b>	<b>\$44,200.00</b>
<b>NW Internal Walls</b>				
15 7000mm high lightweight partitions including stud frame, instalation and plasterboard - average rate	m <sup>2</sup>	3,519	210.00	738,990.00
16 3000mm high lightweight partitions including stud frame, instalation and plasterboard - average rate	m <sup>2</sup>	2,099	210.00	440,790.00
19 3000mm aluminium framed glazed partition - average rate	m <sup>2</sup>	24	620.00	14,880.00
18 3000mm high operable walling	m <sup>2</sup>	65	950.00	61,750.00
79 Structural steel to operable walls	m	22	450.00	9,900.00
<b>Internal Walls</b>			<b>\$78/m<sup>2</sup></b>	<b>\$1,266,310.00</b>
<b>NS Internal Screens and Borrowed Lights</b>				
21 Toilet Partition including frontal and nibs	No	36	1,550.00	55,800.00
42 Shower partition including frontal, nibs and bench	No	28	1,850.00	51,800.00
<b>Internal Screens and Borrowed Lights</b>			<b>\$7/m<sup>2</sup></b>	<b>\$107,600.00</b>
<b>ND Internal Doors</b>				
10 Single solid core doors including hardware and paint finish	No	53	1,450.00	76,850.00

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

Location Elements Item

GFA: 16,176 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,061

Rates Current At August 2019

### BW BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
11 Pair of solid core door including hardware and paint finish	No	19	2,400.00	45,600.00
<b>Internal Doors</b>			<b>\$8/m<sup>2</sup></b>	<b>\$122,450.00</b>
<b>WF Wall Finishes</b>				
44 Full height tiles to bathrooms and change rooms	m <sup>2</sup>	1,861	195.00	362,895.00
45 Paint finish to walls	m <sup>2</sup>	2,027	15.00	30,405.00
46 7000mm high wall finish to pool area - average rate (scope TBA)	m <sup>2</sup>	1,841	180.00	331,380.00
49 3000mm high wall finish to pool area - scope TBA	m <sup>2</sup>	660	180.00	118,800.00
50 7000mm high wall finish to basket ball courts - scope TBA	m <sup>2</sup>	3,661	140.00	512,540.00
<b>Wall Finishes</b>			<b>\$84/m<sup>2</sup></b>	<b>\$1,356,020.00</b>
<b>FF Floor Finishes</b>				
5 Floor tiles including waterproofing and screed to falls	m <sup>2</sup>	3,436	210.00	721,560.00
6 Sprung timber flooring to basket ball courts area	m <sup>2</sup>	6,448	220.00	1,418,560.00
7 Carpet tiles	m <sup>2</sup>	1,942	65.00	126,230.00
<b>Floor Finishes</b>			<b>\$140/m<sup>2</sup></b>	<b>\$2,266,350.00</b>
<b>CF Ceiling Finishes</b>				
9 Ceiling lining generally to public circulation, toilets/change rooms and offices - assumed flush perforated plasterboard including paint finish	m <sup>2</sup>	4,345	145.00	630,025.00
17 4000mm bulk head to swimming pool area	m	31	620.00	19,220.00
43 No allowance for ceiling to pool and courts area - underside of roof exposed	m <sup>2</sup>	11,698		Excl.
<b>Ceiling Finishes</b>			<b>\$40/m<sup>2</sup></b>	<b>\$649,245.00</b>
<b>FT Fitments</b>				
25 Grab Rail	No	4	750.00	3,000.00
26 Paper Towel Dispenser	No	18	150.00	2,700.00
27 Hand Dryer	No	16	650.00	10,400.00
28 Soap Dispenser	No	44	120.00	5,280.00
29 Toilet Paper Dispenser Standard	No	36	95.00	3,420.00
30 Toilet Paper Dispenser Ambulant & Accessible	No	4	120.00	480.00
31 Glove Dispenser	No	2	95.00	190.00
32 Shower Curtain	No	4	225.00	900.00
33 1000mm High mirrors to bathrooms / change rooms	m <sup>2</sup>	54	180.00	9,720.00
34 Bench seating to change rooms	m	155	600.00	93,000.00
35 Coat Hook Rack	m	155	100.00	15,500.00
36 Three row fixed bench seating to pool area and basket ball courts	m	95	3,000.00	285,000.00
37 Five row fixed bench seating to pool area	m	32	4,500.00	144,000.00
38 Reception counters consisting of stone benchtop and premium timber veneer	m	25	3,500.00	87,500.00
39 Vanity to bathrooms / change rooms	m	54	800.00	43,200.00
47 Glass balustrades 1200mm high -assumed proprietary type	m	30	900.00	27,000.00

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

Location Elements Item

GFA: 16,176 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,061

Rates Current At August 2019

### BW BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
69 Lockers to circulation areas	m	15	1,250.00	18,750.00
<b>Fitments</b>			<b>\$46/m<sup>2</sup></b>	<b>\$750,040.00</b>
<b>SE Special Equipment</b>				
51 Allowance for patient lifting equipment - assumed 250kg maximum capacity	Item			25,000.00
68 Five row retractable bench seating to pool area	m	31	5,500.00	170,500.00
70 Allowance for basketball / netball equipment including backboards, scoreboards etc.	Item			500,000.00
74 Allowance for spa	Item			15,000.00
75 Allowance for two saunas	Item			18,000.00
<b>Special Equipment</b>			<b>\$45/m<sup>2</sup></b>	<b>\$728,500.00</b>
<b>SF Sanitary Fixtures</b>				
24 Hand Basin including associated plumbing connections	No	44	3,200.00	140,800.00
48 Shower including associated plumbing connections	No	34	2,750.00	93,500.00
67 Toilet including associated plumbing connections	No	36	3,500.00	126,000.00
<b>Sanitary Fixtures</b>			<b>\$22/m<sup>2</sup></b>	<b>\$360,300.00</b>
<b>PO Pool</b>				
53 Splash pad including play equipment (01)	Item			850,000.00
54 Children's leisure pool (02) and Program pool 6 lanes (03)	Item			2,100,000.00
56 Program pool (04)	Item			700,000.00
57 25m 10 Lane lap pool (05)	Item			1,500,000.00
58 Leisure pool (06) including play equipment	Item			850,000.00
<b>Pool</b>			<b>\$371/m<sup>2</sup></b>	<b>\$6,000,000.00</b>
<b>AC Air Conditioning</b>				
63 Allowance for mechanical services to aquatic facility	m <sup>2</sup>	7,726	520.00	4,017,520.00
64 Allowance for mechanical services to leisure facility - assumed generally evaporative	m <sup>2</sup>	8,450	180.00	1,521,000.00
<b>Air Conditioning</b>			<b>\$342/m<sup>2</sup></b>	<b>\$5,538,520.00</b>
<b>FP Fire Protection</b>				
65 Allowance for fire services - assumed sprinkler system	m <sup>2</sup>	16,176	75.00	1,213,200.00
<b>Fire Protection</b>			<b>\$75/m<sup>2</sup></b>	<b>\$1,213,200.00</b>
<b>LP Electric Light and Power</b>				
66 Allowance for electrical services	m <sup>2</sup>	16,176	150.00	2,426,400.00
<b>Electric Light and Power</b>			<b>\$150/m<sup>2</sup></b>	<b>\$2,426,400.00</b>
<b>BW Builders Work in Connection With Specialist Services</b>				
1 Builders work in connection with services	Item			190,800.00
<b>Builders Work in Connection With Specialist Services</b>			<b>\$12/m<sup>2</sup></b>	<b>\$190,800.00</b>
<b>XP Site Preparation</b>				
61 100mm PM 2/20 to base of building	m <sup>2</sup>	15,088	20.00	301,760.00
78 Bulk excavation to suspended pool deck and pools	m <sup>3</sup>	5,475	24.00	131,400.00
<b>Site Preparation</b>			<b>\$27/m<sup>2</sup></b>	<b>\$433,160.00</b>

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

Location Elements Item

GFA: 16,176 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,061

Rates Current At August 2019

### BW BUILDING WORKS (continued)

Description	Unit	Qty	Rate	Total
<b>XR Roads, Footpaths and Paved Areas</b>				
23 Soft play outdoor rubber surfacing	m <sup>2</sup>	1,069	170.00	181,730.00
<b>Roads, Footpaths and Paved Areas</b>			<b>\$11/m<sup>2</sup></b>	<b>\$181,730.00</b>
<b>XN Boundary Walls, Fencing and Gates</b>				
20 2000mm high fencing to outdoor play areas	m	87	160.00	13,920.00
<b>Boundary Walls, Fencing and Gates</b>			<b>\$1/m<sup>2</sup></b>	<b>\$13,920.00</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			3,565,467.69
80 Allowance for staging of works	Item			2,159,031.29
<b>Preliminaries</b>			<b>\$354/m<sup>2</sup></b>	<b>\$5,724,498.98</b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			1,813,582.51
<b>Builders Margin</b>			<b>\$112/m<sup>2</sup></b>	<b>\$1,813,582.51</b>
<b>CT Contingency</b>				
4 Design development contingency	Item			2,363,645.49
<b>Contingency</b>			<b>\$146/m<sup>2</sup></b>	<b>\$2,363,645.49</b>
<b>BUILDING WORKS</b>			<b>\$3,061/m<sup>2</sup></b>	<b>\$49,517,771.98</b>



# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate

Location Elements Item

### EW EXTERNAL WORKS

Rates Current At August 2019

Description	Unit	Qty	Rate	Total
<b>XP Site Preparation</b>				
71 Allowance for stripping of 100mm of top soil total site area	m <sup>2</sup>	35,072	5.00	175,360.00
<b>Site Preparation</b>				<b>\$175,360.00</b>
<b>XR Roads, Footpaths and Paved Areas</b>				
8 Paving to out door areas including base course and bedding sand	m <sup>2</sup>	810	180.00	145,800.00
40 Carpark area including AC10 wearing layer, PM1/20 layer, PM2/20 layer and line marking thickness TBA and site kerbing	m <sup>2</sup>	13,791	83.00	1,144,653.00
41 Allowance for wheel stops to 500 car parks	m <sup>2</sup>	500	120.00	60,000.00
<b>Roads, Footpaths and Paved Areas</b>				<b>\$1,350,453.00</b>
<b>XL Landscaping and Improvements</b>				
22 Landscaping area, details TBA	m <sup>2</sup>	4,145	120.00	497,400.00
<b>Landscaping and Improvements</b>				<b>\$497,400.00</b>
<b>XK External Stormwater Drainage</b>				
72 Allowance for stormwater including trenching, bedding sand, backfill pipes and pits	m <sup>2</sup>	13,791	35.00	482,685.00
<b>External Stormwater Drainage</b>				<b>\$482,685.00</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			225,532.31
80 Allowance for staging of works	Item			136,568.71
<b>Preliminaries</b>				<b>\$362,101.02</b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			114,717.49
<b>Builders Margin</b>				<b>\$114,717.49</b>
<b>CT Contingency</b>				
4 Design development contingency	Item			149,511.51
<b>Contingency</b>				<b>\$149,511.51</b>
<b>EXTERNAL WORKS</b>				<b>\$3,132,228.02</b>



NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

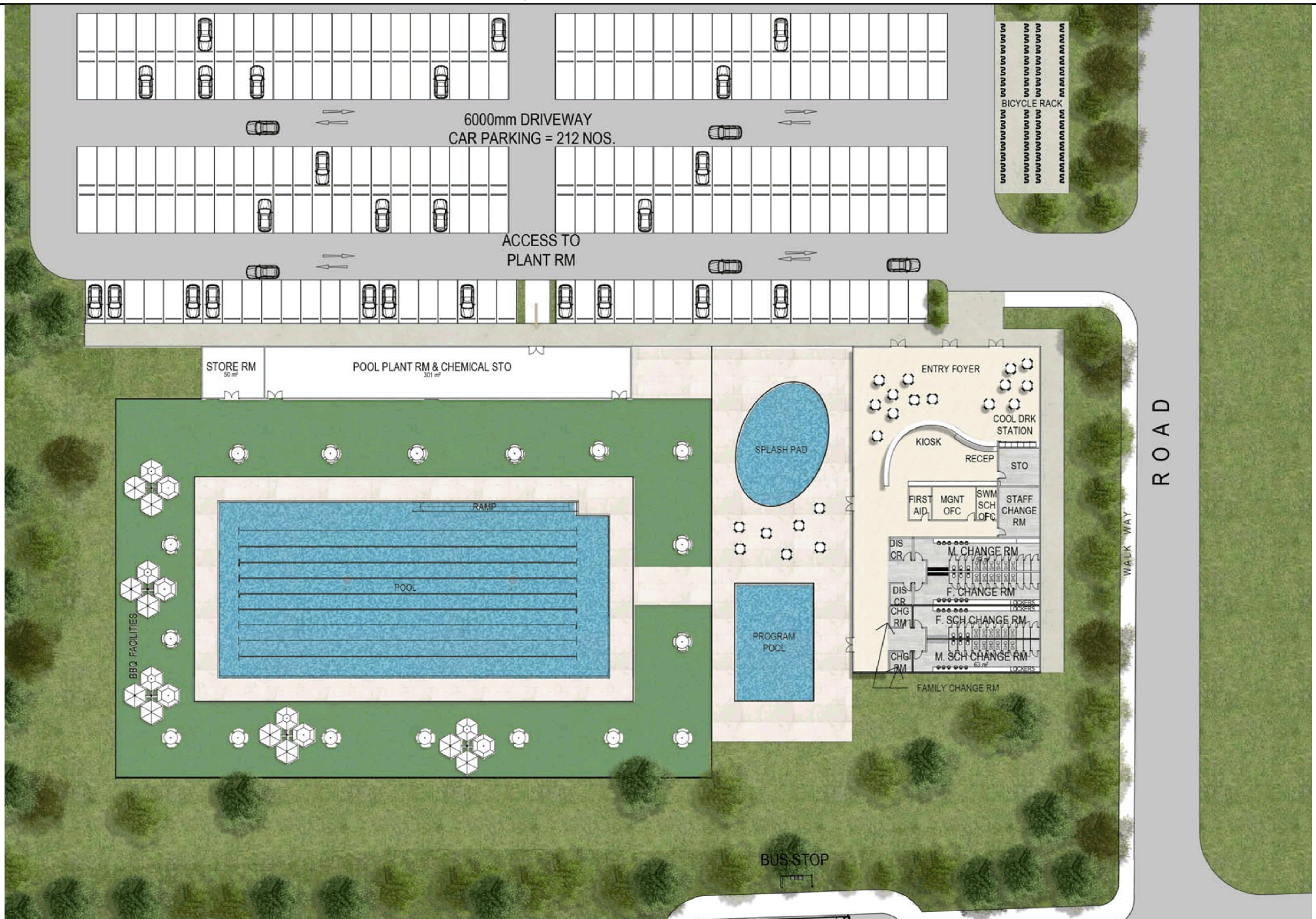
Order of Concept Cost Estimate

Location Elements Item

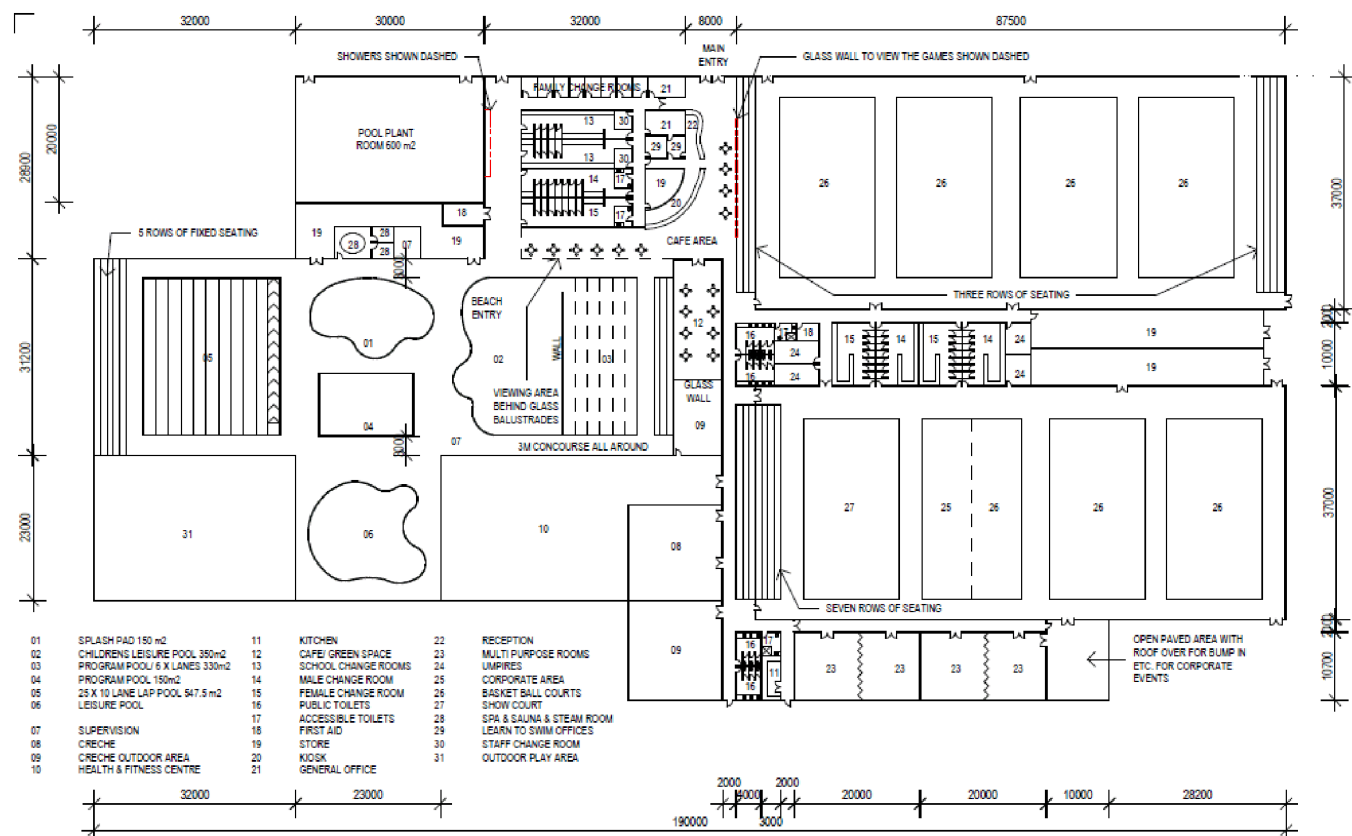
FE FF&E AND AV

Rates Current At August 2019

Description		Unit	Qty	Rate	Total
SE	Special Equipment				
81	No allowance for FF&E and AV - assumed procured separately	Note			Excl.
	Special Equipment				Excl.
	FF&E AND AV				Excl.



Plan 3.1: Concept Plan – Ground Floor



GROUND FLOOR

1: 600

PRELIMINARY

4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 9177  
e - www.dkj.net.au

ABN 48 15 4057 995

DKJ projects. architecture

DRAWING TITLE:  
GROUND FLOOR

PROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTRE

PROJECT NUMBER:  
193040

SCALE: @A3  
1: 600

DRAWING NUMBER:  
A01

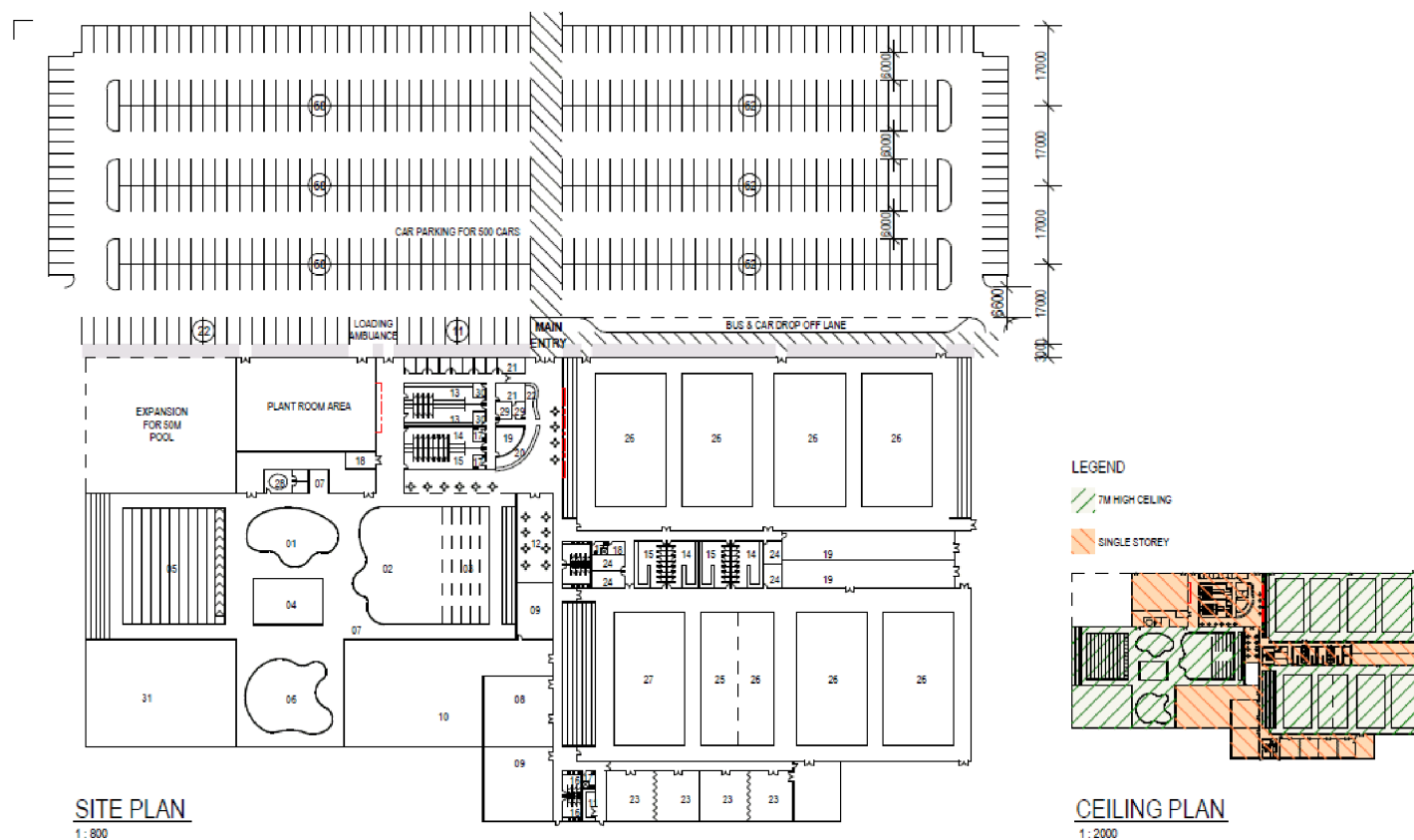
DATE:  
14/08/19

REVISION  
2

CLIENT NAME:  
SGL



Plan 3.2: Concept Plan – Site Plan



PRELIMINARY

4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 9177  
e - www.dkj.net.au

ABN 4815 4057 995

**DKJ** projects. architecture

DRAWING TITLE:  
SITE PLAN

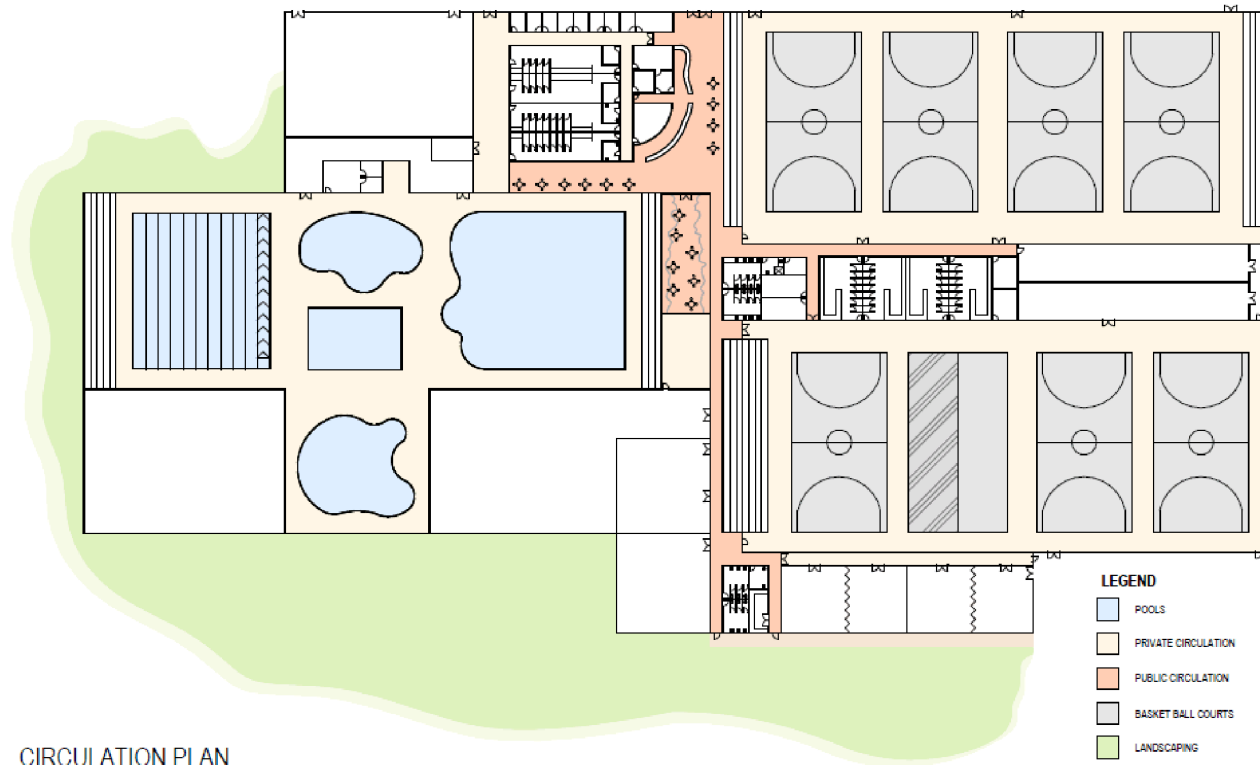
PROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTRE

CLIENT NAME:  
SGL

PROJECT NUMBER: 193040	SCALE: As indicated	DRAWING NUMBER: A02	DATE: 14/08/19	REVISION: 2
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## Plan 3.3: Concept Plan – Circulation Plan



CIRCULATION PLAN

1:600

- LEGEND**
- POOLS
  - PRIVATE CIRCULATION
  - PUBLIC CIRCULATION
  - BASKET BALL COURTS
  - LANDSCAPING

PRELIMINARY

4 Shepherd Street  
Darwin NT 0800  
t - 08 8981 9177  
e - www.dkj.net.au

ABN 4815 4057 995

**DKJ** projects. architecture

DRAWING TITLE:  
CIRCULATION PLAN

PROJECT NAME:  
WANNEROO SPORTS & RECREATION CENTRE

CLIENT NAME:  
SGL

PROJECT NUMBER:  
193040

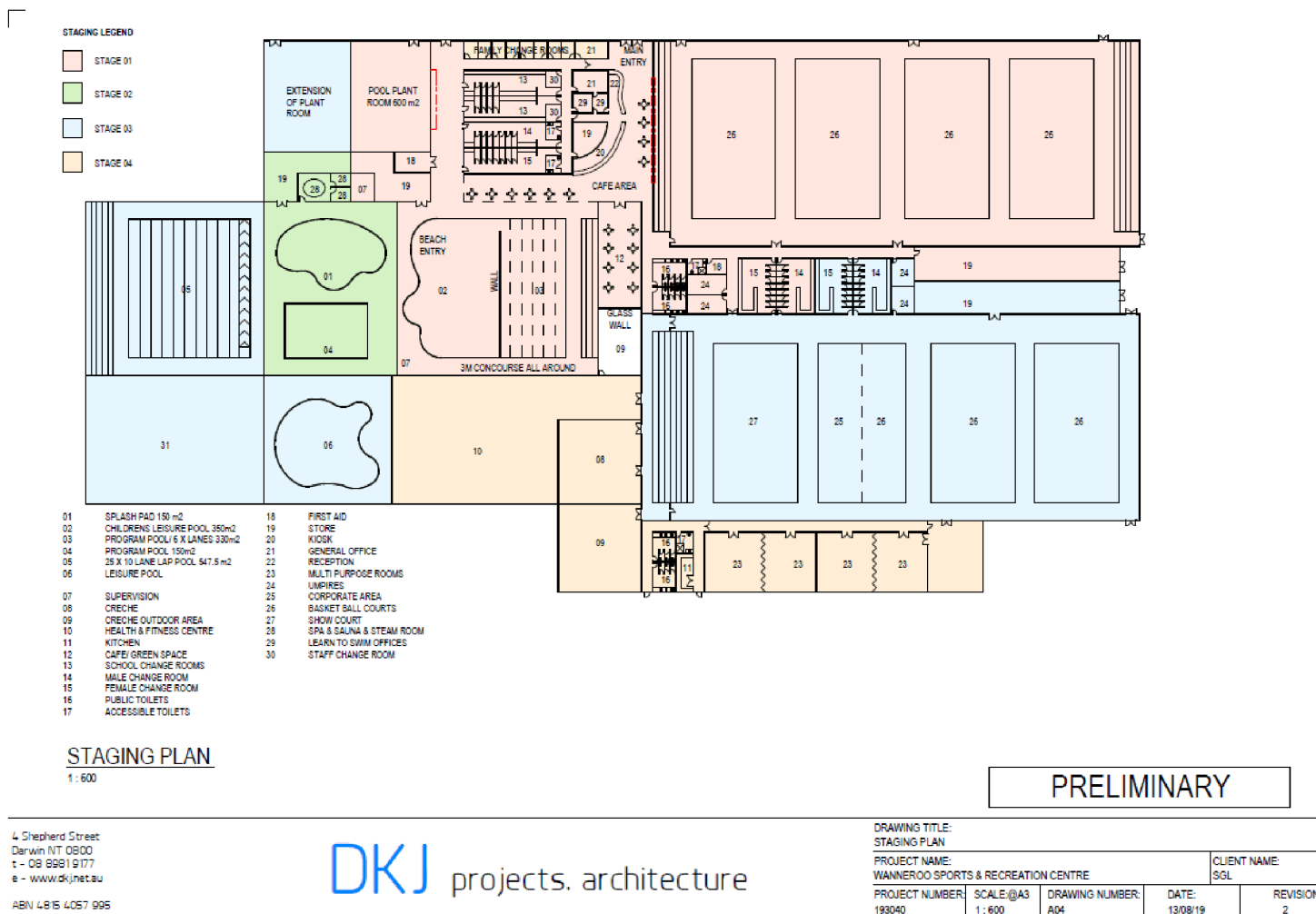
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DRAWING NUMBER:  
A03

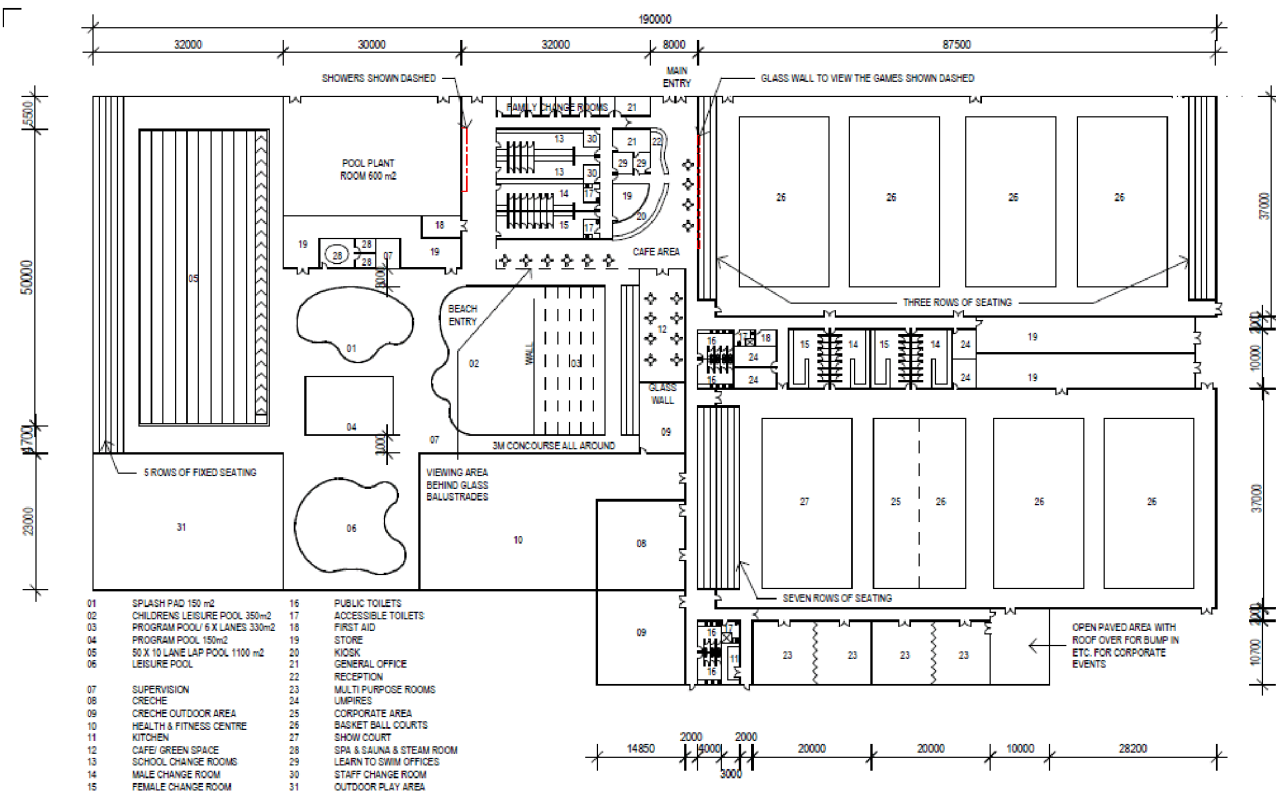
DATE:  
14/08/19

REVISION  
2

## Plan 3.4: Concept Plan – Staging Plan



Plan 3.5: Concept Plan – 50m Pool Option



GROUND FLOOR WITH 50m POOL EXPANSION  
 1: 600

PRELIMINARY

4 Shepherd Street  
 Darwin NT 0800  
 t - 08 8981 6177  
 e - www.dkj.net.au

ABN 4815 4057 995

DKJ projects. architecture

DRAWING TITLE:  
 GROUND FLOOR PLAN - OPTION 02

PROJECT NAME:  
 WANNEROO SPORTS & RECREATION CENTRE

CLIENT NAME:  
 SGL

PROJECT NUMBER:  
 193040

SCALE @A3  
 1: 600

DRAWING NUMBER:  
 A05

DATE:  
 13/08/19

REVISION

NOVEMBER 2019

## **NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE**

### **ORDER OF CONCEPT COST ESTIMATE - OUTDOOR POOL**



## NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

### Order of Concept Cost Estimate - Outdoor Pool

#### Project Details

##### Description

##### ***Basis of Estimate***

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at November 2019. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.

##### Limitation of Estimate

This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should **not** be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

##### ***Items Specifically Included***

This estimate specifically includes the following:

##### Contingencies & Escalation

The estimate includes the following contingency allowances:

- ☐ Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

##### ***Items Specifically Excluded***

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

##### Project Scope Exclusions

- ☐ Demolition and site clearing
- Stand-by power generator
- Murals and works of art
- Stormwater storage tanks
- Work outside site boundaries
- Point of Sale Equipment

##### Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Piled foundation systems



## NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

### Order of Concept Cost Estimate - Outdoor Pool

#### Project Details

##### Description

- Underpinning or propping existing structures
- Rock excavation
- De-watering
- Staging / phasing costs
- Escalation beyond late 2019 (program unknown)

##### Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Development margin / profit
- Holding costs and finance charges

##### **Documents**

The following documents have been used in preparing this estimate:

##### ARCHITECTURAL Documents prepared by DKJ

- Wanneroo outdoor pool concept plan

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Summary

GFA: Gross Floor Area  
Rates Current At November 2019

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>A AMENITIES BUILDING</b>	<b>1,018</b>	<b>3,557</b>	<b>3,621,166.97</b>
<b>B EXTERNAL WORKS INCL. POOLS</b>			<b>5,844,031.35</b>
<b>C CARPARK</b>			<b>1,008,094.31</b>
<b>D SERVICES INFRASTRUCTURE</b>			<b>306,707.37</b>
<b>ESTIMATED NET COST</b>	<b>1,018</b>	<b>\$10,589</b>	<b>\$10,780,000.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Construction Contingency	5.0%		\$540,000.00
Professional Fees	9.0%		\$1,020,000.00
Statutory Fees and Charges	0.5%		\$60,000.00
Allowance for FF&E - assumed procured separately to contractor	1.6%		\$200,000.00
No Allowance for Escalation beyond late 2019 - program unknown			Excl.
No Allowance for Goods and Services Taxation			Excl.
<b>ESTIMATED TOTAL COST</b>	<b>1,018</b>	<b>\$12,377</b>	<b>\$12,600,000.00</b>

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Elements Summary

 Gross Floor Area: 1,018 m<sup>2</sup>  
 Rates Current At November 2019

Description	%	Cost/m <sup>2</sup>	Total Cost
SB Substructure	1.9%	\$240	\$244,320.00
CL Columns	0.6%	\$70	\$71,260.00
RF Roof	3.9%	\$480	\$488,640.00
EW External Walls	3.4%	\$423	\$430,950.00
ED External Doors	0.2%	\$20	\$20,750.00
NW Internal Walls	1.2%	\$144	\$146,370.00
NS Internal Screens and Borrowed Lights	0.6%	\$68	\$69,600.00
ND Internal Doors	0.1%	\$16	\$16,250.00
WF Wall Finishes	0.4%	\$48	\$49,270.00
FF Floor Finishes	1.5%	\$185	\$188,330.00
CF Ceiling Finishes	1.5%	\$190	\$193,865.00
FT Fitments	2.3%	\$281	\$285,900.00
SE Special Equipment	0.3%	\$39	\$40,000.00
PO Pools	31.3%	\$3,880	\$3,950,000.00
PD Sanitary Plumbing	2.1%	\$265	\$269,340.00
AC Air Conditioning	2.6%	\$320	\$325,760.00
FP Fire Protection	0.2%	\$20	\$20,360.00
LP Electric Light and Power	1.9%	\$229	\$233,240.00
BW Builders Work in Connection With Specialist Services	0.3%	\$40	\$40,900.00
XP Site Preparation	0.5%	\$63	\$63,972.00
XR Roads, Footpaths and Paved Areas	6.8%	\$847	\$862,436.50
XN Boundary Walls, Fencing and Gates	0.3%	\$32	\$32,520.00
XB Outbuildings and Covered Ways	3.2%	\$391	\$398,350.00
XL Landscaping and Improvements	0.7%	\$91	\$92,695.00
XK External Stormwater Drainage	2.1%	\$261	\$265,280.00
XD External Sewer Drainage	0.1%	\$15	\$15,000.00
XW External Water Supply	0.1%	\$15	\$15,000.00
XF External Fire Protection	0.2%	\$20	\$20,000.00
XE External Electric Light and Power	1.6%	\$196	\$200,000.00
PR Preliminaries	6.5%	\$800	\$814,500.00
MA Builders Margin	3.1%	\$388	\$394,600.00
CT Contingency	4.1%	\$511	\$520,541.50
<b>ESTIMATED NET COST</b>	<b>85.6%</b>	<b>\$10,589</b>	<b>\$10,780,000.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Construction Contingency	5.0%		\$540,000.00
Professional Fees	9.0%		\$1,020,000.00
Statutory Fees and Charges	0.5%		\$60,000.00
Allowance for FF&E - assumed procured separately to contractor	1.6%		\$200,000.00
No Allowance for Escalation beyond late 2019 - program unknown			Excl.



NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

Order of Concept Cost Estimate - Outdoor Pool

Elements Summary

Gross Floor Area: 1,018 m²  
Rates Current At November 2019

Description	%	Cost/m²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
No Allowance for Goods and Services Taxation			Excl.
ESTIMATED TOTAL COST		\$12,377	\$12,600,000.00

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

GFA: 1,018 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,557

Rates Current At November 2019

### A AMENITIES BUILDING

Description	Unit	Qty	Rate	Total
<b>SB Substructure</b>				
7 Allowance for substructure to amenities building including associated strip footings, slab etc.	m <sup>2</sup>	1,018	240.00	244,320.00
<b>Substructure</b>			<b>\$240/m<sup>2</sup></b>	<b>\$244,320.00</b>
<b>CL Columns</b>				
8 Allowance for columns to amenities building	m <sup>2</sup>	1,018	70.00	71,260.00
<b>Columns</b>			<b>\$70/m<sup>2</sup></b>	<b>\$71,260.00</b>
<b>RF Roof</b>				
9 Allowance for roof to new amenities building including associated structure, sheeting, roof plumbing etc.	m <sup>2</sup>	1,018	480.00	488,640.00
<b>Roof</b>			<b>\$480/m<sup>2</sup></b>	<b>\$488,640.00</b>
<b>EW External Walls</b>				
10 Facade to new amenities building including combination of glazed and solid elements - assumed 5m high (average rate)	m <sup>2</sup>	663	650.00	430,950.00
<b>External Walls</b>			<b>\$423/m<sup>2</sup></b>	<b>\$430,950.00</b>
<b>ED External Doors</b>				
11 Pair of aluminium framed glazed doors including hardware	No	5	4,150.00	20,750.00
<b>External Doors</b>			<b>\$20/m<sup>2</sup></b>	<b>\$20,750.00</b>
<b>NW Internal Walls</b>				
12 Acoustic lightweight partition comprising steel stud frame, insulation, plasterboard and paint finish (average rate)	m <sup>2</sup>	697	210.00	146,370.00
<b>Internal Walls</b>			<b>\$144/m<sup>2</sup></b>	<b>\$146,370.00</b>
<b>NS Internal Screens and Borrowed Lights</b>				
13 Shower / Change / Toilet partition including associated nibs and doors	No	48	1,450.00	69,600.00
<b>Internal Screens and Borrowed Lights</b>			<b>\$68/m<sup>2</sup></b>	<b>\$69,600.00</b>
<b>ND Internal Doors</b>				
14 Single solid core door including frame, hardware and paint finish	No	13	1,250.00	16,250.00
<b>Internal Doors</b>			<b>\$16/m<sup>2</sup></b>	<b>\$16,250.00</b>
<b>WF Wall Finishes</b>				
15 2100mm high wall tiling to amenities (shower / toilet wall only) - scope TBC	m <sup>2</sup>	121	175.00	21,175.00
16 Skirting tile to remainder of partition walls	m	291	45.00	13,095.00
24 Allowance for sundry pinboards and whiteboards	Item			15,000.00
<b>Wall Finishes</b>			<b>\$48/m<sup>2</sup></b>	<b>\$49,270.00</b>
<b>FF Floor Finishes</b>				
17 Floor tiling including waterproofing and screed to falls	m <sup>2</sup>	1,018	185.00	188,330.00
<b>Floor Finishes</b>			<b>\$185/m<sup>2</sup></b>	<b>\$188,330.00</b>
<b>CF Ceiling Finishes</b>				
18 Flush moisture resistant plasterboard including framing and paint finish	m <sup>2</sup>	451	115.00	51,865.00
19 Allowance for ceiling to foyer - assumed limited features	m <sup>2</sup>	568	250.00	142,000.00
<b>Ceiling Finishes</b>			<b>\$190/m<sup>2</sup></b>	<b>\$193,865.00</b>



# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

GFA: 1,018 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,557

Rates Current At November 2019

### A AMENITIES BUILDING (continued)

Description	Unit	Qty	Rate	Total
<b>FT Fitments</b>				
20 Kiosk / reception joinery including associated finishes	m	20	3,250.00	65,000.00
21 Vanity bench to amenities	m	41	1,150.00	47,150.00
22 Lockers to amenities - no allowance for electronic locks	m	15	1,450.00	21,750.00
23 Allowance for sundry fitments including grabrails, soap dispensers, paper towel dispensers, coat hooks etc.	Item			25,000.00
57 Allowance for building signage	Item			20,000.00
58 Allowance for statutory signage	Item			2,500.00
59 Allowance for wayfinding and graphics	Item			25,000.00
<b>Fitments</b>			<b>\$203/m<sup>2</sup></b>	<b>\$206,400.00</b>
<b>SE Special Equipment</b>				
25 Allowance for AV equipment	Item			40,000.00
<b>Special Equipment</b>			<b>\$39/m<sup>2</sup></b>	<b>\$40,000.00</b>
<b>PD Sanitary Plumbing</b>				
26 Water closet including associated plumbing connections	No	12	4,500.00	54,000.00
27 Shower including associated plumbing connections	No	24	3,900.00	93,600.00
28 Vanity sink including associated plumbing connections	No	24	3,800.00	91,200.00
29 Allowance for sundry hydraulic services including drainage	m <sup>2</sup>	1,018	30.00	30,540.00
<b>Sanitary Plumbing</b>			<b>\$265/m<sup>2</sup></b>	<b>\$269,340.00</b>
<b>AC Air Conditioning</b>				
30 Allowance for mechanical services	m <sup>2</sup>	1,018	320.00	325,760.00
<b>Air Conditioning</b>			<b>\$320/m<sup>2</sup></b>	<b>\$325,760.00</b>
<b>FP Fire Protection</b>				
32 Allowance for fire protection services - assumed not sprinklered	m <sup>2</sup>	1,018	20.00	20,360.00
<b>Fire Protection</b>			<b>\$20/m<sup>2</sup></b>	<b>\$20,360.00</b>
<b>LP Electric Light and Power</b>				
31 Allowance for electrical services including lighting, power, data and security - assumed limited	m <sup>2</sup>	1,018	180.00	183,240.00
33 Allowance for solar to roof of amenities - size TBC	Item			50,000.00
<b>Electric Light and Power</b>			<b>\$229/m<sup>2</sup></b>	<b>\$233,240.00</b>
<b>BW Builders Work in Connection With Specialist Services</b>				
1 Builders work in connection with services	Item			25,448.93
<b>Builders Work in Connection With Specialist Services</b>			<b>\$25/m<sup>2</sup></b>	<b>\$25,448.93</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			273,603.01
<b>Preliminaries</b>			<b>\$269/m<sup>2</sup></b>	<b>\$273,603.01</b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			132,552.18
<b>Builders Margin</b>			<b>\$130/m<sup>2</sup></b>	<b>\$132,552.18</b>

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

GFA: 1,018 m<sup>2</sup> Cost/m<sup>2</sup>: \$3,557

Rates Current At November 2019

### A AMENITIES BUILDING (continued)

Description	Unit	Qty	Rate	Total
<b>CT Contingency</b>				
4 Design development contingency	Item			174,857.85
	<b>Contingency</b>		<b>\$172/m<sup>2</sup></b>	<b>\$174,857.85</b>
	<b>AMENITIES BUILDING</b>		<b>\$3,557/m<sup>2</sup></b>	<b>\$3,621,166.97</b>

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

### B EXTERNAL WORKS INCL. POOLS

Rates Current At November 2019

Description	Unit	Qty	Rate	Total
<b>FT Fitments</b>				
56 Allowance for BBQ's including associated services - scope TBC	No	5	3,500.00	17,500.00
<b>Fitments</b>				<b>\$17,500.00</b>
<b>PO Pools</b>				
34 Approx. 15m x 10m program pool including associated structure and pipework	Item			700,000.00
35 Splash pad including play equipment	Item			850,000.00
36 50m lap pool including associated structure and pipework	Item			2,400,000.00
<b>Pools</b>				<b>\$3,950,000.00</b>
<b>BW Builders Work in Connection With Specialist Services</b>				
1 Builders work in connection with services	Item			1,104.68
<b>Builders Work in Connection With Specialist Services</b>				<b>\$1,104.68</b>
<b>XP Site Preparation</b>				
5 Strip topsoil and stockpile on site	m <sup>2</sup>	21,324	2.00	42,648.00
6 Allowance for minor earthworks to achieve design levels - details TBA	m <sup>2</sup>	21,324	1.00	21,324.00
<b>Site Preparation</b>				<b>\$63,972.00</b>
<b>XR Roads, Footpaths and Paved Areas</b>				
37 Allowance for paved pool concourse including boxing out, basecourse, bedding sand and unit pavers - scope TBC	m <sup>2</sup>	1,228	180.00	221,040.00
45 Paving to pool entry including boxing out, basecourse, bedding sand and unit pavers	m <sup>2</sup>	513	180.00	92,340.00
<b>Roads, Footpaths and Paved Areas</b>				<b>\$313,380.00</b>
<b>XN Boundary Walls, Fencing and Gates</b>				
55 Fence to pool area	m	271	120.00	32,520.00
<b>Boundary Walls, Fencing and Gates</b>				<b>\$32,520.00</b>
<b>XB Outbuildings and Covered Ways</b>				
39 PC Sum allowance for shade sails etc. to pool - scope TBC	Item			100,000.00
46 Allowance for pool plant room and store rooms - assumed shed like construction	m <sup>2</sup>	351	850.00	298,350.00
<b>Outbuildings and Covered Ways</b>				<b>\$398,350.00</b>
<b>XL Landscaping and Improvements</b>				
40 Irrigated turf to area surrounding 50m pool	m <sup>2</sup>	2,077	35.00	72,695.00
41 Allowance for sundry making good to existing landscaping surrounding works - scope TBC	Item			20,000.00
<b>Landscaping and Improvements</b>				<b>\$92,695.00</b>
<b>XK External Stormwater Drainage</b>				
38 Allowance for stormwater drainage to pool concourse	m <sup>2</sup>	1,228	30.00	36,840.00
<b>External Stormwater Drainage</b>				<b>\$36,840.00</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			441,555.06
<b>Preliminaries</b>				<b>\$441,555.06</b>

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

### B EXTERNAL WORKS INCL. POOLS (continued)

Rates Current At November 2019

Description	Unit	Qty	Rate	Total
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			213,919.73
<b>Builders Margin</b>				<b>\$213,919.73</b>
<b>CT Contingency</b>				
4 Design development contingency	Item			282,194.88
<b>Contingency</b>				<b>\$282,194.88</b>
<b>EXTERNAL WORKS INCL. POOLS</b>				<b>\$5,844,031.35</b>

# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

### C CARPARK

Rates Current At November 2019

Description	Unit	Qty	Rate	Total
<b>FT Fitments</b>				
53 Allowance for sundry carpark fitments including bollards, bins etc.	Item			20,000.00
54 Bike racks - details / quantity TBC	No	56	750.00	42,000.00
<b>Fitments</b>				<b>\$62,000.00</b>
<b>BW Builders Work in Connection With Specialist Services</b>				
1 Builders work in connection with services	Item			6,849.95
<b>Builders Work in Connection With Specialist Services</b>				<b>\$6,849.95</b>
<b>XR Roads, Footpaths and Paved Areas</b>				
42 Carpark paving including boxing out, sub base, basecourse and asphalt	m <sup>2</sup>	5,711	90.00	513,990.00
43 Allowance for linemarking to carpark	m <sup>2</sup>	5,711	1.50	8,566.50
44 Wheelstops to carparks	No	212	125.00	26,500.00
48 No allowance for works to existing roads and footpaths - assumed separate package	Note			Excl.
<b>Roads, Footpaths and Paved Areas</b>				<b>\$549,056.50</b>
<b>XK External Stormwater Drainage</b>				
47 Allowance for stormwater drainage to carpark	m <sup>2</sup>	5,711	40.00	228,440.00
<b>External Stormwater Drainage</b>				<b>\$228,440.00</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			76,168.17
<b>Preliminaries</b>				<b>\$76,168.17</b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			36,901.12
<b>Builders Margin</b>				<b>\$36,901.12</b>
<b>CT Contingency</b>				
4 Design development contingency	Item			48,678.57
<b>Contingency</b>				<b>\$48,678.57</b>
<b>CARPARK</b>				<b>\$1,008,094.31</b>



# NORTH COAST REGIONAL AQUATIC AND RECREATION CENTRE

## Order of Concept Cost Estimate - Outdoor Pool

Location Elements Item

### D SERVICES INFRASTRUCTURE

Rates Current At November 2019

Description	Unit	Qty	Rate	Total
<b>BW Builders Work in Connection With Specialist Services</b>				
1 Builders work in connection with services	Item			7,496.44
<b>Builders Work in Connection With Specialist Services</b>				<b>\$7,496.44</b>
<b>XD External Sewer Drainage</b>				
51 Allowance for sewer authority fees	Item			15,000.00
<b>External Sewer Drainage</b>				<b>\$15,000.00</b>
<b>XW External Water Supply</b>				
50 Allowance for water authority fees	Item			15,000.00
<b>External Water Supply</b>				<b>\$15,000.00</b>
<b>XF External Fire Protection</b>				
52 Allowance for fire infrastructure - assumed limites	Item			20,000.00
<b>External Fire Protection</b>				<b>\$20,000.00</b>
<b>XE External Electric Light and Power</b>				
49 Allowance for electrical infrastructure - site details TBC	Item			200,000.00
<b>External Electric Light and Power</b>				<b>\$200,000.00</b>
<b>PR Preliminaries</b>				
2 Preliminaries and supervision	Item			23,173.76
<b>Preliminaries</b>				<b>\$23,173.76</b>
<b>MA Builders Margin</b>				
3 Margin and overheads	Item			11,226.97
<b>Builders Margin</b>				<b>\$11,226.97</b>
<b>CT Contingency</b>				
4 Design development contingency	Item			14,810.20
<b>Contingency</b>				<b>\$14,810.20</b>
<b>SERVICES INFRASTRUCTURE</b>				<b>\$306,707.37</b>

**DRAFT**

# **BUSINESS CASE FOR AN AQUATIC AND RECREATION FACILITY IN THE CITY OF WANNEROO NORTHERN COASTAL GROWTH CORRIDOR**

## **CONSULTANCY BRIEF**

***JANUARY 2020***

34228V01 - (20/23091)



City of Wanneroo, 23 Dundobar Road, WANNEROO WA 6065  
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## 1. PROJECT NAME

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The project is to deliver a Business Case for an Aquatic and Recreational Centre in the City of Wanneroo Northern Coastal Growth Corridor.

## 2. PROJECT DETAILS

---

The project entails the preparation of a business case to be presented to the City of Wanneroo that assesses the appropriate options for an aquatic and recreation facility to be located in the City's Northern Coastal Growth Corridor (NCGC).

The purpose of the business case is to provide the City with a recommended option that will provide the necessary facility to meet the needs of the NCGC population over the short and medium term in the context of the overall ultimate needs provision. The City has recently prepared a number of informing documents that provide the relevant project background and assist in defining the options for assessment in the business case. This includes:

- a revised Northern Growth Corridor Community Facilities Plan; and
- a North Coast Regional Aquatic and Recreation Facility Needs Assessment; and
- a North Coast Regional Aquatic and Recreation Facility Feasibility Study and Business Plan.

These documents are included as attachments to this brief.

The Feasibility Study indicates that two sites with the best potential for the North Coast Regional Aquatic and Leisure Centre are at the Alkimos Regional Centre and Yanchep Metropolitan Centre. The identified land size required to accommodate the facility is **3.5 hectares**.

A preliminary concept plan was developed for the City of Wanneroo as part of the Feasibility Study. The cost estimate of the facilities developments illustrated in the concept is **\$60.6 million**. An operating budget has also been identified.

The Business Case will need to include a review of the background documents and financial assumptions to ensure the outcomes recommended are reasonable.

A key component of the Business Case will be the financial comparison of options. In addition, the City requires each option to be assessed for its potential economic impact. Given the social and potential environmental impact of the provision or non-provision of the facilities, it is also required that social and environmental impacts for each option be considered. Therefore, a triple bottom line approach to the options comparison is required.

It is anticipated that the business case will likely need the input from a multidisciplinary team with expertise in but not limited to:

- Business Case development
- Planning;
- Economics;
- Sustainability assessment; and
- Facility development assessment.

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### 3. BACKGROUND

#### *City of Wanneroo Growth Profile*

The City of Wanneroo has an area of 686km<sup>2</sup> and is located 64 km from the Perth CBD at its northern boundary of Two Rocks and 15 km at its southern boundary of Koondoola. Currently, the City's population is estimated at 212,100 and is expected to grow to over 412,000 by 2041. The City's detailed growth profile is available on the City's website.

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks. The corridor comprises the areas of Alkimos, Eglinton, Yanchep and Two Rocks and is surrounded by Carabooda and Nowergup in the east, the Indian Ocean to the west, and Jindalee and Butler to the south.

Population forecasts for Alkimos and surrounds are detailed in the below table:

*Table 1: Population Forecasts*

Suburb	2018	2041	23-Yr Growth
Alkimos	14,597	38,979	49,508
Butler	15,059	17,556	31,980
Carabooda	1,048	1,542	2,492
Eglinton	4,995	29,207	32,581
Jindalee	4,902	8,781	12,552
Two Rocks	4,501	20,879	24,663
Yanchep	12,591	45,012	55,931
<b>Total</b>	<b>57,693</b>	<b>161,956</b>	<b>209,707</b>

Source: i.d. forecast – City of Wanneroo

### 4. ADVOCACY FACTSHEET – REGIONAL NORTHERN COASTAL SUBURBS SWIMMING POOL

The City of Wanneroo advocacy factsheet outlines the proposal seeking \$40m in funding from other levels of government. To date, the City has received a commitment from the current Federal Government for \$5m in funding towards the pool.

The factsheet provides a high level summary and overview of the project and was developed prior to the Needs and Feasibility Study. The factsheet has been widely distributed and includes comments from the community on the need for a pool in the region. This provides useful context to inform the business case development.

### 5. STRATEGIC PLAN ALIGNMENT

The project will actively support the following goals within the City's current Strategic Community Plan:

#### **Society**

##### **1.1 "Healthy and Active People."**

**1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles.**

**1.1.2 Facilitate opportunities within the City to access peak and elite activities**



**DRAFT**

## 1.4 "Connected Communities"

## 1.4.1 Connect communities through engagement and involvement

**Economy**

## 2.1 "Local Jobs"

## 2.1.1 Develop strong economic hubs locally and near transport

## 2.2 "Strategic Growth"

## 2.2.1 Activate Yanchep as a future City of the North

## 2.2.3 Activate secondary and district centres

**Built Environment**

## 3.4 "Activated Places"

## 3.4.2 Provide safe spaces, centre and facilities through our infrastructure management designs for community benefit and recreation

**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

<http://www.wanneroo.wa.gov.au/strategiccommunityplan>

**6. BUSINESS CASE SCOPE**

The Business Case will need to consider the following matters:

**Background Documentation Review**

The existing documents will need to be critically reviewed and any gaps in terms of costs to the City identified. The City would prefer that the cost of land for each location is determined accurately to enable a more informed decision on location. The City will assist the successful consultant in negotiating with the Alkimos and Yanchep developers to determine these figures respectively. This may include freehold and leasehold options to be considered.

When the preferred sites are identified specifically, the consultant will be required to assess whether site preparation costs need to be reviewed.

In reviewing the operational costs, the consultant should compare the operations of up to three other comparable aquatic facilities. The City will assist in collecting available information from other local government authorities to enable this comparison.

**Business Case Elements**

The Business Case should include the following elements to enable the City to make informed decisions regarding future facilities provision:

1. Critical review of:
  - a. Northern Growth Corridor Community Facilities Plan; and
  - b. North Coast Regional Aquatic and Recreation Facility Needs Assessment; and

**DRAFT**

- c. North Coast Regional Aquatic and Recreation Facility Feasibility Study and Business Plan.
2. Review of Quantity Surveyor Figures
3. Development of appropriate scenarios and development options for assessment such as:

Scenario:	Do Nothing		25m Pool Alkimos		25m Pool Yanchep		50m Pool Alkimos		50m Pool Yanchep		2 Pools - Option A		2 Pools - Option B		3 Pools - Option A		3 Pools - Option B	
Location	25m	50m	25m	50m	25m	50m	25m	50m	25m	50m	25m	50m	25m	50m	25m	50m	25m	50m
Yanchep	x	x	x	x	Y	x	x	x	Y	x	x	Y	Y	x	Y	Y	Y	
Alkimos	x	x	Y	x	x	x	Y	x	x	x	Y	x	x	Y	Y		Y	Y

(Note that the provision of aquatic play and recreation spaces in addition to the pool (s) outlined above will be incorporated into each scenario consistent with the Facility Needs Assessment and Feasibility Study)

4. Comparison of operational and capital costs for each scenario.
5. Capital replacement costs to be incorporated.
6. Yanchep Vs Alkimos catchment areas to be separately defined and revenue modelled on the two catchments at various time intervals. (Assume a population by age and suggest applying participation/visitation rates by age cohort for each catchment – consultant to outline preferred methodology)
7. Derive a catchment population figure for 25m and 50m facility that is sustainable based on research of other facilities.
8. Time is a factor – therefore all scenarios and options (including catchments) to be modelled for 5, 10 and 20 year cash flow.
9. All other relevant KPI's to be included (such as NPV, Cumulative Cash Flow, IRR - consultant to outline preferred methodology for a business case KPI's.).
10. Financial assumptions used need to be separately outlined and appropriate sensitivity analysis performed to show respective impacts on scenarios/options.
11. Delivery mechanisms to be included:
  - a. PPP
  - b. BOOT
  - c. BOO (Possible EOI to the market to determine the parameters that would provide sufficient incentive for the market to deliver noting that outsourcing the facility provision and operation is an option for consideration)
  - d. Others as may be appropriate (consultant to suggest)
12. Business case to be consistent with the WA Strategic Asset Management Framework (SAMF) to enable the City to seek State or Federal funding towards facility delivery.
13. The Business Case is likely to be advertised for public comment. A comprehensive Business Case document as well as a summary version that is easily digested by the community will be required.

It is anticipated that the consultant will propose a methodology that will deliver the above elements in a manner that will enable a preferred scenario and delivery model to be identified and recommended to the City.

**DRAFT*****Additional Analysis***

In addition to the fundamental business case requirements, additional analysis is sought to ensure that any investment in the facility can optimise economic, social and environmental outcomes where possible. The following is suggested for consideration:

1. The City may be willing to take on additional subsidisation costs for the operation of the pool subject to the facility acting as a significant catalyst for the development of other uses. Therefore, separate analysis is required to:
  - a. Assess the likely flow on economic impacts of each scenario and option.
  - b. Compare the additional cost of each scenario and option with regards to flow on economic impacts
  - c. Recommend to the City the scenario and option that is likely to have the best flow on economic impact
  - d. Note that the Centre type should be considered – Strategic Metropolitan Centre (Yanchep) and Secondary Centre (Alkimos)
2. Federal Business case Requirements
  - a. Social Return on Investment
  - b. The City suggests a Triple Bottom Line Assessment would be appropriate to help satisfy Federal requirements:
    - i. Economic Impact
    - ii. Social Impact
    - iii. Environmental Impact (note that there is likely to be an environmental impact of non-delivery in terms of the need to travel long distances for swimming requirements)

The consultant may wish to suggest an alternative approach or methodology here to meet the objective of optimising economic, social and environmental outcomes.

***Recommendations***

The consultant will be required to deliver a set of appropriate recommendations to the City such as:

1. Recommend the best overall scenario/option/delivery combination for the City to pursue for delivery within the next three years. (recommendation needs to be supported by the financial, economic and TBL analysis)
2. Recommend medium and long term scenario for future delivery of pool assets to cater for the likely demand and optimise economic, social and environmental impact.

**7. OUTCOMES**

A Business Case will need to be prepared as the primary outcome of this consultancy.

The business case is to provide the required compelling evidence for the City to make the appropriate decisions regarding pool and recreation facilities provision. The following outputs are required as a minimum:

**DRAFT**

1. Detailed Business Case comparing the scenarios and recommending short term, medium term and long term provision of facilities (word and pdf format);
2. Summary Business Case for general public communication(word and pdf format); and
3. Presentation of the outcomes of the Business Case to a Council Forum.

Depending on feedback received from the Elected Members, some allowance for finalising the Business Case may be required.

## **8. KEY DOCUMENTS**

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The following key documents below are available to inform the business case:

1. Northern Growth Corridor Community Facilities Plan (latest draft);
2. North Coast Regional Aquatic and Recreation Facility Needs Assessment;
3. North Coast Regional Aquatic and Recreation Facility Feasibility Study and Business Plan;
4. North Coast Regional Aquatic and Recreation Centre Estimate;
5. North Coast Aquatic Facility – 50m Pool – Concept Design;
6. Draft Concept Design - North Coast Regional Aquatic and Recreation Centre (proposed);
7. North Coast Regional Aquatic and Recreation Centre Estimate (Outdoor Pool); and
8. Advocacy Factsheet – Regional Northern Coastal Suburbs Swimming Pool.

## **9. PROJECT CONTROL GROUP AND STAKEHOLDER REFERENCE GROUP**

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A Project Control Group has been formed to oversee the study and will comprise of the following City of Wanneroo officers:

- Chief Executive Officer
- Director Community & Place;
- Director Planning and Sustainability;
- Manager Community Facilities;
- Manager Strategic Land Use Planning (or nominee);
- Manager Advocacy and Economic Development;
- Coordinator Community Facility Planning.

The Consultant should allow for three meetings with this Group.

## **10. CLIENT AND CLIENT'S REPRESENTATIVE**

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The Client is the Project Control Group as outlined within Section 11. The Client's Representative is Manager Community Facilities, who is authorised to issue instructions on its behalf. The Client's Representative has responsibility for the administration of the Consultancy and the Consultant will carry out, unless otherwise directed, all communication with the Client's Representative.

All queries relative to this proposal are to be addressed to the Client's Representative.

**DRAFT****11. TIMETABLE**

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The Client is seeking the completion of the business case within **12** weeks of the date of appointment. The Consultant is to stipulate within their submissions that the timetable can be met and, if not, to include an alternative with a justification statement.

The Consultant will be required to submit a detailed timetable to the Client's Representative for approval within 7 days of appointment. The timetable will designate key milestones and incorporate all of the nominated community and stakeholder consultations.

**Note that experience, capacity and methodology will be key criteria – A separate schedule to address these will be included in the final RFQ document.**

DRAFT



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**CP02-02/20      PT02-12/19 Request for canteen facilities at the Kingsway Little Athletics Centre**

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File Ref: 13130V02 – 19/500402  
Responsible Officer: Director Community and Place  
Disclosure of Interest: Nil  
Attachments: 2

**Issue**

To consider petition PT02-12/19 for the provision of canteen facilities at the Kingsway Little Athletics Centre (KLAC).

**Background**

At the 10 December 2019 Ordinary Council Meeting, petition PT02-12/19 was received from the KLAC for the provision of canteen facilities as a part of their existing facilities.

The KLAC operates out of a leased facility on the corner of Sporting Drive and Spectator Drive at the Kingsway Regional Sporting Complex in Madeley (**Attachment 1**). The property type is Crown Land vested in the City of Wanneroo for the purposes of recreation.

The KLAC have been in operation for over 40 years and consists of the little athletics clubs of Ballajura, Greenwood, Landsdale, Wanneroo, Woodvale and Kingsway Winter. They have a current membership of 508 which has increased from 478 over the last five years.

The current Kingsway Little Athletics building was constructed in March 2018 as storage and toilets to replace the existing storage sheds (**Attachment 2**). The provision of a canteen was not part of the project scope.

**Detail**

Petition PT02-12/19 specifically seeks the following:

*“...Council’s consideration on the provision of canteen facilities at the Kingsway Little Athletics Centre.”*

The petition contains 105 signatures, of which 100 signatories reside within the City of Wanneroo.

To date the KLAC have been using the Kingsway Football and Sporting Club (KFSC) canteen, however this arrangement is no longer considered to be ideal by the KLAC based on a number of factors, as outlined below:

- The canteen is not universally accessible from athletics due to its location being next to the carpark at the top of a set of stairs and a steep path. KLAC is now largest Centre in the State and heavily promote their Inclusion Programs, which has seen an influx of athletes with mental and physical disabilities join;
- There is no line of sight between the canteen and the athletics, children wanting to use the canteen cannot be supervised from athletics and the volunteers manning the canteen cannot see the children participating;
- KLAC desire to promote healthy lifestyle and offer healthy food options, which are not currently provided; and
- Not having a canteen puts the KLAC at a significant disadvantage as they are unable to raise funds that would subsidise fees and contribute to increased participation.

Based on the above, this report will recommend that a budget allowance is made within the 2020/21 financial year to further investigate suitable options for the provision of a canteen facility for the KLAC.

This investigation will include the assessment of need, proposed location, concept design, costings and funding breakdown. Pending the outcomes of this investigation the works will then be listed for consideration in the City's 2021/22 budget.

## Consultation

Administration undertook initial consultation with the KLAC as a part of the initial facility development in March 2018 and will continue to do so as a part of this subsequent investigation into the provision of a canteen facility.

It is not anticipated that broader community engagement will be required on the basis that the site sits within the Kingsway Regional Sporting Complex and as such will have minimal impact on the surrounding community.

## Comment

Nil

## Statutory Compliance

Nil

## Strategic Implications

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

“1 Society

1.1 Healthy and Active People

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

## Risk Management Considerations

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

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

## Policy Implications

Nil

## Financial Implications



This report will recommend that an amount of \$10,000 be allocated in the 2020/21 budget to undertake further investigation into the options for the provision of a canteen facility for the Kingsway Little Athletics Club.

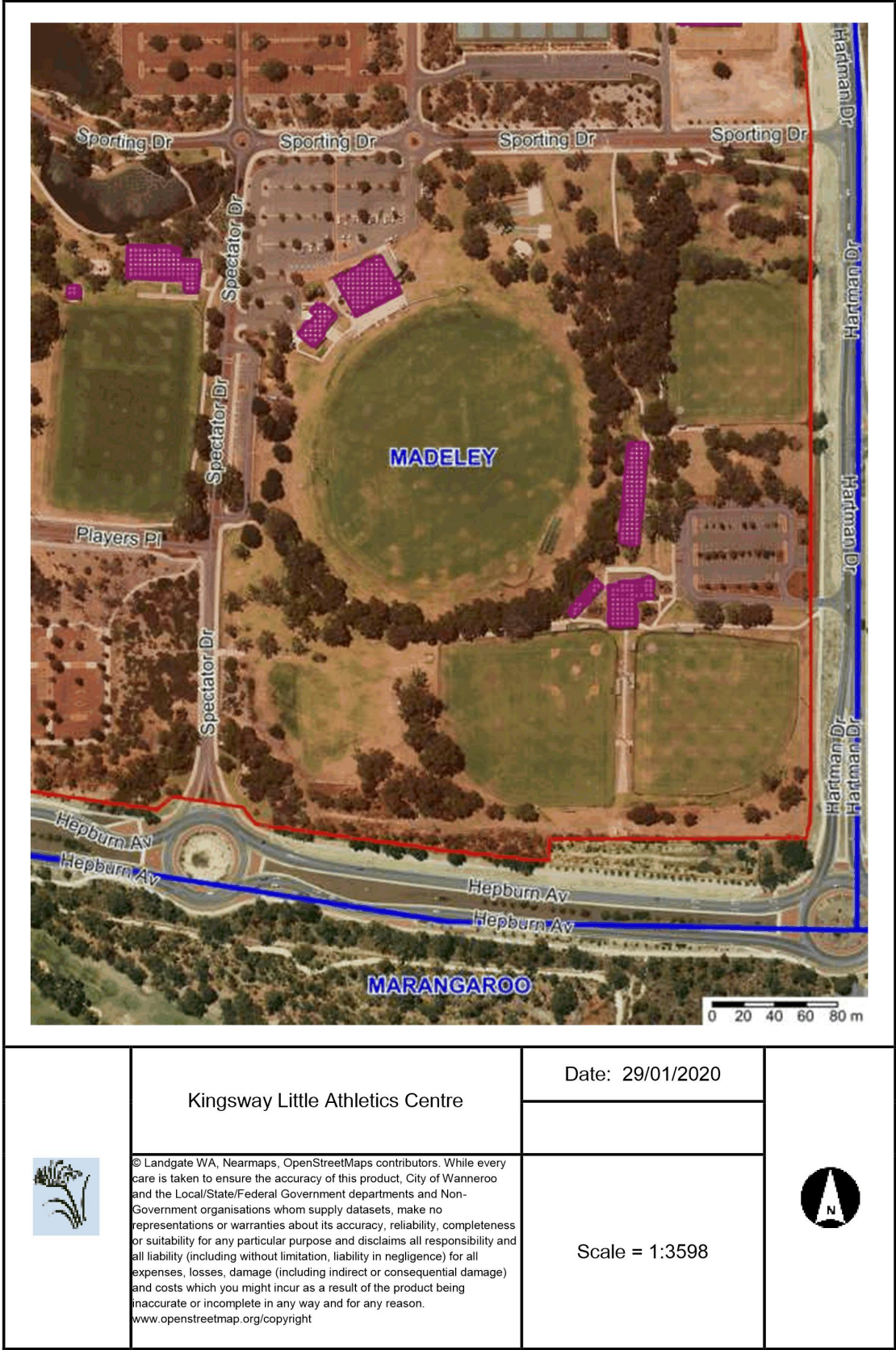
## Recommendation

### That Council:-

1. **NOTES** Petition PT02-12/19 tabled at its Ordinary Council Meeting of 10 December 2019;
2. **NOTES** that the sum of \$10,000 will be listed for consideration in the 2020/21 budget to further investigate suitable options for the provision of a canteen facility for the Kingsway Little Athletics Club; and
3. **AUTHORISES** the Director Community and Place to advise the petition organisers of the outcomes of this report.

### Attachments:

- 1  Attachment 1 - Kingsway Little Athletics Centre - Location Plan 20/8238
- 2  Attachment 2 - Kingsway Little Athletics Building - Floor Plan and Elevations 20/10841



**KINGSWAY LITTLE ATHLETICS BUILDING: FLOOR PLAN**

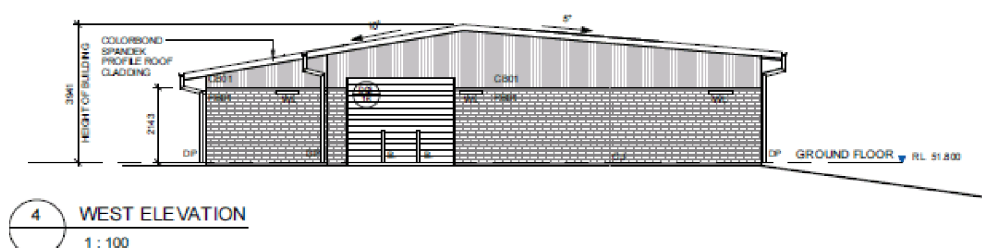
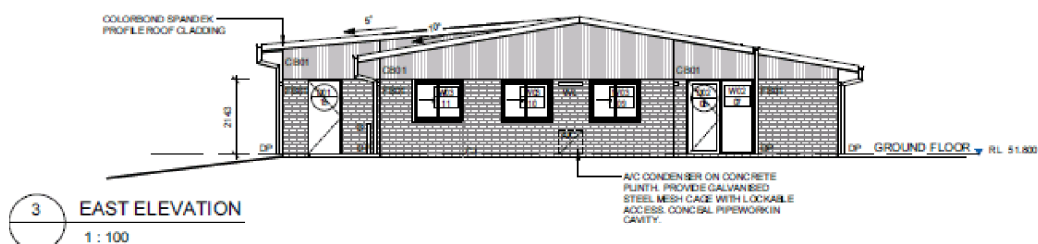
**GROUND FLOOR PLAN**  
1 : 100

The floor plan shows a complex layout with various rooms and structural details. Key features include:

- Rooms:** STORE 01 CONC., STORE 02 CONC., STORE 03 CONC., DRIVE THRU CONC., FIRST AID VINYL, MEETING ROOM VINYL, FOYER VINYL, MALE, FEMALE, UAT, and various restrooms.
- Structural Notes:** "INSTALL 920x2100mm HIGH LINK MESH GATE COMPLETE WITH DROP BOLTS AND PADLOCKS.", "FALLS IN SLAB TOWARDS FLOOR WASTE TO EXTENT SHOWN.", "FRAME OUT STUDWORK BETWEEN STRUCTURAL BRACING.", "CONCRETE PLINTH TO A/C UNIT."
- Dimensions:** Overall dimensions are 25550 (width) and 6950 (depth). Individual room dimensions are provided throughout the plan.
- Annotations:** Blue arrows labeled A, B, and C point to specific areas. Various door and window symbols are used to indicate openings.



## KINGSWAY LITTLE ATHLETICS BUILDING: ELEVATIONS



## ELEVATIONS LEGEND

## NOTES

1. \* - BUILDER TO LOCALLY GRADE FINISHED LANDSCAPING TO ENTIRE PERIMETER OF BUILDING TO ENSURE ADEQUATE WATER RUN OFF IS ACHIEVED
2. \* - PROVIDE MINIMUM FALL AWAY FROM BUILDING OF 1:100 FOR STORM WATER RUN OFF TO ALL EXTERNAL PAVING
3. \* - ENSURE THAT ALL POINTS OF EGRESS FROM THE BUILDING ARE NO GREATER THAN 175MM(H) OR LESS THAN 75MM(H) FROM FINISHED LANDSCAPE LEVEL. REFER TO AS 1428.1 FOR DETAILS AND PROVIDED STEPS AS DETAILED BY ARCHITECT (IF REQUIRED).
4. \* - REFER TO COLOUR SCHEDULES FOR MORE INFORMATION
5. \* - WHERE ONLY ONE MATERIAL/ COLOUR IS NOMINATED ON A SURFACE, ASSUME THAT MATERIAL/ COLOUR IS APPLICABLE TO THE WHOLE SURFACE.
6. \* - ALL EXTERNAL LIGHTING FIXTURES TO BE INSTALLED @ 2000MM AFFL (CENTRE) UNLESS OTHERWISE NOTED.

## LEGEND

- |       |   |
|-------|---|
| A/C   | AIR CONDITIONING UNIT   |
| B     | SELECTED BOLLARDS   |
| CB01  | NOMINATED COLORBOND WALL CLADDING PROFILE.  |
| CJ    | LOCATION OF MASONRY CONTROL JOINT.  |
| DP    | SELECTED 100MM HOT DIPPED GALVANISED DOWNPIPE. REFER TO HYD. ENG. DWGS FOR DETAILS. |
| ELEC. | ELECTRICAL LOAD CENTRE. REFER TO ELEC. ENG. DWGS FOR DETAILS.                       |
| FB01  | SELECTED FACE BRICKWORK   |
| WL    | WALL MOUNTED LUMINAIRE. REFER TO ELEC. ENG. DWGS FOR DETAILS.                       |

## SYMBOLS

- |  |  |
|--|--|
|  | - DENOTES DOOR TYPE AND OPENING NUMBER. REFER TO DOOR SCHEDULE FOR DETAILS.    |
|  | - DENOTES WINDOW TYPE AND OPENING NUMBER. REFER TO WINDOW SCHEDULE FOR DETAILS |
|  | - DENOTES PROPOSED GROUND LEVEL  |
|  | - DENOTES PROPOSED TOP OF WALL LEVEL   |

## Place Activation

### CP03-02/20 Yanchep Lagoon - Proposal for Additional Parking

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File Ref:	27871V05 – 19/364553
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	3

## Issue

To consider arrangements for additional parking at the Yanchep Lagoon, starting from summer 2020/2021, to cater for future increased patronage.

## Background

The Yanchep Lagoon Precinct (YLP) is currently a seasonal destination where the number of people visiting the area increases significantly between winter and summer. Population growth in the suburbs in the vicinity of the YLP is also increasing the number of potential visitors.

At its meeting of 27 August 2019, Council endorsed the final Yanchep Lagoon Master Plan (Master Plan), which is intended as a guide for future planning and activation initiatives in the area. The Master Plan process identified the potential for the coastal area to provide current and future locals and visitors with a range of services, community activities and public amenity if appropriately enhanced. In order to cater for these additional initiatives, adequate car parking will be a critical consideration, particularly in a foreshore area where parking is already, and will continue to be, at a premium.

Past years have seen a shortfall of parking during summer (refer to **Attachment 1** for an example from summer 2018/19). With an increased focus on activation initiatives throughout the Yanchep Lagoon, it is anticipated that the demand for parking will increase, particularly during the summer months.

The provision of additional car bays in reasonably close proximity to the old surf club redevelopment site would assist in alleviating tenant concerns regarding the availability of adequate parking to support sustainable operations, particularly in summer when the nearby car parks are full.

As a means of more effectively catering for the excess demand for parking during peak summer periods, consideration has recently been given to providing additional parking opportunities within the YLP, with the aim of having these available from summer 2020/21.

## Detail

### Proposed Location of Additional Parking

The opportunity for additional parking is scarce given that the area falls within a Bush Forever site. Areas already cleared of vegetation and/or existing road reserves were subject to a high level analysis of safety, technical design requirements, alignment with the Master Plan and likelihood of securing approvals, to identify potential locations for additional parking.

A location along Capricorn Esplanade (north of the Brazier Road – Capricorn Esplanade roundabout) has been identified as a relatively straight forward option to provide additional bays in the short term. This location is within the Capricorn Esplanade road reserve, and clearing of native vegetation to facilitate car parking is minimal.

Administration considers that the proposed parking area is likely to remain a road reserve into the future, given the connection with Capricorn Estate and entrance to Mary Lindsay Homestead and there is already sufficient width in the road reserve to provide bays immediately east of the roadway.

The proposed parking location has a retaining wall to the east of the road reserve. The retaining wall would provide the eastern extent of the parking bays.

## **Temporary vs Permanent Parking**

### Temporary Parking

It is proposed to install temporary parking in the first instance, constructed from crushed limestone, a natural material that is consistent with the local coastal environment. **Attachment 2** displays the proposed design for temporary parallel parking in this location. The bays would not specifically be marked out; however, it will be clear that the City is encouraging people to use this area for parking in preference to other unsuitable locations (such as the roundabout). Visitors will be able to parallel park along this strip of road.

Temporary parking has the advantage of trialling the success of the location before a permanent installation is put in place. In addition, because there are still planning works needing to be undertaken regarding servicing requirements, development staging and the ultimate car parking solution for the YLP, a temporary option in the first instance provides more flexibility to adapt to future development scenarios.

### Permanent Parking

**Attachment 3** presents a proposed concept design for the construction of permanent parallel parking in this location, comprising the following:

- Twenty one permanent, marked car bays;
- Three raised wombat crossings and associated street lighting;
- A pedestrian pathway directing visitors south toward the Brazier Road – Capricorn Esplanade roundabout and to cross the road to the wider dual use path on the western side of the road.

If permanent bays are the preferred option, it will be a good opportunity to install wombat crossings (raised crosswalks to slow traffic) whilst construction is underway. Raised wombat crossings with appropriate street lighting are a traffic tool used to encourage slower driver speeds. This would be beneficial given the nearby residential area and to encourage a low speed environment within the YLP. If wombat crossings are installed, there is a requirement to provide suitable lighting and an analysis of the best location for the wombat crossings indicates that the current light poles would require relocation.

A concrete pathway would be constructed immediately east of the parking bays, adjacent to the existing retaining wall to direct people south toward the Brazier Road – Capricorn Esplanade roundabout and enable them to cross the road to the wider dual use path on the western side of the road.

## **Consultation**

As part of the preparation of the Master Plan in 2018/19, community engagement identified public access and inadequate parking as critical items for early consideration and subsequent improvement during the planning and design phases of the project. Even after the Master Plan engagement process, parking continues to be a focal point for the community.

The recently established Yanchep Lagoon Community Working Group met in December 2019 and was presented with the temporary and permanent parking options. In considering these options, the Working Group indicated their preference was to progress with the permanent parking option, rather than the temporary parking, given this would likely end up permanent in the future.

## **Comment**

### **Need for Additional Parking**

#### Transport and Accessibility

In line with adopting a sustainable approach to development and enhancement of the YLP, it will be important for the City to provide adequate vehicle parking (visitors, disabled access, emergency access and commercial service vehicles), whilst encouraging increased use of public transport and pedestrian-focused facilities over time, for connection with regional locations of interest, such as the Yanchep National Park, Two Rocks, the future Yanchep town site and the upcoming Yanchep METRONET station. The aim will be to phase in several modes of public transport and pedestrian accessibility as part of regional planning connectivity to the area.

Whilst progression of a future Transport Strategy will identify options for parking and staging; sustainable transport; and connection of the YLP to the regional tourism network, this planning work will not be completed until late-2020 and staging of resultant works is likely to be some time off yet. Early consideration of simple parking locations is needed to cater for current and anticipated future summer demand.

People are currently parking within the location being considered, and the City aims to make certain areas more accessible and send the message of where we wish for people to park. Currently visitors are parking along the bend on Brazier Road and around the Brazier Road – Capricorn Esplanade roundabout, which is unsafe and results in Rangers having to patrol and issue fines. The City wishes to, over the short to medium term, landscape unsafe areas to restrict ease of parking and provide better access to the more suitable areas and encourage people away from the unsuitable locations.

#### Development at the former Yanchep Surf Club

In addition to the broader public need to meet parking demand and address the safety issue, the provision of additional parking will also support future demand for the proposed development at the former surf lifesaving club site.

Further to the resolution of Council in April 2019 (refer CS07-04/19), Administration has progressed with negotiations to finalise an Agreement for Lease with the future lessee. The Agreement for Lease (once finalised and subject to the approval of the Minister for Lands) will incorporate the terms of the long term ground lease of the site. Given that a successful development at the site will increase visitor numbers in the YLP, Administration recommends that additional parking is secured as part of the City's assistance to the lessee. The parking proposed in this report is an initial measure to promote the proposed development at the former surf lifesaving club site, with other parking options to be investigated in the course of implementation of the Master Plan.

### **Proposed Parking Location**

Bush Forever No. 397 covers the entire YLP and as such, clearing is intended to be minimised. Where possible, parking will be provided in areas already cleared, although ultimately additional parking is likely to be required outside cleared areas to support the

ultimate form of development within the YLP. An Economic Feasibility Strategy (currently underway) and Flora and Vegetation Assessment (almost complete) will inform where these locations might be.

The proposed location along Capricorn Esplanade will not require more than the minor clearing of a number of small shrubs. Administration also notes that the location was previously cleared to facilitate the construction of the Capricorn Esplanade road and retaining wall.

### Temporary vs Permanent

In considering temporary versus permanent parking options, the following benefits and considerations are provided:

	TEMPORARY	PERMANENT
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• Crushed limestone is more cost effective</li> <li>• Limestone is a natural coastal material</li> <li>• Bay locations are easily moved</li> <li>• Reflects Master Plan's "touch the ground lightly" approach</li> <li>• Infrastructure Assessment will be completed and can inform requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Cheaper in the long term</li> <li>• Single stage approach</li> <li>• Minimal risk in not being a suitable location for parking</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>• Additional maintenance required</li> </ul>	<ul style="list-style-type: none"> <li>• Initial higher expense</li> <li>• Infrastructure Assessment not complete</li> <li>• If service upgrades are required, horizontal boring only option (expensive and may not be suitable with limestone geology)</li> </ul>

The main consideration with the permanent parking option is that an Infrastructure Assessment of the YLP has only just commenced. This will provide a thorough understanding of the current status of infrastructure services to and within the site and what upgrades, if any, may be required to facilitate the ultimate enhancement of the YLP in line with the Master Plan.

Administration has completed a "Dial-Before-You-Dig" investigation and liaised with the service utility providers, which has concluded that the depth of the current services will not impact on construction of the permanent parking option. However, should the City need to upgrade services in the future, horizontal boring under the road reserve, parking bays and paths would be the only option, which is expensive and may not be achievable with the geology in the area.

Based on the above, it is recommended that the City progress with the construction of temporary parking in the immediate term, until such time as the Infrastructure Assessment has been finalised to confirm the risk of having to dig up or damage existing permanent parking if service upgrades below the surface are required.



The temporary parking option also aligns with one of the key visions in the Master Plan which was to “touch the ground lightly”. Administration can monitor the success of the temporary option over time and liaise further with the Yanchep Lagoon Community Working Group regarding future upgrades. Given that suitable locations for parking in the YLP will be scarce due to the native vegetation and foreshore environment, it is anticipated that if locations are determined as suitable for temporary parking, these will likely be converted to permanent in the future, as a means of restricting clearing of Bush Forever. The Capricorn Esplanade site is one such location.

## Statutory Compliance

Discussions are being undertaken with the Department of Planning, Lands & Heritage to establish the requirements to facilitate any vegetation clearing, particularly in relation to clearing within the road reserves.

It is understood from previous discussions that any development proceeding the preparation and State approval of a Foreshore Management Plan will require a Development Application. However, upgrading for temporary purposes and/or public works upgrades (such as parking / road reservation works) in the road reserves are likely to be subject to different requirements.

The outcomes of these discussions will define the timing for construction of any parking, dual use path and pedestrian crosswalks to have these in place by early summer.

Legislation to be complied with during the implementation of the Master Plan includes:

- *Planning and Development Act 2005;*
- *Environmental Protection Act 1986;*
- *Commercial Tenancy (Retail Shops) Agreements Act 1985;*
- *Land Administration Act 1997;* and
- *Aboriginal Heritage Act 1972.*

## Strategic Implications

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

“1 Society

1.3 Distinctive Places

1.3.1 Create distinctive places based on identity of areas”

## Risk Management Considerations

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

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

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

<b>Risk Title</b>	<b>Risk Rating</b>
CO-022 Environmental Management	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Planning & Sustainability	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
CO-017 Financial Management	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	Manage

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

In addition the Yanchep Lagoon Masterplan process identified the potential for the coastal area to provide current and future locals and visitors with a range of services, community activities and public amenities if appropriately enhanced. In order to cater for these additional initiatives, adequate car parking will be a critical consideration, particularly in a foreshore area where parking is already and will continue to be at a premium.

### **Policy Implications**

It is expected at a minimum that the City will need to consider and align with the following policies:

- State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region;
- State Planning Policy 2.6 – State Coastal Planning Policy;
- Yanchep Two Rocks District Structure Plan; and
- City's Coastal Hazard Risk Management & Adaptation Plan.

### **Financial Implications**

To facilitate early activation of the Yanchep Lagoon Master Plan actions and investigations, \$100,000 was provided in the 2019/20 budget. Of this, approximately \$25,000 is required for consultant fees for the Flora and Vegetation Survey and around \$50,000 for consultant fees for the Economic Feasibility Strategy. The remaining \$25,000 will be required to cover Stage 1 of the Infrastructure Capacity Strategy, with a Request for Quotation released to market.

As a result funds will be required to facilitate the design and construction of the additional parking.

It is estimated that the construction of the additional parking options and any associated pathways, appropriate pedestrian crosswalks and lighting will be:

- Temporary Parking Option - approximately \$57,000; and
- Permanent Parking Option - approximately \$180,000 - \$190,000.

Given no allowance has been made for this purpose in the current financial year, construction of additional parking at YLP will need to be undertaken in the first half of the 2020/21, with construction anticipated to be September to November 2020. Construction would be subject to appropriate allocations in the 2020/21 budget.

To facilitate the costs associated with parking option designs (completed) and agency negotiations and approvals work (yet to be completed), a total of \$12,000 municipal funds are proposed to be transferred from the obsolete PR-2495 Yanchep Trails and Pathways project during the 2019/20 Mid-Year Budget Review process.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **NOTES** the requirement for additional parking at the Yanchep Lagoon Precinct;
2. **SUPPORTS** the construction of additional parking bays along Capricorn Esplanade north of the Brazier Road – Capricorn Esplanade roundabout (east of the old surf club site, Lot 10603 Brazier Road, Yanchep), as shown in Attachment 2;
3. **ENDORSES** the initial construction of temporary parking bays, with the construction of permanent bays to be considered following the completion of the Yanchep Lagoon Infrastructure Assessment;
4. **NOTES** that \$12,000 municipal funds from the obsolete PR-2495 Yanchep Trails and Pathways project will be listed for reallocation during the 2019/20 Mid-Year Budget Review process, to cover expenses associated with concept design preparation and regulatory approvals; and
5. **NOTES** that funds for construction of the additional parking will be listed for consideration in the 2020/21 Capital Works Budget.

### Attachments:

- |     |  |                   |
|-----|--|-------------------|
| 1↓. | Attachment 1 - Summer Overflow Parking                           | 20/19410          |
| 2↓. | Attachment 2 - Capricorn Esplanade - Construction Plan - Stage 1 | 19/424495 Minuted |
| 3↓. | Attachment 3 - Capricorn Esplanade - Construction Plan - Stage 2 | 19/424498         |





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Summer Overflow Parking

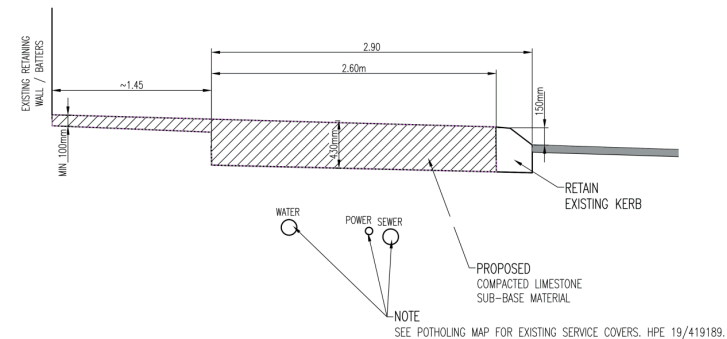
Date: 17/01/2020

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1. CADASTRAL INFORMATION APPROXIMATE ONLY.
2. SERVICE LOCATIONS DIAGRAMMATIC ONLY. CONTACT SERVICE AUTHORITIES FOR EXACT IN GROUND LOCATIONS.
3. FOR DESIGN STAGE POTHOLE INFORMATION SEE HPE 19/419189 & PHOTOS 19/435122.
4. SEE WATERCORP REQUIREMENTS REGARDING COMPACTION WORKS NEAR THE SHALLOW SECTION OF WATER MAIN. HPE 19/513424.

1. CADASTRAL INFORMATION APPROXIMATE ONLY.
2. FOR COST ESTIMATE REFER TO HPE 19/378095.

POTHOLING PLASTIC PIPES TO BE REMOVED ALONG  
CAPRICORN ESPLANADE.



MARY LINDSAY DRIVE TO BRAZIER ROAD  
PARKING PROVISION - STAGE 1  
YANCHEP

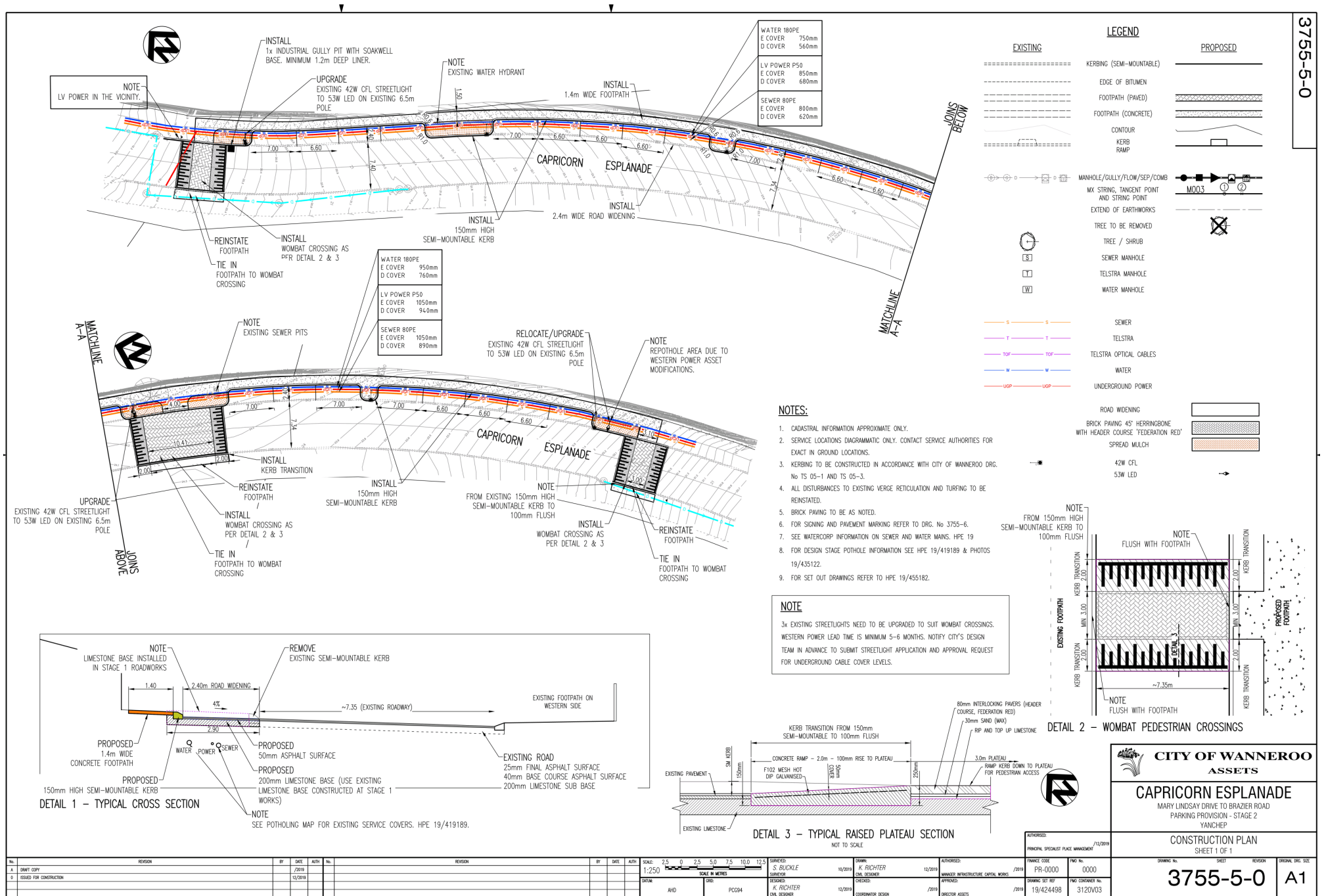
CONSTRUCTION PLAN  
SHEET 1 OF 1

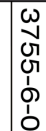
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**CP04-02/20      Future Direction of Girrawheen Hub**

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File Ref: 35722 – 20/11961  
Responsible Officer: Director Community and Place  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

To consider the future operation of the City's Girrawheen Hub, following the expiry of the Local Project Local Jobs grant in June 2020.

**Background**

Girrawheen is a highly diverse area with 41% of its 9,000 residents born overseas and 39 languages other than English being spoken in the area. Through the City's dialogue with State Government stakeholders and peak multicultural bodies, it was identified that multicultural groups had limited access to appropriate office and meeting space to undertake community activities and administrative tasks.

An opportunity arose in 2017 to use a vacated City building, adjacent to the Girrawheen Library and Girrawheen Koondoola Senior Citizens Centre to create the Girrawheen Hub. Local Projects Local Jobs funding of \$100,000 was provided by the State Government (through the Office of Multicultural Interests) specifically to support the establishment multicultural office space within the Girrawheen Hub (the Hub) over a period of three years.

Under the terms of the grant, funds have been expended on:

- Partial refurbishment and fit out of the Hub to make it suitable for use by multicultural organisations;
- Contribution to utilities and other costs associated with the project;
- Subsidy of hire costs, enabling multicultural groups to use office and meeting spaces at the Hub free of charge;
- Provision of a dedicated office space for the Organisation of African Communities (OAC).

Outside of the Local Projects Local Jobs project, the facility is hired to not for profit and commercial user groups, attracting a fee and resulting in a significant offset to the use that is provided free of charge. All potential users are vetted to ensure alignment with the Hub's remit to provide employment readiness skills, social enterprise and micro-economic support and social support to residents and the wider multicultural community.

Since the commencement of the Hub project, use of the facility has grown to an average of 2000 people per month, with satisfaction levels extremely high. In addition, a number of strategic City initiatives have progressed, including the following:

- In 2018, the City endorsed a pilot project that aims to activate the wider Girrawheen Hub Precinct through the Girrawheen Place Activation Plan, inform the City's approach to place activation and underpin the evolution of its Place Framework;
- Local Area Planning undertaken in 2019 affirmed the importance of the services, facilities and programs offered within the Girrawheen Precinct by the Senior Citizens Centre, the Girrawheen Library and the Hub; and
- The Girrawheen Koondoola Local Area Plan subsequently incorporated an action to *'Redevelop City Buildings in Girrawheen – Investigation into integrated services, programs and activities offered by the Girrawheen Hub, Library and Senior Citizens*

*Centre*, which involves the completion of a Needs Assessment in 2020/21, followed by a Feasibility Study in 2021/22.

The Local Project Local Jobs grant expires in June 2020 at which time the funds are expected to be fully spent. This report proposes continuance of the multicultural groups' usage of the Hub for a further period of three years under current terms and conditions, but funded by the City in order to provide stability and continued access by multicultural groups while the City investigates the strategic direction of the Hub, in the context of potential redevelopment of the building and associated co-located facilities in Girrawheen.

## Detail

In looking to the future, five options have been assessed and considered, as outlined below.

- **Business as Usual (Short Term) - Recommended**  
This option will provide stability and continued access by multicultural groups, whilst the City investigates the strategic direction of the Hub and the future of the Girrawheen Hub building.
- **Rebuild, Renew or Upgrade as Precinct Model (Medium Term) – Recommended**  
Investigation of this option will occur through the needs analysis and feasibility study to inform future decisions of Council.
- **Contract service to external provider – Not Recommended**  
This is not timely in the present circumstances, but will be considered during the needs assessment and feasibility study.
- **Creation of Partnership(s) – Not recommended**  
This is not timely in the present circumstances, but will be considered during the needs assessment and feasibility study.
- **Cessation of service – Not Recommended**  
As outlined in this report, the service currently offered at the Hub is highly valued, and is well supported by its users and the wider community.

Further information on the City's preferred options is outlined in the table below:

Timeframe	Option	Scenario	Considerations	Indicative Cost
Short – Mid Term	Business as Usual	<p>The service is delivered at the current facility by City staff, with minimal asset maintenance, and waiver of fees for multicultural groups covered by the City.</p> <p>Future service level by City staff, hire arrangements and financial model to be determined through co-design process, needs analysis, feasibility study and concept design.</p>	<ul style="list-style-type: none"> <li>• Unexpected maintenance costs, due to the age and condition of the building</li> <li>• Hire income to offset cost of waiver of fees to CaLD groups</li> <li>• A Needs Analysis and subsequent Feasibility Study to be undertaken</li> <li>• Funding model and sources determined for redeveloped facility</li> </ul>	Same as present, with an additional cost of approximately \$13,523 being the offset between paid hire and fee waivers for the 2020/21 – 2022/23 financial years.

Timeframe	Option	Scenario	Considerations	Indicative Cost
Mid – Long Term	Rebuild, Renew or Upgrade as Precinct Model	The facility is potentially rebuilt, renewed or upgraded in existing location or other, as an integrated precinct model consisting of Library, Senior Citizens Centre and Hub.	<ul style="list-style-type: none"> <li>• Opportunity to raise extra income through revenue add-ons in a new facility</li> <li>• Project listed in Girrawheen Koondoola Local Area Plan: Action Plan as <i>'Redevelopment of City Buildings in Girrawheen – Investigation into integrated services, programs and activities offered by the Girrawheen Hub, Girrawheen Library and Senior Citizens Centre'</i></li> <li>• Ability to ensure fit for purpose and adaptable facility, through community design process</li> <li>• Opportunity to consider the role of other community facilities such as Hainsworth Community Centre in the investigation</li> </ul>	Building options are estimated to be in the range of \$3m - \$9.6m, depending on the approach taken.

## Consultation

Regular consultation with Hub user groups occurs through bi-annual hirer and user group meetings, a monthly newsletter and face to face conversations. Community engagement is continuing through the implementation of the Place Activation Plan, programs such as Love Where You Live – Girrawheen, and the Girrawheen Community Garden project, in addition to the extensive community input into the development of the Girrawheen Koondoola Local Area Plan.

The Executive President of the OAC, Mr Joe Tuazama, has told the City that he believes that the success of the Hub is founded on respect, collaboration and equity between the user groups. It is his view that the Hub project is unique and provides a model and standard that could be replicated in other local government areas with similarly highly diverse communities.

A recent poll of regular users revealed a majority are 'Very Satisfied' with the service provided, which enables them to facilitate a wide range of programs including workshops, youth programs, organisational meetings, office space, school aged learning, and dance, language and cultural programs.



## Comment

The success of the Girrawheen Hub project is founded on addressing community needs by building community capacity, strengthening organisational development, and providing job skills, training and social support. The Hub is a unique facility that is recognised for its successful and innovative approach across levels of government, not for profit groups and multicultural organisations, and acknowledged as being of the highest value to the communities that utilise the service.

Since instigating the Girrawheen Hub in 2017, the City has taken a place activation approach with a focus on providing needs-based support that caters to the culturally diverse local community. This has provided the catalyst for a lively and complementary community offer, drawing a range of customers for a variety of purposes, delivering quality services and providing a true Community Precinct.

Expiry of the funding agreement provides an opportunity to consider the future direction and resourcing of the Hub and presents some significant opportunities to embed place principles as part of the project.

A City commitment to the continuation of the waiver of fees up to an amount of \$25,000 would be for the same purpose as the existing grant agreement and would be for each of the 2020/21 – 2022/23 financial years. It would support service level stability and continued access by eligible multicultural groups during the needs and feasibility investigations that is anticipated to be finalised in June 2023, and inform subsequent decision making by Council. Through ongoing promotion of the Hub to commercial and other fee paying user groups, there is potential for the fee waiver to be substantially, if not totally offset by use fee income.

Investigation of a rebuild, renewal or upgrade of all three City facilities into an integrated centre, as included in the Girrawheen Koondoola Local Area Action Plan, provides an opportunity to decide the way forward and extent of future service delivery in the precinct.

The recommendations of this report seek to address inter-connected strategic City initiatives, enable support of the City's multicultural communities through continuance of this highly successful service over the next three years, and allow time for the City to conduct a responsible and timely review on future community facilities provision in Girrawheen.

## Statutory Compliance

Not applicable

## Strategic Implications

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

*"1 Society*

*1.4 Connected Communities*

*1.4.2 Strengthen community and customer connectedness through community hubs"*

## Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship 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 and Place	Manage

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

## Policy Implications

The Hub project aligns with the City's *Access and Inclusion Plan 2018* Objective 8 which states that 'All people can culturally, socially and economically contribute to the community' with supporting actions to 'Build community confidence and capacity to participate in all aspects of community life' and 'Facilitate and support multicultural capacity building initiatives'.

On the Community Impact Continuum of the *Social Strategy 2019*, the project is currently situated between the 'Transactional approach' and 'Community based approach'. It is intended to move the Hub project to the 'Fully integrated approach to planning', through extensive engagement and a community co-design approach during the Needs Assessment and Feasibility Study.

## Financial Implications

Actual figures from 2018/19 demonstrate that income from user pays facility booking fees (\$18,385) is close to fully offsetting the cost of subsidised use of the facility under the current terms and conditions of the Local Projects Local Jobs grant (\$22,265). This represents a differential of \$3,880 noting that this gap is currently met by the grant.

Should the City continue the current service model offered at the Hub, beyond expiry of the grant, an estimated allocation of \$25,000 per year will be required to cover potential fee waivers for the 2020/21 – 2022/23 financial years.

This allocation is expected to be offset by user pays hire income to the extent that the net costs are estimated to be approximately \$5,000 per year. Increased promotion and advertising of user pays hire opportunities has the potential to further narrow the gap between subsidised and user pays income. Notwithstanding this, it is considered that the subsidy is within the scope of other support offered to community, sporting and cultural groups, and would reinforce the Hub as a significant and important community investment.

## Voting Requirements

Absolute Majority

## **Recommendation**

### **That Council:-**

- 1. NOTES the progress update provided on the Girrawheen Hub;**
- 2. APPROVES BY ABSOLUTE MAJORITY the subsidised use of the Girrawheen Hub by eligible multicultural groups by waiving hire fees to a maximum value of \$25,000 per year following the expiry of the Local Projects Local Jobs grant in June 2020, until such time as a decision can be made on the future of the Girrawheen Hub building;**
- 3. NOTES that an allocation of \$25,000 per year will be listed for consideration in the 2020/21 – 2022/23 financial years' budget considerations to provide continued service delivery at the Girrawheen Hub under the current model; and**
- 4. NOTES that an allocation of \$50,000 per year will be listed for consideration in the 2020/21 and 2021/22 financial years' budget considerations to support the investigation into the Rebuild, Renew or Upgrade of the Girrawheen Hub as a Precinct Model.**

*Attachments: Nil*

## **Corporate Strategy & Performance**

### **Business & Finance**

#### **CS01-02/20     2019/2020 Mid Year Review - Annual Planning and Budget**

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File Ref: 36171V02 – 20/12358  
Responsible Officer: Director Corporate Strategy & Performance  
Disclosure of Interest: Nil  
Attachments: 4

### **Issue**

To consider the Mid-Year Review (**MYR**) of the Annual Budget for 2019/20 (Annual Budget) and the Corporate Business Plan 2019/20 - 2022/23.

### **Background**

Regulation 33A of the *Local Government (Financial Management) Regulations 1996* requires a local government to carry out a review of its Annual Budget for that year between 1 January and 31 March in each year. Within 30 days after the review is carried out, the review is to be submitted to the Council for consideration. Council is to consider the review and determine whether or not to adopt. The Revised Budgets resulting from the MYR are detailed in **Attachments 1, 2 and 3** and are inclusive of endorsed amendments from Council and MYR recommendations.

This review of the Corporate Business Plan (**CBP**) 2019/20 to 2022/23 was conducted in conjunction with the legislated mid-year budget review to capture any financial implications to proposed changes as outlined in **Attachment 4**.

### **Detail**

#### **Annual Budget 2019/20**

The MYR of the Annual Budget was undertaken during the month of January 2020 based on data as at 31 December 2019. Commentaries on Revised Budgets as a result of the MYR are provided below.

The overall adjustments captured through the MYR reflect an unfavourable impact to the Result from Operations of \$918k, with the end of year Result from Operations post MYR reducing from a Budget Surplus of \$843k to a Deficit of \$75k. With the Capital Program, the Revised Budget post MYR is projected to be \$90.4m, representing a \$8.4m reduction. Budgeted Net Transfers from Reserves have reduced by \$2.1m which is largely due to decreased requirement towards Capital Projects.

#### **Statement of Comprehensive Income (Attachment 1)**

##### **Operating Income (-\$1.2m)**

##### **Rates (-\$942k)**

The full year forecast has reduced the Rating Income by reducing Interim Rates by \$942k to \$134.6m. This is due to successful objections by Developers on the Super Lots of \$576k and similarly on Residential Properties of \$286k. In addition, there have been amended valuations from Landgate for Residential Properties against Base Rates of \$124k.

**Operating Grants, Subsidies and Contributions (+\$941k)**

The City is expected to experience an increase in government funded grants and other income of \$941k. The major accounts affecting this increase are:

- **Operating Grant Income - State Government** increased by \$601k (7.1%), reflecting an additional \$177k of Financial Assistant Grant for general purpose; \$147k of Grant due to extension of Department of Communities contract; and \$205k for Mitigation Activity Fund.
- **Court Fees for Debt Recovery** increase of \$389k (141.3%) being offset by increase in expenditure. This increase in fees reflects the increase in attention to the long outstanding overdue Rates.

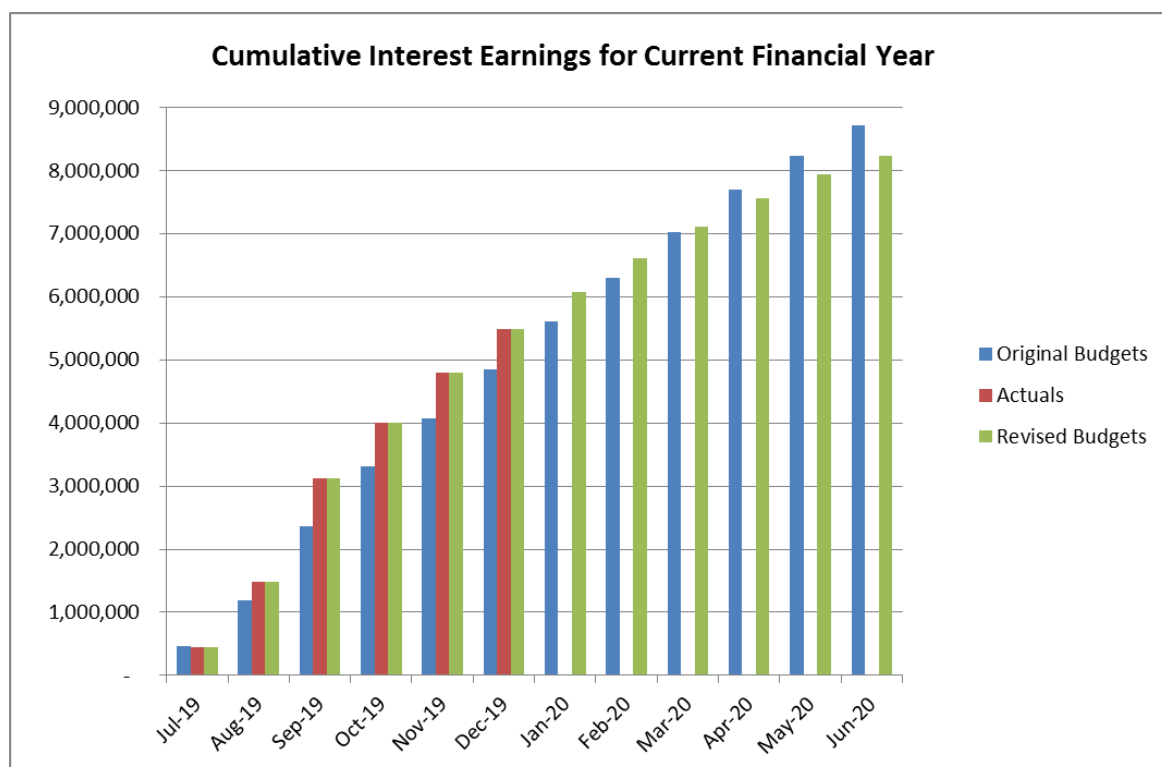
**Fees and Charges (-\$238k)**

The full year forecast is revised down by \$238k (-1%) with the major accounts affecting income under this category being:

- **Facility Booking Fee Income** from Sport Playing Surfaces has been decreased by \$450k (10.9%) to reflect in reduction of internal accounting entry for subsidies provided by the City. The contra adjustment is also reflected under materials and contract expenditure as noted below;
- **User or Entry Fee Income** within Community Facilities has been increased by \$492k (25%) to accommodate growth of the membership of Aquamotion as a result of promotions and sales training;
- **Land Development Supervision Fee Income** has decreased by \$200k (57.1%) due to the subdued activity in sub-divisions in the Perth property market.

**Interest Earnings (-\$1.14m)**

The budget forecast is decreased by \$1.14m (-13%) as a result of the historically low Cash Rate (currently at 0.75%). The current weighted average interest rates are ranging between 2.61% in July 2019 and 2.03% in December 2019. The interest rates being negotiated on renewals of term deposits is between 1.50% and 1.60% which has been taken into account to amend the expected interest income for the year.





**Other Revenue (+\$148k)**

Key reasons for overall \$148k increase is due to a reimbursement of extra Waste Recovery costs from the City's insurer, Local Government Insurance Scheme (LGIS), for \$250k offset by \$102k lower Sale of products and Miscellaneous Income which has been reduced due to actual income lower than anticipated.

**Operating Expenses (+309k)****Employee Costs (+\$954k)**

The full year forecast for Employee Costs is a decrease of \$954k which allows for vacancies and efficiencies obtained from improved processes of \$1.2m offset by slight increase of \$226k mainly due to lower project administration recoveries.

This mid-year forecast has been completed after considering increased Capital Works in the second half of the financial year. Once allowances for workers compensation insurance and changes to employee enterprise agreements are factored in, all other Salaries and Wages accounts are tracking as per the Annual Revised Budget with no Mid-Year Adjustments being required.

**Materials and Contracts (-\$700k)**

The full year Materials and Contracts budget is revised to \$69.3m, being an increase of \$700k (+1.0%) compared to Revised Budget. Explanations of the larger areas of change are outlined below:

- **Contract Expenses (+\$590k):**

Decrease in contract expenses of \$590k is mainly attributable to reduction in web and graphic design services of \$362k in this financial year and reduction of internal accounting entry for subsidies provided by the City of \$450k. The contra adjustment is also reflected under fees and charges as noted above.

These savings are offset by an increase in emergency services expenditure of \$100k due to increased Work Orders set up for Yanchep Fire and Volunteer Bushfire Brigade (VBFB) Medicals (not cover by the Emergency Services Levy (ESL)).

In addition, there has been an increase in commercial bin hire and managing Customer & Information services of \$99k due to unanticipated contract variations.

- **Refuse Removal Expenses (-\$1.3m):**

The key variance relates to increase in Domestic Recycled Refuse Removal expenses of \$1.6m driven by the higher rate charged for diverting waste to the Mindarie Regional Council (MRC) as a result of the fire at the Cleanaway site at South Guildford. This is offset by reduction in bulk rubbish collection expenses of \$153k, reduced tonnage collected from removing verge and illegal dumping of \$66k and reduced expenditure of \$99k in Engineering Maintenance services in line with projected decrease in materials to be disposed.

As noted above under "Other Revenue", the City's insurer, LGIS will reimburse approximately \$250k to offset the additional recycling costs incurred of \$1.6m.

**Utility Charges (+\$64k)**

A decrease in utility charges of \$64k (1%), being driven by a reduction in telephone costs of \$60k and water consumption costs of \$35k offset by slight increase in Electricity costs of \$28k.

**Other Revenues & Expenses (-\$5.9m)****Non-Operating Grants, Subsidies & Contributions (+\$72k)**

The forecast end of year figure represents an overall increase of \$72k (0.2%), being the net result of grant upward adjustments as detailed in **Attachment 2**.

**Contributed Physical Assets (\$No change)**

As at the end of December 2019 \$5.2m contributed assets were recorded against the Annual Budget of \$16.3m. There have been no indications of changes to the timing of the handover of assets from Developers and as such no amendment to the current year forecast.

**Profit/(Loss) on Asset Disposals (+\$103k)**

A \$103k increase (+18%) is identified, attributed to higher than expected sales at Tamala Park due to improving market conditions.

**Developer Contribution Plans (DCP) & Town Planning Schemes (TPS) (-\$6.1m)**

Latest planning activities have indicated developers' contributions will be lower than the Annual Budget by \$6.1m (84%). The main changes are as a result of:

<b>Description</b>	<b>Amount (\$)</b>
TPS – Yanchep/Two Rocks Community Facilities – Revised DCP Rate	(841,254)
East Wanneroo Cell 1 - Reduced cash capital contribution	(666,407)
East Wanneroo Cell 9 – Reduced cash capital contribution	(1,694,000)
East Wanneroo Cell 9 – Public Open Spaces (POS) acquisition and development	(2,640,000)
TPS – Alkimos/Eglinton Community Facilities - Reduced cash capital contribution	(368,930)
East Wanneroo Cell 3 – Additional cash capital contribution	112,288
<b>Total</b>	<b>(6,098,303)</b>

**Capital Projects (Attachment 2) (+\$8.4m)**

Review of the Capital Program has produced various adjustments to projects as detailed in **Attachment 2**. These adjustments have resulted in a net reduction in the capital program of \$8.4m, with the post MYR Revised Budget projected to be \$90.4m.

With particular attention paid to the timing of the spending on large projects, there have been a number of projects relinquishing funds in 2019/20 for consideration during the 2020/21 Capital Budget development deliberations.

Some of the major deferrals, and the explanations for them, are as follows:

- **PR-2955 – Halesworth Park, Butler, New Sports Facilities (+\$5.5m)**  
To be re-budgeted due to delays in the receipt of the clearing permit.
- **PR-2664 – Southern Suburbs Library, Landsdale, New Building (+\$250k)**  
Funds to be re-budgeted in 2020/21, due to review of concept design to suit Landsdale site and internal stakeholder requirements. Detailed design as per Council approval is scheduled for 2020/21.
- **PR-4071 – Renew Customer Request Management (CRM) System (+\$199K)**  
The City's focus has been on the delivery of the Financial Management Information System (FMIS) and the development of the Asset Management Information System (AMIS) resulting in deferral of the CRM to be re-budgeted in 2020/21.

In addition, the following new projects have been identified:

- **PR-1464 – Purchase New Waste Recycling Bins (-\$176k)**  
This re-classifies the purchase from Operating to Capital expenditure when we buy new bins.
- **PR-4243 – Gumblossom Park, upgrade soccer fence (-\$17k)**  
The soccer fence at Gumblossom Park, Quinns Rocks requires modification to provide space for temporary dugout structures during the soccer season. This will improve safety at the site.
- **PR-4244 – New centre management system for Aquamotion and Kingsway (-\$100k)**  
The facilities at Aquamotion and Kingsway Indoor Stadium require a new centre management system to replace the old system (Class) which is no longer supported by the provider. Without IT support for the current system, the City is at risk if any issues were to arise.
- **PR-4246 – Wangara Greens Recycling Facility, Wangara, new waste oil storage shed (-\$15K)**  
A new waste oil storage shed is urgently required at the City's greens recycling facility in Wangara to allow for the increase to the range of products that ratepayers are able to drop off at the facility.
- **PR-4247 – Wangara Transfer Station, Wangara upgrade site works (-\$200k)**  
As a result of the recent fire at the Cleanaway recycling facility in South Guildford, the City has had to urgently recommission the facility at Wangara to temporarily store the recycling collected as part of the domestic waste collection service. Works include the construction of a sump.
- **PR-4249 – Abbeville Park, Mindarie, Oval extension (-\$33k)**  
An extension to the existing oval is required to allow for two full sized soccer ovals to enable expanded capacity.
- **PR-4250 – Edgar Griffiths Park, Wanneroo, New car park (-\$10k)**  
To support the new dog park, an additional car park is required due to capacity issues.
- **PR-4251 – St Andrews Park, Yanchep, Upgrade soccer pitch to new location (-\$20k)**  
Funds required to relocate soccer pitch to suit new school site.
- **PR-4252 – Capricorn Esplanade, Yanchep, New traffic management treatments (-\$12k)**  
Funds required for traffic management improvements as part of the Yanchep Lagoon Masterplan.

#### **Rate Setting Statement (refer to Attachment 3)**

The Rate Setting Statement outlined in **Attachment 3** represents a composite view of the finances of the City. It is based on the movement of Operations and Capital Works revenue and expenditure providing an indication of the required Rating income. The resultant position identifies a reduction in Rates to be raised of \$942k, inclusive of a net decrease from Reserves of \$2.1m.

#### **Corporate Business Plan (CBP)**

As part of the mid-year review process, responsible officers have had the opportunity to review the adopted initiatives and Key Performance Indicators (**KPIs**) captured within the CBP and make recommendations for changes.

## Mid-year CBP Review Summary of Changes

- 7 changes to initiative descriptions to reflect changes in scope or deliverable
- 1 new initiative added
- 10 initiatives recommended for deferral of completion dates to 2020/21
- 2 new KPIs added
- 10 changes to KPI descriptions
- 4 changes to KPI targets
- 30 KPIs to be removed for monitoring internally by Executive

## Consultation

Internal stakeholders.

## Comment

## Mid-year Annual Budget Review Summary of Changes

### Operating

Total operating changes submitted through the MYR equate to an unfavourable movement of \$918k which is summarised as:

- A reduction in Rates by \$942k as a result of objections to valuations.
- An increase in Operating Grants, Subsidies & Contributions \$941k.
- Reduction in Fees & Charges and Interest Income of \$238k and \$1.1m respectively.
- An increase in Other Income by \$148k with the main change being a reimbursement of \$250k from LGIS for additional recycling costs incurred;
- A decrease in Employee Costs of \$954k, with \$1.2m due to vacancies and efficiencies offset by lower project administration recoveries of \$226k.
- An increase in materials and contracts by \$700k mainly due to higher waste recycling fees offset by lower contract expenditure with deferral of projects.

### Capital

Of the \$8.4m reduction in the Capital Program budget a large proportion has been deferred for consideration in 2020/21. With regard to the financial impact on Municipal Funds a reduced draw of \$2.4m has been identified.

## Yanchep/Two Rocks Developer Contribution Plan (DCP) - Loan Extension

The operating period of the Developer Contribution Plan for Yanchep/Two Rocks was approved through Council on 13 November 2018 as part of the Town Planning Scheme amendment 166 (Gazetted on 18 June 2019) from 10 to 16 years. The City's projections indicate that 16 years will be required to generate adequate funding without significantly increasing the cost per dwelling. As a consequence, the current existing loans with Commonwealth Bank of Australia (**CBA**) which have a maturity date of 8 September 2024 need to be extended by six years to 2 December 2030 as per preliminary negotiations with CBA (**Recommendation 2**).

## Statutory Compliance

*Regulation 33A of the Local Government (Financial Management) Regulations 1996* requires a local government to carry out a review of its Annual Budget for that year between 1 January and 31 March in each year. Within 30 days after the review is carried out, the review is to be submitted to the Council for consideration. Council is to consider the review and determine whether or not to adopt.

## 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

The tables below outline the Strategic and Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

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

Risk Title	Risk Rating
Integrated Planning and Reporting	Low
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

## Policy Implications

The MYR has been undertaken in accordance with the requirements detailed in the City's Accounting Policy and Strategic Budget Policy.

## Financial Implications

As outlined above and detailed in **Attachments 1, 2 and 3**. The CBP initiatives that are proposed for deferral to 2020/21 have been incorporated in the review of the current budget.

## Voting Requirements

Absolute Majority





## Recommendation

That Council APPROVES by ABSOLUTE MAJORITY:

1. The Mid-Year Review of the Annual Budget for the 2019/20 financial year in accordance with Regulation 33A of the *Local Government (Financial Management) Regulations 1996*, as shown in Attachments 1, 2 and 3;
2. The extension of the Commonwealth Bank of Australia loans tenure to fund the Yanchep/ Two Rocks Development Contribution Plan to 2 December 2030; and
3. The proposed changes to the Corporate Business Plan 2019/20–2022/23 outlined in the Mid-Year Corporate Business Plan Review report, as shown in Attachment 4.



*Attachments:*

1 <a href="#"></a>	<i>Attachment 1 - Statement of Comprehensive Income MYR 2019-20</i>	<i>20/35786</i>	<i>Minuted</i>
2 <a href="#"></a>	<i>Attachment 2 - 2019-20 Capital MYR</i>	<i>20/35802</i>	<i>Minuted</i>
3 <a href="#"></a>	<i>Attachment 3 - Rate Setting Statement MYR 2019-20</i>	<i>20/35794</i>	<i>Minuted</i>
4 <a href="#"></a>	<i>Attachment 4 - Corporate Business Plan 2019-20 Mid-year Review Report</i>	<i>20/21605</i>	<i>Minuted</i>

## Attachment 1

**CITY OF WANNEROO**  
**STATEMENT OF COMPREHENSIVE INCOME - BY NATURE OR TYPE**  
**FOR THE PERIOD ENDING 30 JUNE 2020**

Description	Year to Date as at 31 December 2019				Annual				
	Actual	Revised Budget	Variance		Original Budget	Revised Budget	Mid-Year Review	Variance (MYR v Rev Bud)	
	\$	\$	\$	%	\$	\$	\$	\$	%
<b>Revenues</b>									
Rates	133,208,966	133,661,200	(452,234)	(0.3)	135,581,907	135,581,907	134,639,896	(942,011)	(0.7)
Operating Grants, Subsidies & Contributions	3,856,396	3,851,879	4,517	0.1	10,860,681	10,750,296	11,691,244	940,948	8.8
Fees & Charges	38,513,472	38,687,399	(173,927)	(0.4)	46,787,670	46,787,670	46,550,152	(237,518)	(0.5)
Interest Earnings	4,839,383	4,854,944	(15,561)	(0.3)	8,715,234	8,715,234	7,579,269	(1,135,965)	(13.0)
Other Revenue	230,268	312,363	(82,095)	(26.3)	627,194	627,194	774,792	147,598	23.5
	<b>180,648,486</b>	<b>181,367,785</b>	<b>(719,299)</b>	<b>(0.4)</b>	<b>202,572,686</b>	<b>202,462,301</b>	<b>201,235,353</b>	<b>(1,226,948)</b>	<b>(0.6)</b>
<b>Expenses</b>									
Employee Costs	(36,162,099)	(38,493,015)	2,330,916	6.1	(76,825,787)	(76,825,796)	(75,872,298)	953,498	1.2
Materials & Contracts	(31,364,673)	(33,404,158)	2,039,485	6.1	(68,528,997)	(68,529,696)	(69,229,375)	(699,679)	(1.0)
Utility Charges	(4,466,486)	(4,654,542)	188,056	4.0	(9,695,193)	(9,695,197)	(9,631,498)	63,699	0.7
Depreciation	(20,465,454)	(20,465,454)	0	0.0	(40,947,313)	(40,947,295)	(40,947,295)	0	0.0
Interest Expenses	(2,058,507)	(2,117,933)	59,426	2.8	(4,111,186)	(4,111,186)	(4,111,186)	0	0.0
Insurance	(585,207)	(762,204)	176,997	23.2	(1,510,000)	(1,510,000)	(1,518,848)	(8,848)	(0.6)
	<b>(95,102,428)</b>	<b>(99,897,306)</b>	<b>4,794,878</b>	<b>4.8</b>	<b>(201,618,476)</b>	<b>(201,619,170)</b>	<b>(201,310,500)</b>	<b>308,670</b>	<b>0.2</b>
<b>RESULT FROM OPERATIONS</b>	<b>85,546,058</b>	<b>81,470,479</b>	<b>4,075,579</b>	<b>5.0</b>	<b>954,210</b>	<b>843,131</b>	<b>(75,147)</b>	<b>(918,278)</b>	<b>(108.9)</b>
<b>Other Revenue &amp; Expenses</b>									
Non Operating Grants, Subsidies & Contrib	7,264,590	6,311,459	953,131	15.1	28,798,613	34,875,584	34,947,191	71,607	0.2
Contributed Physical Assets	5,156,025	8,137,250	(2,981,225)	(36.6)	16,274,500	16,274,500	16,274,500	0	0.0
Profit on Asset Disposals	352,858	292,494	60,364	20.6	585,217	585,217	688,175	102,958	17.6
Loss on Assets Disposals	0	(205,560)	205,560	100.0	(14,110,346)	(14,110,346)	(14,110,346)	0	0.0
DCP & TPS Revenues	6,153,686	5,842,346	311,340	5.3	15,288,167	15,288,168	11,865,712	(3,422,456)	(22.4)
DCP & TPS Expenses	(5,025,451)	(3,125,130)	(1,900,321)	(60.8)	(8,031,975)	(8,031,977)	(10,718,440)	(2,686,463)	(33.4)
	<b>13,901,709</b>	<b>17,252,859</b>	<b>(3,351,150)</b>	<b>(19.4)</b>	<b>38,804,176</b>	<b>44,881,146</b>	<b>38,946,792</b>	<b>(5,934,354)</b>	<b>(13.2)</b>
<b>NET RESULT</b>	<b>99,447,767</b>	<b>98,723,338</b>	<b>724,429</b>	<b>0.7</b>	<b>39,758,386</b>	<b>45,724,277</b>	<b>38,871,645</b>	<b>(6,852,632)</b>	<b>(15.0)</b>
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>99,447,767</b>	<b>98,723,338</b>	<b>724,429</b>	<b>0.7</b>	<b>39,758,386</b>	<b>45,724,277</b>	<b>38,871,645</b>	<b>(6,852,632)</b>	<b>(15.0)</b>

## 2019/20 Capital Mid Year Review (MYR)

Project No.	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
	<b>Original Adopted Budget</b>	91,087,387								
	Endorsed Changes (prior to MYR)	7,732,532								
	<b>Current Capital Program</b>	98,819,919								
	<b>Mid Year Review Adjustments</b>									
PR-1006	Neerabup Industrial Area, Neerabup, New Sites for Environmental Offset Requirements	279,000	309,000	<b>(30,000)</b>	(105,066)		75,066			Additional funds required to repair fire damage, however receipt of a DFES grant for \$105,066 to assist with fire damage repairs will result in a reduction in the drawdown from the Neerabup Development Reserve.
PR-1031	Recurring Program, New IT Equipment and Software	1,880,759	1,694,745	<b>186,014</b>					<b>186,014</b>	Savings identified, partly due to purchases being below the capital threshold being purchased through operating.
PR-1032	Recurring Program, Renew IT Equipment and Software	1,449,801	1,420,761	<b>29,040</b>			29,040			Savings identified, partly due to purchases being below the capital threshold being purchased through operating.
PR-1033	Recurring Program, Upgrade IT Equipment and Software	430,420	416,531	<b>13,889</b>					<b>13,889</b>	Savings identified.
PR-1037	Recurring Program, Renew Domestic Waste Vehicles	2,740,410	2,715,410	<b>25,000</b>			25,000			Funds not required in 2019/20.
PR-1040	Upgrade Golf Course - Marangaroo	7,000	37,000	<b>(30,000)</b>			(30,000)			Funds required to develop a management plan for the course, install handrails and signage.
PR-1041	Upgrade Golf Course - Carramar	0	13,000	<b>(13,000)</b>			(13,000)			Funds required to develop a management plan for the course.
PR-1055	Recurring Program, New Bus Shelter Installations	75,000	75,000	<b>0</b>		37,500			<b>(37,500)</b>	Change of funding source as no grant will be received for this program.
PR-1056	Recurring Program - Purchase Land for road reserves	0	80,000	<b>(80,000)</b>					<b>(80,000)</b>	Funds are required to purchase land at Flynn Drive Neerabup for road widening (as per Council report CS03-11/19).
PR-1087	Recurring Program, Renew Transport Infrastructure Assets	3,105,931	3,205,931	<b>(100,000)</b>					<b>(100,000)</b>	Additional resurfacing.
PR-1464	Purchase New Waste Recycling Bins	0	175,600	<b>(175,600)</b>			(175,600)			Funds required for purchase of new bins, as this is now deemed to be capital. Operating has been reduced by the same amount.
PR-1567	Recurring Program, Renew Conservation Reserves	123,000	113,000	<b>10,000</b>		10,000				Savings identified.
PR-1658	Recurring Program, Renew Plant	535,466	434,006	<b>101,460</b>			101,460			Funds not required in 2019/20.
PR-1660	Recurring Program, Renew Heavy Trucks	1,286,843	1,273,843	<b>13,000</b>			13,000			Funds not required in 2019/20.
PR-1661	Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations	1,252,033	1,500,000	<b>(247,967)</b>					<b>(247,967)</b>	Additional funds required for works at Anchorage Dr and Ridgewood Lake.
PR-1680	Recurring Program, Upgrade Tracks	79,860	151,860	<b>(72,000)</b>	(72,839)				<b>839</b>	Grant funds received from DFES for Damian Park, Jandabup, enabling the construction of two more limestone tracks at Anchorage and Pinjar Parks.
PR-1883	Recurring Program, Upgrade Corporate Business Systems	241,778	226,778	<b>15,000</b>					<b>15,000</b>	Savings identified.
PR-1904	Recurring Program, Renew Community Building Assets	480,000	530,000	<b>(50,000)</b>					<b>(50,000)</b>	Additional funds required due to tender prices being greater than anticipated.
PR-2016	Recurring Program, Renew Foreshore	103,000	138,000	<b>(35,000)</b>					<b>(35,000)</b>	Additional funds required due to excessive erosion at the sites.

Project No.	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-2088	Badgerup Reserve, Wanneroo, Renew Site for Environmental Offset Various Requirements	196,000	166,000	30,000				(106,100)	136,100	Savings due to reduced scope. Additionally, the funding source is changed to reflect the requirement for TPS Cells to contribute to the environmental offset costs for Cell funded capital works.
PR-2089	Honeypossum and Boomerang Reserves, Banksia Grove, Renew Sites for Environmental Offset Requirements	75,000	55,000	20,000					20,000	Savings due to reduced scope.
PR-2091	Caporn, San Teodoro, Spring and Alvarez Parks, Tapping, Renew Sites for Environmental Offsets	70,000	70,000	0				(19,550)	19,550	Change in funding source to reflect the requirement for TPS Cells to contribute to the environmental offset costs for Cell funded capital works.
PR-2092	Appleby Park, Darch, Renew Site for Environmental Offset Requirements	28,000	28,000	0				(28,000)	28,000	Change in funding source to reflect the requirement for TPS Cells to contribute to the environmental offset costs for Cell funded capital works.
PR-2094	Recurring Program, New CCTV Network and Supporting Infrastructure	150,000	97,000	53,000					53,000	Funds to be re-budgeted in 2020/21, awaiting finalisation of specifications for the City.
PR-2098	Recurring Program, New Corporate Business Systems	461,345	446,345	15,000					15,000	Savings identified, partly due to purchases being below the capital threshold, and therefore being purchased through operating.
PR-2203	Recurring Program, Renew Community Facilities Furniture	29,820	25,140	4,680					4,680	Surplus funds to requirements for 2019/20.
PR-2455	Clarkson Youth Centre, Clarkson, Upgrade Building and Open Space	70,000	40,000	30,000					30,000	Funds to be re-budgeted in 2020/21, to suit revised scope and community consultation.
PR-2495	Yanchep Lagoon Paths and Trails, Yanchep, New Pathways and Infrastructure	12,000	0	12,000			12,000			Project terminated - funds not required.
PR-2558	Recurring Program, Renew Corporate Building Assets	301,262	241,262	60,000					60,000	Funds not required.
PR-2561	Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works	2,439,387	2,114,387	325,000			325,000			\$225K not required, with \$100K to be re-budgeted in 2020/21 to complete the project.
PR-2616	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	250,000	50,000	200,000					200,000	Funds for construction to be re-budgeted in 2020/21, pending design review.
PR-2619	Recurring Program, Upgrade Kingsway Indoor Stadium - Minor Works	20,000	16,150	3,850					3,850	Funds to be transferred to operating, as remaining purchases will not meet the capital threshold.
PR-2621	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	942,246	1,088,246	(146,000)					(146,000)	Additional funds required to complete works due to increased scope of works.
PR-2656	Recurring Program, Miscellaneous Traffic and Parking Management	150,000	205,000	(55,000)		(55,000)				External contribution for works at Templetonia Blvd / Two Rocks Rd roundabout.
PR-2658	Recurring Program, Renew Natural Area Assets	54,547	85,740	(31,193)					(31,193)	Additional funds required to complete works at Koondoola bushland.
PR-2664	Southern Suburbs Library, Landsdale, New Building	344,273	94,273	250,000			198,750		51,250	Funds to be re-budgeted in 2020/21, due to review of concept design to suit Landsdale site and internal stakeholder requirements. Detailed design as per Council approval is scheduled for 2020/21.
PR-2672	Recurring Program, Upgrade Beach Accessways	287,000	255,000	32,000					32,000	Tenders under evaluation, with some savings already identified.
PR-2707	Recurring Program, New Minor Pathways and End of Trip Facilities	120,000	153,000	(33,000)					(33,000)	Additional funds required for two paths at Doncaster Grange, Butler and Santorini Promenade, Alkimos

Project No.	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-2749	Recurring Program, New Footpaths - Municipal Funded	650,000	804,000	(154,000)					(154,000)	Additional funds required for three paths added by Administration ( Ferndale Cnr, Mindarie; Wishart Park, Wanneroo; Two Rocks Road / Bertruaux Approach, Yanchep) and one by Council resolution (Kevo Place, Landsdale (AS01-07/19)).
PR-2792	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	32,395	42,395	(10,000)					(10,000)	Additional funds required to suit advanced schedule.
PR-2795	Seniors Recreation Space, Central Ward, Upgrade Passive Park	76,000	0	76,000			76,000			Project terminated - funds not required.
PR-2797	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	3,177,463	3,077,463	100,000					100,000	Projected savings.
PR-2819	Banksia Grove Sports Ground, Banksia Grove, New Change Rooms and Floodlighting	8,000	6,573	1,427					1,427	Project completed with savings.
PR-2820	Kingsway AFL, Madeley, New Cricket Wicket for WAFL Game	35,000	7,500	27,500					27,500	Funds required in 2020/21.
PR-2829	Rangeview Road, Landsdale, Upgrade Traffic Treatments	150,000	157,000	(7,000)					(7,000)	Additional funds required to complete works.
PR-2832	Neerabup Rd, Clarkson, Upgrade Drainage at Existing Low Point Adjacent Bunnings	120,000	99,936	20,064					20,064	Savings due to methodology adjustments.
PR-2902	Koondoola Avenue, Koondoola, Upgrade Traffic Management from Mirrabooka Ave to Butterworth Ave	220,000	229,049	(9,049)					(9,049)	Additional funds required to complete project.
PR-2947	Recurring Program, Renew Wanneroo Aquamotion Building Assets	23,001	43,001	(20,000)					(20,000)	Additional funds required for concourse drainage works.
PR-2955	Halesworth Park, Butler, New Sports Facilities	6,962,500	1,492,500	5,470,000			5,470,000			Funds to be re-budgeted in 2020/21, due to delays in the receipt of the clearing permit.
PR-2958	Paloma Park, Marangaroo, New Skate Park Floodlighting	36,830	14,977	21,853					21,853	Surplus funds not required.
PR-2966	Addison Park, Merriwa Floodlighting & Oval Extension	891,985	6,985	885,000					885,000	Funds to re-budgeted to 2020/21 to allow for further community consultation.
PR-2990	Leatherback Park, Alkimos, New Sports Amenities Building	420,000	255,000	165,000					165,000	Funds to be re-budgeted in 2020/21 to allow for grant application outcome.
PR-3036	Recurring Program, Renew Libraries Furniture	39,000	0	39,000					39,000	Project terminated - budget to be transferred to operating.
PR-3097	Kingsway Stage 3 Section B, Madeley, Upgrade Traffic Treatments Sovrano Ave to Regency Ave	190,883	193,530	(2,647)					(2,647)	Additional funds required to complete project, due to an increase in scope of works.
PR-4017	Lake Joondalup Park, Wanneroo, Upgrade Sports Amenities Building	329,925	79,925	250,000					250,000	Project re-scoped - surplus funds not required.
PR-4024	Alexander Heights Adult Day Care Centre, Alexander Heights, Upgrade Building	5,424	6,076	(652)					(652)	Additional funds required to complete project.
PR-4028	Renew HR and Payroll System	0	27,780	(27,780)					(27,780)	Additional funds were required to complete the project, due to delays in the schedule.



Project No.	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-4054	Recurring Program, New Passive Park Elements from Active Reserve Master Plan	57,000	0	57,000					57,000	Project terminated - funds not required.
PR-4068	New Assets Management System	1,034,598	375,328	659,270					659,270	Funds not required in 2019/20, to be re-budgeted in 2020/21.
PR-4071	Renew Customer Request Management System	447,600	248,231	199,369			199,369			Funds not required in 2019/20, to be re-budgeted in 2020/21.
PR-4074	Renew Facilities Management System	52,153	72,153	(20,000)					(20,000)	Additional funds required for onsite consultancy costs for implementation.
PR-4075	New Enterprise Project Management System	93,269	43,269	50,000			50,000			Funds to be re-budgeted to 2020/21.
PR-4078	Kingsway Aquatic Play Space, Darch, New Play Space	639,151	704,151	(65,000)					(65,000)	Additional funds required to improve functionality of the facility.
PR-4089	Recurring Program, Renew Park Structures	250,000	274,000	(24,000)					(24,000)	Additional funds required for structural assessment and design at Studmaster Park.
PR-4102	Shelvock Park, Koondoola, New Sports Amenities Building	2,063,080	1,913,080	150,000					150,000	Surplus funds not required.
PR-4108	Wanneroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	951,666	1,012,666	(61,000)					(61,000)	Additional funds required to allow for variations identified.
PR-4113	John Moloney Park, Marangaroo, Upgrade Sports Floodlighting	229,938	231,467	(1,529)					(1,529)	Additional funds required for turf reinstatement.
PR-4116	Gumblossom Reserve, Quinns Rocks, Upgrade Car Park Extension	208,900	0	208,900					208,900	Project terminated - funds not required.
PR-4118	Abbeville Park, Mindarie, Upgrade Storage Rooms	275,645	280,645	(5,000)			(5,000)			Additional funds are required due to increased scope.
PR-4124	Wanneroo Showgrounds, Wanneroo, Upgrade Existing Fencing Along Boundary	339,000	330,000	9,000		9,000				Reduced contribution to match expenditure.
PR-4147	Blackmore Avenue, Girrawheen - Traffic Management Scheme	87,248	107,248	(20,000)					(20,000)	Additional funds required to resolve the high pressure gas constraints.
PR-4159	Gnangara Rd Alexander Dr Intersection, Gnangara, Upgrade Skid Resistance and Traffic Signals	36,000	8,961	27,039	18,026				9,013	Savings due to alternate skid resistant treatment being utilised.
PR-4162	Heath Park, Eglinton, New Floodlighting	86,772	12,000	74,772	49,795	36,977			(12,000)	Project competed with savings. Financial correction to suit funding sources
PR-4169	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	210,234	280,234	(70,000)			(70,000)			Additional funds required for expanded design scope.
PR-4172	Hinckley Park, Hocking, Upgrade Passive Park	301,500	51,500	250,000					250,000	Funds to be re-budgeted in 2020/21 to allow for further community consultation.
PR-4178	Badgerup Reserve, Wanneroo, Renew Site for Environmental Offset for Old Yanchep Rd	64,600	59,600	5,000					5,000	Savings identified due to reduced planting requirements.
PR-4186	Marmion Avenue, Clarkson, Upgrade Intersection at Belleville Gardens	50,000	62,098	(12,098)					(12,098)	Additional funds required to complete project, due to higher than anticipated plant costs.
PR-4189	New Dog Park, North Coast Ward (Location TBD), Upgrade Passive Park	30,000	511	29,489					29,489	Funds to be re-budgeted in 2020/21.

Project No.	Project Name	Revised Budget	Revised Budget (Post MYR)	Adjustment (Increase) / Decrease	Funding Adjustments					Financial Comments
					Grants	Contrib.	Reserves	TPS	Municipal	
PR-4194	Wanneroo Animal Care Centre, Wanneroo, New Building	120,000	50,000	70,000					70,000	Funds to be re-budgeted in 2020/21 for detailed design. Original site (AOC) was deemed unsuitable and subsequently potential sites have been shortlisted. Alternate site selection, planning and scope definition continuing in 2019/20.
PR-4196	Wanneroo Aquamotion, Wanneroo, New Family Change Area	40,000	51,000	(11,000)					(11,000)	Funds to be brought forward from 2020/21 to complete design.
PR-4197	Seniors Recreation Space, North Coast Ward, Upgrade Passive Park	10,000	2,000	8,000					8,000	Funds to be re-budgeted in 2020/21 to allow for further community consultation.
PR-4198	Warradale Park, Landsdale, New Eco-Lighting	150,000	50,000	100,000					100,000	Funds to be re-budgeted in 2020/21 due to delays in approvals process for indigenous heritage. A masterplan exercise will be undertaken over the entire Warradale Park ahead of further heritage submissions being accepted by DLP.
PR-4200	Recurring Program, New Park Equipment	75,000	82,440	(7,440)					(7,440)	Additional funds required due to increased scope.
PR-4207	Monaghan Park, Darch, New Eco-lighting	100,000	80,000	20,000					20,000	Savings identified due to competitive quotes received.
PR-4211	Ridgewood Reserve, Ridgewood, New Storage Rooms	35,000	1,000	34,000					34,000	Funds to be re-budgeted in 2020/21 due to scope revision.
PR-4219	Quinns Rocks, Various locations, Upgrade traffic treatments around schools	20,000	45,000	(25,000)					(25,000)	Additional funds required to complete modelling and for MRRG funding submission.
PR-4223	Wanneroo Showgrounds, Wanneroo, New Playground Fencing	17,000	9,560	7,440					7,440	Surplus funds not required.
PR-4224	Scenic Park, Wanneroo, Upgrade Petanque Pitch to Install Shade Sails	80,000	50,000	30,000					30,000	Savings identified due to reduced scope.
PR-4226	Splendid Park, Yanchep, Upgrade Traffic Management	10,000	0	10,000					10,000	Project terminated - budget to be transferred to operating.
PR-4243	Gumblossom Park, upgrade soccer fence	0	17,100	(17,100)					(17,100)	Funds required for upgrades to the soccer fence.
PR-4244	New centre management system for Aquamotion and Kingsway	0	100,000	(100,000)					(100,000)	New project created from PR-1031.
PR-4246	Wangara Greens Recycling Facility, Wangara, new waste oil storage shed	0	15,000	(15,000)					(15,000)	Funds required for construction of shed at the greens recycling facility.
PR-4247	Wangara Transfer Station, Wangara upgrade site works	0	200,000	(200,000)					(200,000)	Funds required for urgent recommissioning of transfer station.
PR-4249	Abbeville Park, Mindarie, Oval extension	0	33,000	(33,000)					(33,000)	Funds required for new project to increase capacity at the ground to allow for senior sports.
PR-4250	Edgar Griffiths Park, Wanneroo, New car park	0	10,000	(10,000)					(10,000)	Additional parking space required to service new facilities.
PR-4251	St Andrews Park, Yanchep, Upgrade soccer pitch to new location	0	20,000	(20,000)					(20,000)	Funds required to relocate soccer pitch to suit new school site.
PR-4252	Capricorn Esplanade, Yanchep, New traffic management treatments	0	12,000	(12,000)					(12,000)	Funds required for traffic management improvements as part of the Yanchep Lagoon Masterplan.
<b>Sub Totals for Mid Year Review</b>		<b>41,604,941</b>	<b>33,179,940</b>	<b>8,425,001</b>	<b>(110,084)</b>	<b>38,477</b>	<b>6,281,085</b>	<b>(153,650)</b>	<b>2,369,173</b>	
<b>Total Revised Capital Works Program Post MYR</b>				<b>90,394,918</b>						

## CITY OF WANNEROO

Attachment 3

## CITY OF WANNEROO

## RATE SETTING STATEMENT - BY NATURE OR TYPE

FOR THE PERIOD ENDING 30 JUNE 2020

Description	Year to Date as at 31 December 2019				Annual				
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Mid-Year Review	Variance (MYR v Rev Bud)	
	\$	\$	\$	%	\$	\$	\$	\$	%
<b>Opening Surplus/(Deficit)</b>	0	(19,585,667)	19,585,667	0.0	(19,585,667)	(19,585,667)	(19,585,667)	0	0.0
<b>OPERATING ACTIVITIES</b>									
<b>Revenues</b>									
Operating Grants, Subsidies & Contributions	3,856,396	3,851,879	4,517	0.1	10,860,681	10,750,296	11,691,244	940,948	8.8
Fees & Charges	38,513,472	38,687,399	(173,927)	(0.4)	46,787,670	46,787,670	46,550,152	(237,518)	(0.5)
Interest Earnings	4,839,383	4,854,944	(15,561)	(0.3)	8,715,234	8,715,234	7,579,269	(1,135,965)	(13.0)
Other Revenue	230,268	312,363	(82,095)	(26.3)	627,194	627,194	774,792	147,598	23.5
	<b>47,439,519</b>	<b>47,706,585</b>	<b>(267,066)</b>	<b>(0.6)</b>	<b>66,990,779</b>	<b>66,880,394</b>	<b>66,595,457</b>	<b>(284,937)</b>	<b>(0.4)</b>
<b>Expenses</b>									
Employee Costs	(36,162,099)	(38,493,015)	2,330,916	6.1	(76,825,787)	(76,825,796)	(75,872,298)	953,498	1.2
Materials & Contracts	(31,364,673)	(33,404,158)	2,039,485	6.1	(68,528,997)	(68,529,696)	(69,229,375)	(699,679)	(1.0)
Utility Charges	(4,466,486)	(4,654,542)	188,056	4.0	(9,695,193)	(9,695,197)	(9,631,498)	63,699	0.7
Depreciation	(20,465,454)	(20,465,454)	0	0.0	(40,947,313)	(40,947,295)	(40,947,295)	0	0.0
Interest Expenses	(2,058,507)	(2,117,933)	59,426	2.8	(4,111,186)	(4,111,186)	(4,111,186)	0	0.0
Insurance	(585,207)	(762,204)	176,997	23.2	(1,510,000)	(1,510,000)	(1,518,848)	(8,848)	(0.6)
	<b>(95,102,428)</b>	<b>(99,897,306)</b>	<b>4,794,878</b>	<b>4.8</b>	<b>(201,618,476)</b>	<b>(201,619,170)</b>	<b>(201,310,500)</b>	<b>308,670</b>	<b>0.2</b>
<b>Non-Cash Amounts Excluded</b>									
Depreciation	20,465,454	20,465,454	0	0.0	40,947,313	40,947,295	40,947,295	0	0.0
	<b>(27,197,454)</b>	<b>(31,725,267)</b>	<b>4,527,813</b>	<b>(14.3)</b>	<b>(93,680,384)</b>	<b>(93,791,481)</b>	<b>(93,767,748)</b>	<b>23,733</b>	<b>0.0</b>
<b>INVESTING ACTIVITIES</b>									
Non Operating Grants, Subsidies & Contributions	7,264,590	6,311,459	953,131	15.1	28,798,613	34,875,584	34,947,191	71,607	0.2
Contributed Physical Assets	5,156,025	8,137,250	(2,981,225)	(36.6)	16,274,500	16,274,500	16,274,500	0	0.0
Profit on Asset Disposals	352,858	292,494	60,364	20.6	585,217	585,217	688,175	102,958	17.6
Loss on Assets Disposals	0	(205,560)	205,560	100.0	(14,110,346)	(14,110,346)	(14,110,346)	0	0.0
DCP & TPS Revenues	6,153,686	5,842,346	311,340	5.3	15,288,167	15,288,168	11,865,712	(3,422,456)	(22.4)
DCP & TPS Expenses	(5,025,451)	(3,125,130)	(1,900,321)	(60.8)	(8,031,975)	(8,031,977)	(10,718,440)	(2,686,463)	(33.4)
Capital Expenditure	(39,039,462)	(46,851,931)	7,812,469	16.7	(91,087,387)	(98,819,919)	(90,394,918)	8,425,001	8.5
Proceeds From Disposal Of Assets	408,782	742,125	(333,343)	(44.9)	1,484,250	1,484,250	1,587,208	102,958	6.9
	<b>(24,728,970)</b>	<b>(28,856,947)</b>	<b>4,127,977</b>	<b>14.3</b>	<b>(50,798,961)</b>	<b>(52,454,523)</b>	<b>(49,860,918)</b>	<b>2,593,605</b>	<b>4.9</b>
<b>Non-Cash Amounts Excluded</b>									
Contributed Physical Assets	(5,156,025)	(8,137,250)	2,981,225	36.6	(16,274,500)	(16,274,500)	(16,274,500)	0	0.0
Profit on Asset Disposals	(352,858)	(292,494)	(60,364)	(20.6)	(585,217)	(585,217)	(688,175)	(102,958)	(17.6)
Loss on Assets Disposals	0	205,560	(205,560)	(100.0)	14,110,346	14,110,346	14,110,346	0	0.0
	<b>(5,508,883)</b>	<b>(8,224,184)</b>	<b>2,715,301</b>	<b>33.0</b>	<b>(2,749,371)</b>	<b>(2,749,371)</b>	<b>(2,852,329)</b>	<b>(102,958)</b>	<b>(3.7)</b>
	<b>(30,237,853)</b>	<b>(37,081,131)</b>	<b>6,843,278</b>	<b>18.5</b>	<b>(53,548,332)</b>	<b>(55,203,894)</b>	<b>(52,713,247)</b>	<b>2,490,647</b>	<b>4.5</b>
<b>FINANCING ACTIVITIES</b>									
Contributions from New Loans	0	3,631,600	(3,631,600)	(100.0)	7,263,200	7,263,200	7,263,200	0	0.0
Transfers from Restricted Grants, Contrib & Loans	1,415,035	11,478,284	(10,063,249)	(87.7)	21,836,335	22,956,567	22,956,567	0	0.0
Transfers to Restricted Grants, Contrib & Loans	(322,151)	0	(322,151)	(100.0)	0	0	0	0	0.0
Transfers from Reserves	4,934,337	17,680,086	(12,745,749)	(72.1)	35,094,989	35,360,172	30,484,839	(4,875,333)	(13.8)
Transfers to Reserves	(10,388,167)	(20,691,069)	10,302,902	49.8	(41,382,138)	(41,382,138)	(38,621,799)	2,760,339	6.7
Transfers from Schemes	6,201,945	10,614,338	(4,412,393)	(41.6)	20,847,432	21,228,676	24,150,789	2,922,113	14.0
Transfers to Schemes	0	(6,213,671)	6,213,671	100.0	(12,427,342)	(12,427,342)	(14,806,830)	(2,379,488)	(19.1)
	<b>1,840,999</b>	<b>16,499,568</b>	<b>(14,658,569)</b>	<b>(88.8)</b>	<b>31,232,476</b>	<b>32,999,135</b>	<b>31,426,766</b>	<b>(1,572,369)</b>	<b>(4.8)</b>
<b>BUDGET DEFICIENCY</b>	<b>(55,594,309)</b>	<b>(52,306,831)</b>	<b>(3,287,478)</b>	<b>(6.3)</b>	<b>(115,996,240)</b>	<b>(115,996,240)</b>	<b>(115,054,229)</b>	<b>942,011</b>	<b>0.8</b>
<b>Amount To Be Raised From Rates</b>	<b>133,208,966</b>	<b>133,661,200</b>	<b>(452,234)</b>	<b>(0.3)</b>	<b>135,581,907</b>	<b>135,581,907</b>	<b>134,639,896</b>	<b>(942,011)</b>	<b>(0.7)</b>
<b>Closing Surplus/(Deficit)</b>	<b>77,614,658</b>	<b>61,768,703</b>	<b>15,845,955</b>	<b>25.7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

## Corporate Performance Report 2019/20 Mid-Year Review

Service	Existing Key Performance Indicator	Unit of Measure	Target	Proposed KPI description	Comment
Planning and Building Compliance	Development applications process within regulatory or timeframes agreed by the applicant	% processed within regulatory or agreed timeframes	100%	Development applications not requiring consultation processed within regulatory 60 calendar days or timeframes agreed by the applicant	Provide clarity regarding activity to be measured
Human Resource Management	Minimise the Lost time injuries	Frequency rate	TBD	Change Unit of Measurement to Lost Time Injury Frequency rate	Change to reflect Worksafe Australia Workplace Injury and Disease Recording Standard reporting measure
Results & Sustainable Performance	Address the City's customer requests within service level agreement (SLA)*	% of requests addressed within the timeframe	100%	Respond to customer requests within the City's Customer First standards	Provide clarity regarding performance to be measured

*Change to Existing KPI targets*

Service	Key Performance Indicator	Unit of Measure	Adopted Target	Proposed Target	Comment
Community Safety	Address all community safety customer requests within the agreed timeframes	% of all customer requests responded to within relevant timeframe	95%	100%	Change to activity allows for higher performance target
Planning and Building Compliance*	Certified Building permit applications processed within 10 business days*	% processed within regulatory or agreed timeframes	100%	95%	The reduction in the target is to cater for the measurement of the applications outside of regulatory timeframes but within applicant agreed timeframes
Planning and Building Compliance	Development applications not requiring consultation processed within regulatory 60 calendar days or timeframes agreed by the applicant	% processed within 60 calendar days regulatory or agreed timeframes	100%	90%	The reduction in the target is to cater for the measurement of the applications outside of regulatory timeframes but within applicant agreed timeframes
Customers and Stakeholders	Maintain the level of purchasing from local business	% of purchase orders from local businesses	30%	20%	Purchasing Policy has changed to define local business to only those based in Wanneroo (previously included Joondalup). Target will be unachievable with new definition
Results & Sustainable Performance	Respond to customer requests within service level agreement (SLA) timeframes*	% of requests responded to within the timeframe	100%	97%	The City's customer service Charter sets the overall customer response timeframe however some request categories have longer response timeframes.

Notes: \* Request for KPI name to be changed





# **CORPORATE BUSINESS PLAN 2019/20**

## **Mid-Year Review**



### **Acknowledgement of Country**

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people.

We would like to pay respect to the Elders of the Noongar nation, past, present and future, 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.



## Corporate Performance Report 2019/20 Mid-Year Review

### Executive Summary

The Corporate Business Plan 2019/20 – 2022/23 (**CBP**) is the four-year plan that operationalises the City's ten-year Strategic Community Plan. The Integrated Planning & Reporting Framework requires local government to annually review and report on progress against its CBP. The CBP was developed with direction from Elected Members and adopted by Council on 26 June 2019 along with the 2019/20 Annual Budget.

The purpose of this report is to provide the outcomes of a review of the adopted initiatives and Key Performance Indicators (**KPIs**) within the adopted CBP. This review was conducted in conjunction with the legislated mid-year budget review.

### Overview

As part of the mid-year performance review process, responsible officers has had the opportunity to review the adopted initiatives and KPIs captured within the CBP and make recommendations for changes. These changes have been reviewed and approved by the relevant Directors.

A summary of the changes requested is set out below:

- 7 changes to initiative descriptions to reflect changes in scope or deliverable
- 1 new initiatives added
- 10 initiatives recommended for deferral of completion dates to 2020/21
- 2 new KPIs added
- 10 changes to KPI descriptions
- 4 changes to KPI targets
- 30 KPIs to be removed for monitoring internally by Executive

## Corporate Performance Report 2019/20 Mid-Year Review

### Detailed outcomes

The proposed changes for the 2019/20 - 22/23 CBP are set out in the tables below:

#### *Changes to existing initiative descriptions*

Service	Existing Initiative description	Service Unit	Proposed Description	Comment
Place Management	Develop and Implement a service approach for the City and Yanchep Beach Joint Venture.	Place Management	Develop a Service Level Agreement between the City and Yanchep Beach Joint Venture for the delivery of economic development initiatives	Clarity regarding separate actions to be delivered
Future Land Use Planning	Prepare Local Planning Strategy	Strategic Land Use Planning & Environment	Prepare Local Planning Strategy and Scheme	
Future Land Use Planning	Prepare Local Planning Scheme No. 3	Strategic Land Use Planning & Environment	Amendment to District Planning Scheme no 2	
Customers and Stakeholders	Pilot stakeholder system for the Customer and Stakeholder Management Framework	Office of the CEO	Pilot a stakeholder software solution for the CEO's strategic stakeholder management providing input to the organisational Customer and Stakeholder Management Framework	Clarity regarding action to be undertaken
Leadership, Culture and Governance	Implement the Strategic Policy Framework	Governance & Legal	Develop the Strategic Policy Framework	
Human Resource Management	Implement the People and Culture Plan 2018 - 2022	People & Culture	Implement and review the People and Culture Plan 2018 – 2022	
Improvement and Innovation	Implement a management system for Environment and Asset Operations	Integrated Management Systems	Develop and implement organisational integrated management system aligned to International Standards (ISOs).	Clarity regarding action to be undertaken

#### *New initiatives to be added to 2019/20 CBP*

Service	Initiative description	Service Unit	Status	Comment
Place Management	Activate Y-hub for economic development initiative	Place Management	Not Yet Started	An approach to this new initiative will be scoped in Q3.

## Corporate Performance Report 2019/20 Mid-Year Review

*Initiatives to be deferred for completion in the 2020/21 financial year:*

Service	Existing Initiative	Service Unit	Comment
Community Recreation Programs and Facilities	Finalise Facility Strategic Plans (as detailed in the Community Facility Planning Framework)	Community Facilities	To be completed following review of intended approach to incorporate standards of provision.
Safe Communities	Implement service delivery options for Animal Care Centre facility	Community Safety & Emergency Management	Delay in site selection requires project extension into 2020/21.
Safe Communities	Further consultation with DFES and the Volunteer Bush Fire Brigades on Emergency Management Model review options	Community Safety & Emergency Management	To be completed following review of the City's Bush Fire Brigades Local Law 2001
Place Management	Implement the Place Framework Implementation Plan	Place Management	Project delays require extension into 2020/21
Place Management	Develop Local Area Plan (LAP) for Wanneroo and implement LAP for Girrawheen/Koondoola and Yanchep/Two Rocks	Place Management	Project delays require extension into 2020/21
Place Management	Develop a Service Level Agreement between the City and Yanchep Beach Joint Venture for the delivery of economic development initiatives	Place Management	Project delays require extension into 2020/21
Place Management	Strengthen community participation and engagement by undertaking continuous improvement through mechanisms such as Local Area Planning	Place Management	Project delays require extension into 2020/21
Place Management	Consider and Implement findings of Community hubs review (to meet the changing service expectations in place)	Place Management	Project delays require extension into 2020/21
Library Services	Develop long-term library facilities plan	Cultural Development	Research and development taking longer than anticipated - require extension into 2020/21
Customers and Stakeholders	Pilot stakeholder system for the Customer and Stakeholder Management Framework*	Office of the CEO	Pilot software procurement delayed. Initiative to be completed in early 2020/21

*Notes: \* Request for initiative name to be changed*

*New KPIs to be added*

Service	Key Performance Indicator	Unit of Measure	Proposed Target	Comment
Planning and Building Compliance	Uncertified Building Permit applications processed within 25 business days	% processed within 25 business days or agreed timeframes	90%	Separate processing of Uncertified Building Permit applications from Certified Building Permit applications due to different regulatory timeframes
Planning and Building Compliance	Development applications requiring consultation processed within 90 calendar* days	% processed within 90 calendar days or agreed timeframes	90%	Separation of Development Applications requiring consultation from Development Applications requiring not requiring consultation due to different regulatory timeframes

## Corporate Performance Report 2019/20 Mid-Year Review

### *Changes to Existing KPI descriptions*

Service	Existing Key Performance Indicator	Unit of Measure	Target	Proposed KPI description	Comment
Community Safety	Maintain the delivery of community safety outcomes in collaboration with the relevant stakeholders	Number of stakeholder agreements	10	Maintain the delivery of community safety outcomes in collaboration with the relevant stakeholders (Bush Fire Advisory Committee and other partnerships)	Provide clarity regarding activity to be measured
Community Safety	Address all community safety customer requests within the agreed timeframes	% of all customer requests addressed within relevant timeframe	95%	Respond to all community safety customer requests within the agreed timeframes	Provide clarity regarding activity to be measured
Community Safety	Deliver pro-active community safety programs through joint venture with WA Police and community engagement initiatives	Number of programs delivered	27	Deliver pro-active community safety programs through joint venture with WA Police and community engagement initiatives (Constable Care and other community events)	Provide clarity regarding activity to be measured
Library Services	Growth in Library memberships as a % of total population (number of members / total population)	% Increase members / total population	1%	Increase number of Library memberships. Unit of Measure to change to number of memberships.	Population statistics are only available on an annual basis and will be maintained in the Annual Report. Updated descriptor will allow for easier monitoring of outcomes.
Library Services	Growth in the number of visits to the libraries	% increase in visitors	2%	Maintain the number of visitors to the libraries. Unit of Measure to change to % change in number of visitors.	Unable to implement plans to increase visitor numbers until implementation of new service model
Museums, Heritage & the Arts	Increase community participation rate in museum, heritage and arts activities	% increase in participation	2%	Maintain community participation rate in museum, heritage and arts activities. Unit of Measure to change to % change in number of participants.	Participation numbers are highly seasonal and weather dependant.
Planning and Building Compliance	Building permit application processed within regulatory timeframes or timeframes agreed by the applicant	% processed within regulatory or agreed timeframes	100%	Certified Building permit applications processed within 10 business days*	Provide clarity regarding activity to be measured

## Corporate Performance Report 2019/20 Mid-Year Review

*Existing KPIs to be removed from CBP reporting*

Service	Key Performance Indicator	Unit of Measure	Adopted Target	Comment
Public Health	Address all public health issues within the agreed statutory timeframes	% of issues investigated within statutory timeframes	95%	To be monitored internally and reported on to Executive. Overall Customer Request response rates to continue to be reported quarterly.
Public Health	Comply with public health legislative requirements and standards in relation to Caravan parks and public swimming pools sampling	% compliance	100%	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Public Health	Deliver pro-active disease prevention programs at relevant businesses within timeframes (skin penetration and hair dressing establishments)	Number of programs delivered	35	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Public Health	Maintain delivery level of pro-active built environment inspection programs (Public building, lodging house, event and caravan park inspections)	Number of programs delivered	4	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Public Health	Maintain delivery level of pollution control programs (noise, asbestos, Air, soil and water) as per the service standards	Number of programs delivered	3	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Place Management	Develop Local Area Plans aligned to the distinctive character of the relevant place	Number of plans developed	2	Replication of Initiative.
Community Safety	Maintain the delivery of community safety outcomes in collaboration with the relevant stakeholders	Number of stakeholder agreements	10	To be monitored internally and reported on to Executive.
Community Safety	Address all community safety customer requests within the agreed timeframes	% of all customer requests addressed within relevant timeframes	95%	To be monitored internally and reported on to Executive. Overall Customer Request response rates to continue to be reported quarterly.
Community Safety	Deliver pro-active community safety programs through joint venture with WA Police and community engagement initiatives	Number of programs delivered	27	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Community Safety	Comply with emergency management legislative requirements	% compliance	100%	To be monitored internally and reported on to Executive.
Parks and Conservation Management	Delivery of Parks maintenance as per the annual schedule/plan	% of maintenance plan delivered	collect data for baseline figures	To be monitored internally and reported on to Executive.
Parks and Conservation Management	Delivery of Parks capital projects on time and within the relevant budget	% delivered on time and within budget	87%	To be monitored internally and reported on to Executive. Overall Capital Works projects delivery to continue to be reported quarterly.



## Corporate Performance Report 2019/20 Mid-Year Review

Service	Key Performance Indicator	Unit of Measure	Adopted Target	Comment
Future Land Use Planning	Comply with Planning and Development Act and State Planning Policy	% compliance	100%	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Planning and Building Compliance	Occupancy permits processed within 10 business days as a growth Council	% processed within 10 business days	100%	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Planning and Building Compliance	WA Planning Commission subdivision referrals processed within regulatory timeframes or timeframes as agreed with the WAPC*	% processed within regulatory or agreed timeframes	100%	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Planning and Building Compliance	Structure plans referrals processed within regulatory timeframes or timeframes as agreed by the WAPC	% processed within regulatory or agreed timeframes	100%	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Planning and Building Compliance	Address all planning and building compliance customer requests within the agreed timeframes	% Addressed	95%	To be monitored internally and reported on to Executive
Planning and Building Compliance	Deliver a pro-active planning compliance inspection program (DA referrals and Sand Drift)	Number of programs	2	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Transport and Drainage	Increase investment on non-road transport infrastructure	Cumulative length of footpaths (km)	1353	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Transport and Drainage	Improve on the delivery of transport and drainage capital projects on time and within the relevant budget - increase on 3 year trend	% improvement on 3 year trend	90%	To be monitored internally and reported on to Executive. Overall Capital Works projects delivery to continue to be reported quarterly.
Leadership, Culture & Governance	Council reports referred back for further information	% of total reports presented referred back	No more than 5%	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Information and Knowledge	Increase the accessibility of online data	% increased	Collect data for a baseline figure	Duplication of Improve the ratio of requests received via online channels to traditional channels KPI
Information and Knowledge	Comply with Information Management Legislation	% Compliance	100%	Duplicate of KPI Freedom of Information responses completed within 45 calendar days or as agreed with Customer
Human Resource Management	Minimise the workers compensation claims	Number of claims	<28	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Human Resource Management	Minimise the workers compensation costs	Cost incurred (\$)	Equals or less than previous result	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report.
Strategy & Planning	Comply with Accounting and Budget Policy	% Compliance	100%	To be monitored internally and reported on to Executive. Annual result included in Annual Financial Report.

### Corporate Performance Report 2019/20 Mid-Year Review

Service	Key Performance Indicator	Unit of Measure	Adopted Target	Comment
Strategy & Planning	Reflect community aspirations in the Strategic Community Plan and actioned through the Corporate Business Plan	% aligned to the plans	100%	Unable to be measured - delete
Results & Sustainable Performance	Improve on Asset Sustainability Ratio	Capital renewal and replacement expenditure / depreciation expense	0.4	To be monitored internally and reported on to Executive. Annual result to be included in Annual Report with other financial ratios.
Results & Sustainable Performance	Manage identified risks on Strategic, Corporate and Operational levels	% Managed	100%	To be monitored internally and reported on to Executive.
Results & Sustainable Performance	Extreme and high risks on the strategic and corporate risk registers managed and reported on time	Percentage of risks managed and reported on time	100%	To be monitored internally and reported on to Executive

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**CS02-02/20 Financial Activity Statement for the period ended 30 November 2019**

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File Ref: 30724V04 – 19/481406  
Responsible Officer: Director Corporate Strategy & Performance  
Disclosure of Interest: Nil  
Attachments: 6

**Issue**

To consider the Financial Activity Statement for the period ended 30 November 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**

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.

**Comments Month-to-Date**

The Financial Activity Statement Report for the month of November 2019 shows an overall favourable variance from Operations before Other Revenue & Expenses, of \$933k.

The favourable variance is due to higher Operating Revenue, underspend in Employment Costs partially offset by higher Materials and Contracts expenses.

**Comments Year-to-Date**

The Financial Activity Statement Report for the year-to-date of November 2019 shows an overall favourable variance from Operations before Other Revenue & Expenses, of \$4.1m.

The favourable variance is due to underspend in Employment Costs and Materials and Contracts expenses.

**Results from Operations**

Description	Current Month - November 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	3.8	3.3	0.5	14.4	The favourable variance relates to higher income from Operating Grants, Subsidies & Contributions. Please refer to Note 1 for further details.
Operating Expense	(16.9)	(17.4)	0.5	2.6	The favourable variance is mainly arising from overspend in Materials and Contracts Expenses and offset by underspend in Employment Costs. Please refer to Note 2,3 and 4 for further details.
<b>Result from Operations</b>	<b>(13.1)</b>	<b>(14.1)</b>	<b>1.0</b>	<b>6.6</b>	

**Capital Program**

Description	Month Actual \$m	Month Budget \$m	% Complete of Month Budget
<b>Expenditure</b>	<b>7.1</b>	<b>12.2</b>	<b>58.4%</b>

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

Description	Year-To-Date November 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	178.2	178.3	(0.1)	(0.1)	The unfavourable variance relates to delay in generating Interim Rates offset by higher Fees and Charges.
Operating Expense	(79.4)	(83.6)	4.2	5.1	The favourable variance is mainly arising from underspend in Materials and Contracts, Employment Costs, Utility Charges and Insurance Expenses.
<b>Result from Operations</b>	<b>98.8</b>	<b>94.7</b>	<b>4.1</b>	<b>4.4</b>	

**Capital Program**

Description	YTD Actual \$m	YTD Budget \$m	% Complete of YTD Budget	Annual Revised Budget \$m	% Complete of Annual Budget
<b>Expenditure</b>	<b>34.3</b>	<b>41.2</b>	<b>83.4%</b>	<b>92.9</b>	<b>37.0%</b>

**Investment Portfolio Performance**

Portfolio Value \$m	Monthly Weighted Return	Comments
430.2	2.10%	Portfolio balance has increased by \$2.0m from October 2019 due to income received during the month. Return is 0.52% above benchmark (12 months UBS Australia Bank Bill Index).

**Detailed Analysis of Statement of Comprehensive Income (Attachment 1)**

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

- Current month comparison of Actuals to Budgets; and
- Year to date of Actuals to Budgets.

where the variance is higher than reporting threshold or item of interest to Council.

**CITY OF WANNEROO**  
**STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2019**

Description	Current Month				Year to Date			
	Revised Budget		Variance		Actual	Revised Budget	Variance	
	Actual	\$	\$	%			\$	%
<b>Revenues</b>								
Rates	5,412	0	5,412	100.0	132,980,405	133,261,200	(280,795)	(0.2)
Operating Grants, Subsidies & Contributions	1,613,466	1,160,644	452,822	39.0	3,651,123	3,628,166	22,957	0.6
Fees & Charges	1,373,028	1,347,575	25,453	1.9	37,293,405	37,126,253	167,152	0.5
Interest Earnings	778,534	757,922	20,612	2.7	4,140,089	4,072,066	68,023	1.7
Other Revenue	26,371	52,452	(26,081)	(49.7)	193,149	260,256	(67,107)	(25.8)
<b>Total Operating Revenue</b>	<b>3,796,812</b>	<b>3,318,593</b>	<b>478,219</b>	<b>14.4</b>	<b>178,258,170</b>	<b>178,347,941</b>	<b>(89,771)</b>	<b>(0.1)</b>
<b>Expenses</b>								
Employee Costs	(5,661,111)	(6,389,682)	728,571	11.4	(30,090,780)	(32,356,300)	2,265,520	7.0
Materials & Contracts	(6,623,810)	(6,287,007)	(336,803)	(5.4)	(26,364,111)	(27,936,505)	1,572,394	5.6
Utility Charges	(748,016)	(798,926)	50,910	6.4	(3,684,078)	(3,866,881)	182,803	4.7
Depreciation	(3,410,909)	(3,410,909)	0	0.0	(17,054,545)	(17,054,545)	0	0.0
Interest Expenses	(343,182)	(345,414)	2,232	0.6	(1,715,326)	(1,775,579)	60,253	3.4
Insurance	(114,184)	(124,534)	10,350	8.3	(494,457)	(637,670)	143,213	22.5
<b>Total Operating Expenditure</b>	<b>(16,901,211)</b>	<b>(17,356,472)</b>	<b>455,261</b>	<b>2.6</b>	<b>(79,403,296)</b>	<b>(83,627,480)</b>	<b>4,224,184</b>	<b>5.1</b>
<b>RESULT FROM OPERATIONS</b>	<b>(13,104,400)</b>	<b>(14,037,879)</b>	<b>933,479</b>	<b>6.6</b>	<b>98,854,874</b>	<b>94,720,461</b>	<b>4,134,413</b>	<b>4.4</b>
<b>Other Revenue &amp; Expenses</b>								
Non Operating Grants, Subsidies & Contributions	1,984,057	1,105,000	879,057	79.6	7,197,921	5,881,272	1,316,649	22.4
Contributed Physical Assets	1,302,017	6,781,041	(5,479,024)	(80.8)	5,156,025	6,781,041	(1,625,016)	(24.0)
Profit on Asset Disposals	116,860	48,749	68,111	139.7	188,624	243,745	(55,121)	(22.6)
Loss on Assets Disposals	0	(34,260)	34,260	100.0	0	(171,300)	171,300	100.0
Town Planning Scheme (TPS) Revenues	460,972	757,891	(296,919)	(39.2)	4,457,057	5,523,455	(1,066,398)	(19.3)
Town Planning Scheme (TPS) Expenses	(64,103)	(51,487)	(12,616)	(24.5)	(4,940,351)	(2,091,039)	(2,849,312)	(136.3)
<b>Total Other Revenue and Expenses</b>	<b>3,799,802</b>	<b>8,606,934</b>	<b>(4,807,133)</b>	<b>(55.9)</b>	<b>12,059,275</b>	<b>16,167,174</b>	<b>(4,107,899)</b>	<b>(25.4)</b>
<b>NET RESULT</b>	<b>(9,304,598)</b>	<b>(5,430,945)</b>	<b>(3,873,653)</b>	<b>(71.3)</b>	<b>110,914,149</b>	<b>110,887,635</b>	<b>26,514</b>	<b>0.0</b>
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(9,304,598)</b>	<b>(5,430,945)</b>	<b>(3,873,653)</b>	<b>(71.3)</b>	<b>110,914,149</b>	<b>110,887,635</b>	<b>26,514</b>	<b>0.0</b>



## Revenues

### **Note 1     Operating Grants, Subsidies & Contributions**

#### ***Month to Date - (Actual \$1.6m, Revised Budget \$1.2m)***

The variance is favourable by \$453k relates to higher debt recovery from ratepayers of \$232k and cash contribution received for various oval maintenance of \$237k.

#### ***Year to Date - (Actual \$3.6m, Revised Budget \$3.6m)***

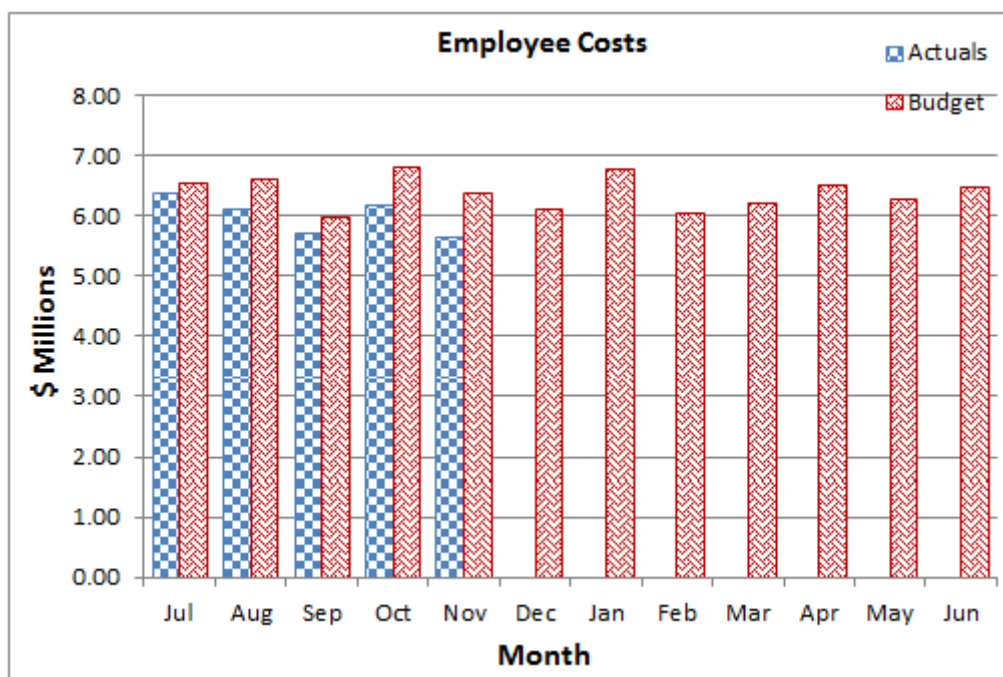
The variance is favourable by \$23k but within the reporting threshold.

## Expenses

### **Note 2     Employee Costs**

#### ***Month to Date - (Actual \$5.7m, Revised Budget \$6.4m)***

The favourable variance of \$729k for the month is mainly attributable to staff vacancies with \$62k related to underspent corporate training.



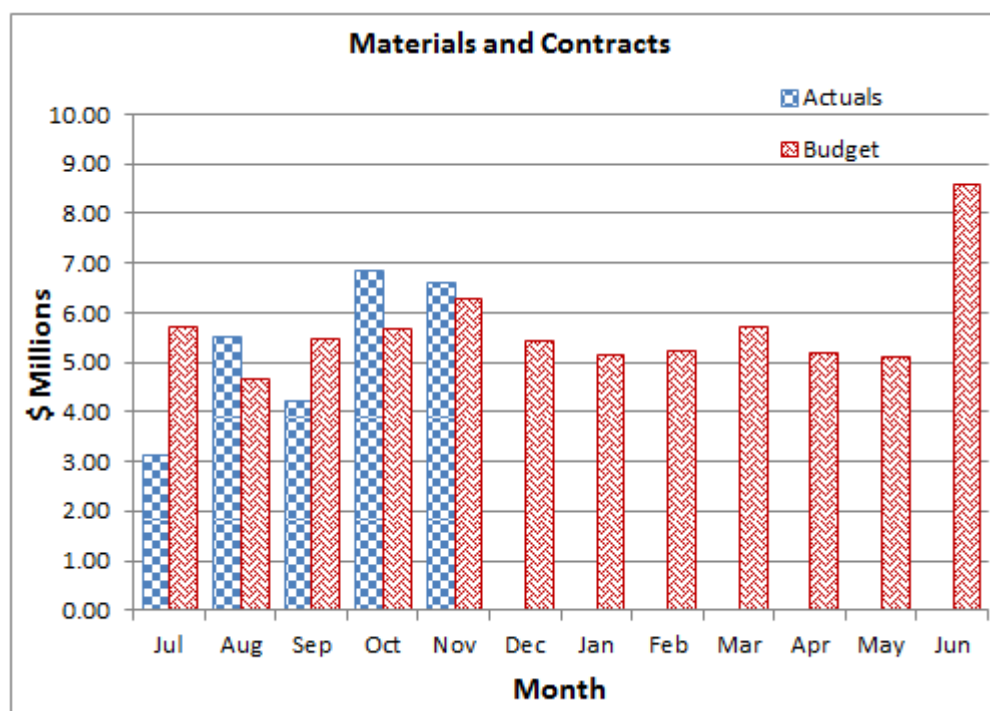
#### ***Year to Date - (Actual \$30.1m, Revised Budget \$32.4m)***

The favourable variance of \$2.3m mainly attributable to staff vacancies not been filled and \$193k related to underspent corporate training.

It is worth noting that due to the delayed Salaried Officer Enterprise Bargaining, increases (including back pay) that would be applicable, have not been applied.

**Note 3     Materials and Contracts*****Month to Date - (Actual \$6.6m, Revised Budget \$6.3m)***

The unfavourable variance of \$337k is due to higher than anticipated Contract expenses of \$795k offset by lower External Equipment Hire expenses of \$165k, Material expenses of \$89k, Audit Fee expenses of \$80k, Consulting Fee expenses of \$59k and Bulk Refuse Removal expenses of \$56k.

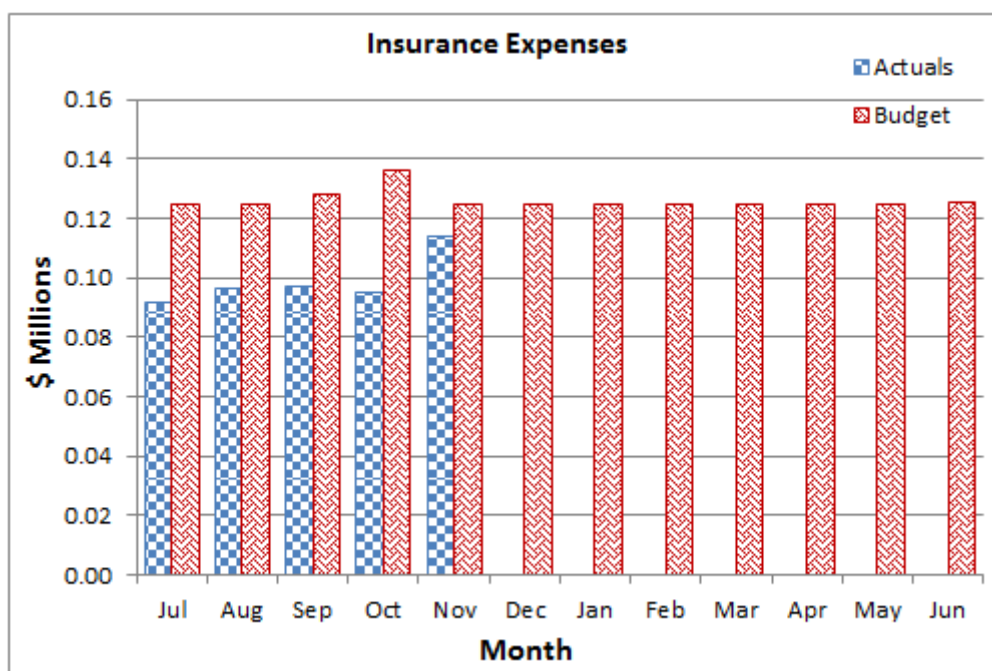
***Year to Date - (Actual \$26.4m, Revised Budget \$28.0m)***

The favourable variance of \$1.6m mainly relates to:

- Lower Consulting Fees of \$848k due to underspend on various projects;
- Lower Refuse Removal expenses of \$382k due to lower than expected collection of Waste tonnage;
- Lower External Equipment Hire expenses of \$133k due to timing of Global Beats and Eats events;
- Lower Audit Fee expenses of \$104k due to timing of billing; and
- Lower Sponsorship Fee of \$67k.

**Note 4     Insurance*****Month to Date - (Actual \$114k, Revised Budget \$124k)***

The favourable variance of \$10k reflects improved claims experience.



***Year to Date - (Actual \$494k, Revised Budget \$638k)***

The favourable variance of \$143k reflects improved claims experience.

#### **Other Revenue & Expenses**

##### **Note 5      Non-Operating Grants, Subsidies & Contributions**

***Month to Date – (Actual \$2.0m, Revised Budget \$1.1m)***

The variance is favourable by \$879k due to cash contribution related to deeds of agreement with developers for the Marmion Avenue extension project for \$1.0m and partially offset by lower Commonwealth contribution to Road to Recovery Grants and Road Traffic Structures.

***Year to Date – (Actual \$7.2m, Revised Budget \$5.9m)***

The favourable variance of \$1.3m predominantly relates to cash contribution related to deeds of agreement with developers for the Marmion Avenue extension project for \$1.2m.

##### **Note 6      Contributed Physical Assets**

***Month to Date – (Actual \$1.3m, Revised Budget \$6.8m)***

The unfavourable variance of \$5.5m is due to the phasing of the Budget. The anticipated asset handover was budgeted for November 2019, however it took place in October 2019 in a value of \$3.8m. 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 \$1.3m.

***Year to Date – (Actual \$5.1m, Revised Budget \$6.8m)***

The unfavourable variance is due to lower than anticipated level of asset handover from developers.

**Note 7-8 Profit / Loss on Asset Disposals****Month to Date – (Combined Actual \$117k, Combined Revised Budget \$15k)**

The favourable variance is a result of profit adjustment relating to Tamala Park Regional Council (TPRC) lot sales.

**Year to Date – (Combined Actual \$189k, Combined Revised Budget \$72k)**

The favourable variance relates to profit adjustment to Tamala Park Regional Council (TPRC) lot sales.

**Note 9 Town Planning Scheme (TPS) Revenues****Month to Date – (Actual \$461m, Revised Budget \$758k)**

The unfavourable result is due to delay in receipt of headworks levy for Cell 4 and 8.

**Year to Date – (Actual \$4.5m, Revised Budget \$5.5m)**

The unfavourable variance of \$1.1m relates to under receipts of headworks levy for Cells 5 and 6 and Yanchep/Two Rocks Community Contribution not yet received.

**Note 10 Town Planning Scheme (TPS) Expenses****Month to Date – (Actual \$64k, Revised Budget \$51k)**

The unfavourable result relates is due to Legal Fee Expenses for Cell 4 and 8.

**Year to Date – (Actual \$5.0m, Revised Budget \$2.1m)**

The unfavourable result is due to land acquisition for Cell 9 which offsets 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 30 NOVEMBER 2019**

Description	30 June 2019 Actual (Estimated) \$	30 Nov 2019 Actual \$			30 June 2020	Notes
			Variance		Revised Budget \$	
			\$m	%		
Current Assets	403,439,111	494,651,681	91,212,570	22.6	356,756,446	
Current Liabilities	(56,252,922)	(80,842,920)	(24,589,998)	(43.7)	(50,034,382)	
NET CURRENT ASSETS	347,186,189	413,808,761	66,622,572	19.2	306,722,064	1
Non Current Assets	2,365,909,507	2,388,010,194	22,100,687	0.9	2,509,043,661	2
Non Current Liabilities	(80,773,253)	(85,602,320)	(4,829,067)	(6.0)	(78,068,455)	3
NET ASSETS	2,632,322,443	2,716,216,635	83,894,192	3.2	2,737,697,270	
TOTAL EQUITY	(2,632,322,443)	(2,716,216,635)	83,894,192	3.2	(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 \$66.6m which is predominately due to the impact of 2019/20 Rates and Waste Service Fees levied.

Within the Current Assets, Current Receivables of \$63.6m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$56.0m and Emergency Services Levy of \$2.1m, with the remaining balance attributed to General Debtors of \$5.5m.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 30 November 2019 have increased by \$22.1m from 30 June 2019 Actuals. The movement is due to increase in Work in Progress of \$39.1m partially offset by accumulated depreciation of \$17.0m (estimated).

**Note 3 - Non-Current Liabilities**

Non-Current Liabilities as at 30 November 2019 have increased by \$4.8m 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 81% 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	As at 30/11/2019	For the month - Minimum Standard Met
<b>Current Ratio</b>				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	0.80 : 1	1.82:1	YES
Current Liabilities (CL) - CL Associated with RCA		Note 1		
<b>Debt Service Cover Ratio</b>				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	6.71 : 1	71.41:1	YES
Principle & Interest Repayments				
<b>Own Source Revenue Coverage Ratio</b>				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	1.03 : 1	2.13:1	YES
Operating Expense				
<b>Operating Surplus Ratio</b>				
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	0.55:1	YES
Own Source Operating Revenue				
<b>Asset Consumption Ratio</b>				
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				
<b>Asset Sustainability Ratio</b>				
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		
<b>Asset Renewal Funding Ratio</b>				
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 30 June 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:

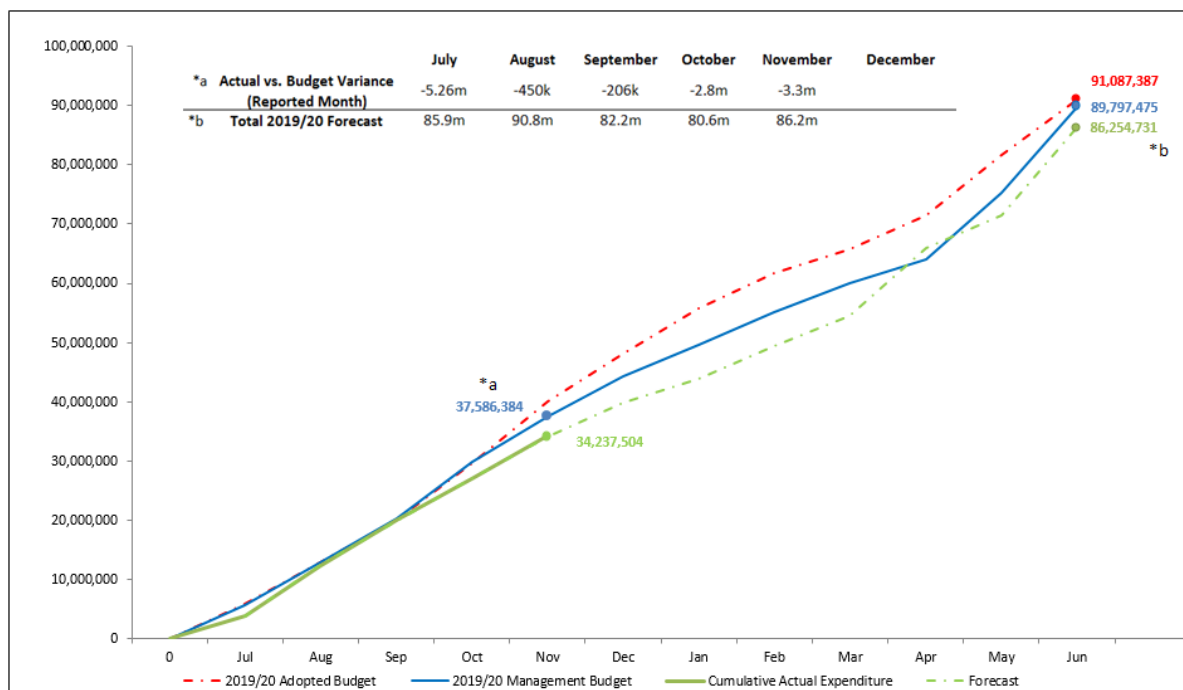
Sub-Program	No. of Projects	Current Month Actual	YTD Actual	Revised Budget	% Spend
		\$	\$	\$	
Community Buildings	15	34,235	163,846	1,666,001	9.8%
Community Safety	2	28,588	125,172	265,242	47.2%
Conservation Reserves	4	9,745	192,859	337,407	57.2%
Corporate Buildings	3	38,631	199,318	476,262	41.9%
Environmental Offset	6	56,868	261,472	712,600	36.7%
Fleet Mgt - Corporate	6	136,508	1,321,107	6,483,528	20.4%
Foreshore Management	8	640,196	1,056,140	3,148,743	33.5%
Golf Courses	1	0	6,941	7,000	99.2%
Investment Projects	6	197,080	307,384	1,364,590	22.5%
IT Equipment & Software	15	158,763	1,003,111	8,229,262	12.2%
Parks Furniture	13	671,361	1,607,319	2,792,733	57.6%
Parks Rehabilitation	1	15,457	201,817	1,252,033	16.1%
Passive Park Development	10	182,140	322,400	1,794,508	18.0%
Pathways and Trails	6	313,927	613,133	882,000	69.5%
Roads	14	3,587,396	20,780,579	30,053,866	69.1%
Sports Facilities	48	839,095	5,217,160	29,589,127	17.6%
Stormwater Drainage	5	14,144	132,280	740,000	17.9%
Street Landscaping	5	35,147	39,213	1,045,720	3.7%
Traffic Treatments	18	160,818	736,231	2,043,499	36.0%
Waste Management	1	-	58,538	-	0.0%
<b>Grand Total</b>	<b>187</b>	<b>7,120,098</b>	<b>34,346,020</b>	<b>92,884,121</b>	<b>37.0%</b>

During November \$7.1m was spent. Details of significant expenditure for the month are included in **Attachment 3**. As at 30 November 2019 the City has spent \$34.3m, which represents 37.0% of the \$92.9m budget.

The City forecasts spend of \$86,254,731 which represents 96% of the 2019/20 management budget.

Note: Marmion Ave (PR-4140) had \$5.9m endorsed by Council on 10 December which is not considered in the above statement, i.e. forecast spend is more in the region of 90%.

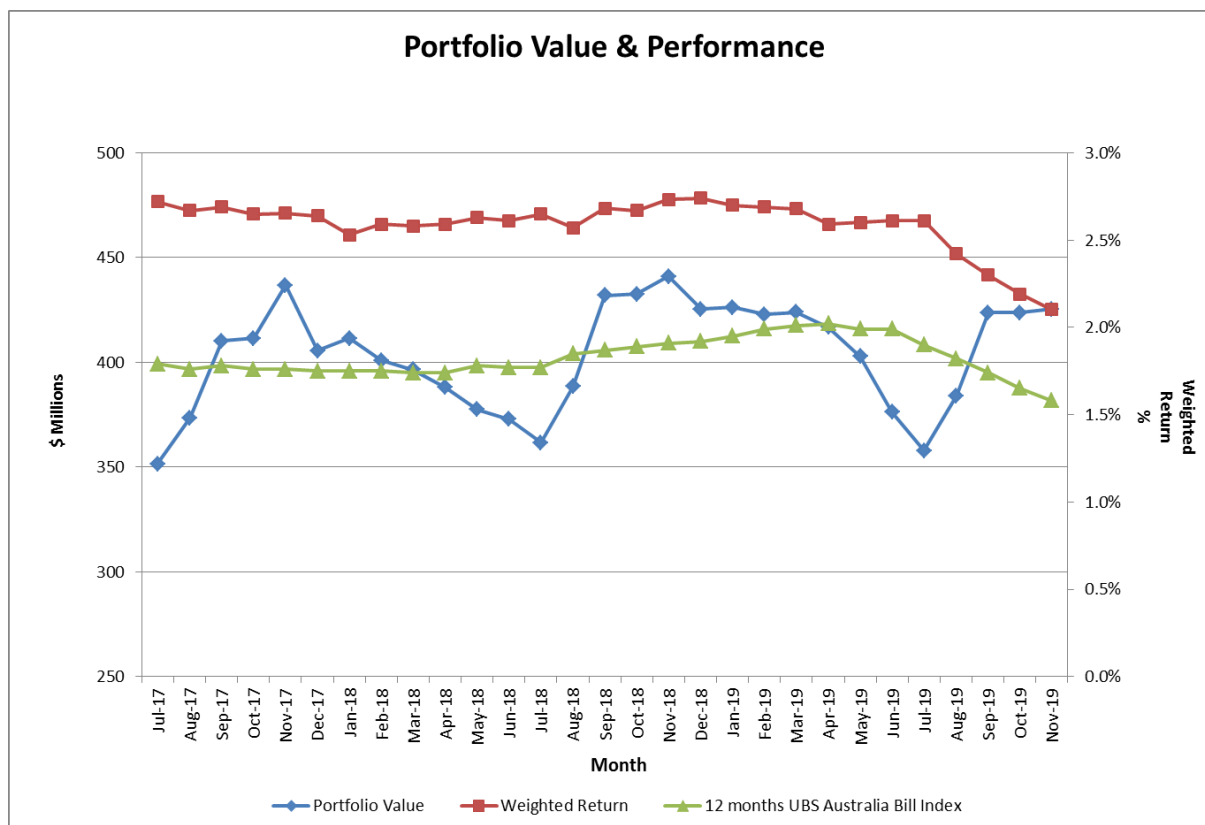
### Capital Expenditure to November 2019 – Portfolio View Only



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**).

### 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 November 2019, the City held an investment portfolio (cash & cash equivalents) of \$425.5m (Face Value), equating to \$430.2m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.52% pa (2.10% pa vs. 1.58% 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 30 NOVEMBER 2019

Description	30 June 2019 Actual (Estimated) \$	30 Nov 2019 Actual \$	30 June 2020	
			Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>				
Cash & Cash Equivalents - Unrestricted	21,443,860	83,319,131	22,376,948	22,376,948
Cash & Cash Equivalents - Restricted	358,270,965	347,393,442	308,449,131	308,449,131
Receivables	23,409,420	63,632,339	25,595,130	25,595,130
Inventory	314,348	306,769	335,237	335,237
<b>TOTAL CURRENT ASSETS</b>	<b>403,438,593</b>	<b>494,651,681</b>	<b>356,756,446</b>	<b>356,756,446</b>
<b>Current Liabilities</b>				
Payables	(38,910,679)	(63,618,582)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,224,338)	(15,510,658)	(15,510,658)
<b>TOTAL CURRENT LIABILITIES</b>	<b>(56,252,922)</b>	<b>(80,842,920)</b>	<b>(50,034,382)</b>	<b>(50,034,382)</b>
<b>Net Current Assets</b>	<b>347,185,671</b>	<b>413,808,761</b>	<b>306,722,064</b>	<b>306,722,064</b>
<b>Adjustments for Restrictions</b>				
Cash & Cash Equivalents - Restricted	(358,270,965)	(347,393,442)	(308,449,131)	(308,449,131)
Restricted Unspent Grants*	-	19,006,811	-	-
Provisions Cash Backed	11,085,294	3,177,461	1,727,067	1,727,067
<b>TOTAL RESTRICTED ASSETS</b>	<b>(347,185,671)</b>	<b>(325,209,170)</b>	<b>(306,722,064)</b>	<b>(306,722,064)</b>
<b>Surplus/(Deficit) Carried Forward</b>	<b>0</b>	<b>88,599,591</b>	<b>0</b>	<b>0</b>

\*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*.

The City informed the Department of Local Government, Sport and Cultural Industries (The Department) on the 3 December 2019 of the City's inability to meet *Regulations 34 (4) of the Local Government (Financial Management) Regulations 1996*, which requires the Financial Activity Statement to be presented within 2 months after the end of the month to Council. The Department has acknowledged and noted the delay is due to the lack of a Council meeting in January 2020. The department also noted the *Local Government (Financial Management) Regulations 1996* do not prescribe a penalty for non-compliance with Regulation 34 (4) however, the matter may be raised by auditors during the City's 2019-2020 audit.

## 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 30 November 2019 consisting of:**
  - a) November 2019 year to date Actuals;**
  - b) November 2019 year to date Statement of Financial Position and Net Current Assets; and**
  - c) November 2019 year to date Material Financial Variance Notes.**

### Attachments:

<a href="#"><u>1</u></a>	Attachment 1 - Statement of Comprehensive Income November 2019	19/487691	Minuted
<a href="#"><u>2</u></a>	Attachment 2 - Statement of Financial Position November 2019	19/487699	Minuted
<a href="#"><u>3</u></a>	Attachment 3 - Significant Capital Expenditure November 2019	19/487711	Minuted
<a href="#"><u>4</u></a>	Attachment 4 - Investment Report November 2019	19/484076	Minuted
<a href="#"><u>5</u></a>	Attachment 5 - Top Projects 2019-20 - November 2019 - 20191209	16/151914[v44]	Minuted
<a href="#"><u>6</u></a>	Attachment 6 - Rate Setting Statement November 2019	19/491103	Minuted

CITY OF WANNEROO  
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE  
FOR THE PERIOD ENDED 30 NOVEMBER 2019

Attachment 1

Description	Current Month					Year to Date				Annual			
	Actual	Revised Budget	Variance		Notes	Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%		\$	\$	\$	%	\$	\$	\$	%
<b>Revenues</b>													
Rates	5,412	0	5,412	100.0		132,980,405	133,261,200	(280,795)	(0.2)	135,581,907	135,581,907	0	0
Operating Grants, Subsidies & Contributions	1,613,466	1,160,644	452,822	39.0	1	3,651,123	3,628,166	22,957	0.6	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	1,373,028	1,347,575	25,453	1.9		37,293,405	37,126,253	167,152	0.5	46,787,670	46,787,670	0	0
Interest Earnings	778,534	757,922	20,612	2.7		4,140,089	4,072,066	68,023	1.7	8,715,234	8,715,234	0	0
Other Revenue	26,371	52,452	(26,081)	(49.7)		193,149	260,256	(67,107)	(25.8)	627,194	627,194	0	0
<b>Total Operating Revenue</b>	<b>3,796,812</b>	<b>3,318,593</b>	<b>478,219</b>	<b>14.4</b>		<b>178,258,170</b>	<b>178,347,941</b>	<b>(89,771)</b>	<b>(0.1)</b>	<b>202,572,686</b>	<b>202,462,301</b>	<b>(110,385)</b>	<b>(0)</b>
<b>Expenses</b>													
Employee Costs	(5,661,111)	(6,389,682)	728,571	11.4	2	(30,090,780)	(32,356,300)	2,265,520	7.0	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(6,623,810)	(6,287,007)	(336,803)	(5.4)	3	(26,364,111)	(27,936,505)	1,572,394	5.6	(68,528,997)	(68,529,696)	(699)	(0)
Utility Charges	(748,016)	(798,926)	50,910	6.4		(3,684,078)	(3,866,881)	182,803	4.7	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0.0		(17,054,545)	(17,054,545)	0	0.0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(343,182)	(345,414)	2,232	0.6		(1,715,326)	(1,775,579)	60,253	3.4	(4,111,186)	(4,111,186)	0	0
Insurance	(114,184)	(124,534)	10,350	8.3	4	(494,457)	(637,670)	143,213	22.5	(1,510,000)	(1,510,000)	0	0
<b>Total Operating Expenditure</b>	<b>(16,901,211)</b>	<b>(17,356,472)</b>	<b>455,261</b>	<b>2.6</b>		<b>(79,403,296)</b>	<b>(83,627,480)</b>	<b>4,224,184</b>	<b>5.1</b>	<b>(201,618,476)</b>	<b>(201,619,170)</b>	<b>(694)</b>	<b>(0)</b>
<b>RESULT FROM OPERATIONS</b>	<b>(13,104,400)</b>	<b>(14,037,879)</b>	<b>933,479</b>	<b>6.6</b>		<b>98,854,874</b>	<b>94,720,461</b>	<b>4,134,413</b>	<b>4.4</b>	<b>954,210</b>	<b>843,131</b>	<b>(111,079)</b>	<b>(13)</b>
<b>Other Revenue &amp; Expenses</b>													
Non Operating Grants, Subsidies & Contributions	1,984,057	1,105,000	879,057	79.6	5	7,197,921	5,881,272	1,316,649	22.4	28,798,613	28,798,619	6	0
Contributed Physical Assets	1,302,017	6,781,041	(5,479,024)	(80.8)	6	5,156,025	6,781,041	(1,625,016)	(24.0)	16,274,500	16,274,500	0	0
Profit on Asset Disposals	116,860	48,749	68,111	139.7	7	188,624	243,745	(55,121)	(22.6)	585,217	585,217	0	0
Loss on Assets Disposals	0	(34,260)	34,260	100.0	8	0	(171,300)	171,300	100.0	(14,110,346)	(14,110,346)	0	0
Town Planning Scheme (TPS) Revenues	460,972	757,891	(296,919)	(39.2)	9	4,457,057	5,523,455	(1,066,398)	(19.3)	15,288,167	15,288,168	1	0
Town Planning Scheme (TPS) Expenses	(64,103)	(51,487)	(12,616)	(24.5)	10	(4,940,351)	(2,091,039)	(2,849,312)	(136.3)	(8,031,975)	(8,031,977)	(2)	(0)
<b>Total Other Revenue and Expenses</b>	<b>3,799,802</b>	<b>8,606,934</b>	<b>(4,807,133)</b>	<b>(55.9)</b>		<b>12,059,275</b>	<b>16,167,174</b>	<b>(4,107,899)</b>	<b>(25.4)</b>	<b>38,804,176</b>	<b>38,804,181</b>	<b>5</b>	<b>0</b>
<b>NET RESULT</b>	<b>(9,304,598)</b>	<b>(5,430,945)</b>	<b>(3,873,653)</b>	<b>(71.3)</b>		<b>110,914,149</b>	<b>110,887,635</b>	<b>26,514</b>	<b>0.0</b>	<b>39,758,386</b>	<b>39,647,312</b>	<b>(111,074)</b>	<b>(0)</b>
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(9,304,598)</b>	<b>(5,430,945)</b>	<b>(3,873,653)</b>	<b>(71.3)</b>		<b>110,914,149</b>	<b>110,887,635</b>	<b>26,514</b>	<b>0.0</b>	<b>39,758,386</b>	<b>39,647,312</b>	<b>(111,074)</b>	<b>(0)</b>

## CITY OF WANNEROO

## Attachment 2

**STATEMENT OF FINANCIAL POSITION**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2019**

Description	30/06/2019 Actual (Estimated) \$	30/11/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>				
Cash at Bank	3,489,483	522,742	3,308,261	3,308,261
Investments	376,225,860	430,189,831	327,517,818	327,517,818
Receivables	23,409,420	63,632,339	25,595,130	25,595,130
Inventories	314,348	306,769	335,237	335,237
	<b>403,439,111</b>	<b>494,651,681</b>	<b>356,756,446</b>	<b>356,756,446</b>
<b>Current Liabilities</b>				
Payables	(38,910,679)	(63,618,582)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,224,338)	(15,510,658)	(15,510,658)
	<b>(56,252,922)</b>	<b>(80,842,920)</b>	<b>(50,034,382)</b>	<b>(50,034,382)</b>
<b>NET CURRENT ASSETS</b>	<b>347,186,189</b>	<b>413,808,761</b>	<b>306,722,064</b>	<b>306,722,064</b>
<b>Non Current Assets</b>				
Receivables	3,421,480	3,310,849	3,061,000	3,061,000
Investments	19,669,497	19,834,157	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	171,058,484	185,505,768	185,505,768
Plant	17,419,406	17,281,304	23,721,259	23,721,259
Equipment	82,634,639	81,980,379	69,002,438	69,002,438
Furniture & Fittings	7,419,363	7,361,219	17,020,429	17,020,429
Infrastructure	1,871,272,395	1,856,436,896	1,974,478,388	1,974,478,388
Work in Progress	36,691,624	75,791,281	36,691,624	36,691,624
	<b>2,365,909,507</b>	<b>2,388,010,194</b>	<b>2,509,043,661</b>	<b>2,509,043,661</b>
<b>Non Current Liabilities</b>				
Interest Bearing Liabilities	(69,078,188)	(69,078,188)	(76,341,388)	(76,341,388)
Provisions & Payables	(11,695,065)	(16,524,132)	(1,727,067)	(1,727,067)
	<b>(80,773,253)</b>	<b>(85,602,320)</b>	<b>(78,068,455)</b>	<b>(78,068,455)</b>
<b>NET ASSETS</b>	<b>2,632,322,443</b>	<b>2,716,216,635</b>	<b>2,737,697,270</b>	<b>2,737,697,270</b>
<b>Equity</b>				
Retained Surplus	(1,241,456,854)	(1,335,368,890)	(1,376,417,279)	(1,376,417,279)
Reserves - Cash/Investment Backed	(229,713,212)	(225,963,068)	(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)	(90,636,452)	(91,744,762)	(91,744,762)
<b>TOTAL EQUITY</b>	<b>(2,632,322,443)</b>	<b>(2,716,216,635)</b>	<b>(2,737,697,270)</b>	<b>(2,737,697,270)</b>

## Attachment 3

**Significant Capital expenditure for November 2019**

- \$2.30m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$650K Recurring Program, Renew Transport Infrastructure Assets
- \$620K Coastal Protection Works, Quinns Rocks Beach
- \$603K Recurring Program, Renew Park Assets
- \$561K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$311K Recurring Program, New Footpaths – Municipal Funded
- \$228K Kingsway Aquatic Play Space
- \$141K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$126K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
- \$123K Dog Exercise Area, Edgar Griffiths Park, Wanneroo
- \$104K Recurring Program, Renew Leased Building Assets

**Significant (LTD) commitments in the Capital Works Program as at 30 November 2019**

- \$3.80m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$1.88m Renew Finance System
- \$1.36m Shelvock Park, New Sports Amenities Building
- \$1.03m Hudson Park, Refurbish and Extend Sports Amenities Building
- \$984K Coastal Protection Works, Quinns Rocks Beach
- \$917K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$624K Belhaven Park, Quinns Rocks, New Sports Amenities Building
- \$591K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
- \$347K Recurring Program, Renew Park Assets
- \$335K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$308K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$296K Casserley Park, Upgrade Passive Park
- \$291K Recurring Program, Renew Transport Infrastructure Assets
- \$254K Neerabup Industrial Area, Neerabup, New Development
- \$196K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension
- \$177K Recurring Program, New Playground Equipment
- \$171K Recurring Program, Renew Light Vehicles

LTD – Life to Date

**As at 30 November 2019, the City has spent \$8.58m (56.59%) of the revised \$12.58m carry forward budget from 2018/2019 (originally \$14.24m). Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against revised Carry Forward budget only):**

- \$3.36m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd (100%)
- \$948K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr (100%)
- \$651K Recurring Program, Renew Domestic Waste Vehicles (100%)
- \$426K Kingsway Aquatic Play Space (100%)
- \$333K Belhaven Park, Quinns Rocks, New Sports Amenities Building (100%)
- \$311K Coastal Protection Works, Quinns Rocks Beach (100%)
- \$300K Renew Finance System (79%)
- \$273K Recurring Program, Renew Heavy Trucks (100%)
- \$198K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting (70%)
- \$190K Recurring Program, New IT Equipment and Software (18%)

**Attachment 3**

- \$171K *Recurring Program, Renew Corporate Building Assets (71%)*
- \$169K *Abbeville Park, Mindarie, Upgrade Storage Rooms (100%)*
- \$124K *Recurring Program, Renew IT Equipment and Software (27%)*
- \$118K *Renew Assets Management System (40%)*
- \$114K *Recurring Program, Renew Plant (65%)*



Attachment 5

INVESTMENT SUMMARY - As At 30 November 2019									
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$	Accrued Interest
<b>Current Account Investment Group</b>									
20,463,860.00	0.70	Commonwealth Bank of Australia Perth	A1	N/A		N/A	20,463,860.00		
20,463,860.00	0.70%						20,463,860.00		
<b>Term Investment Group</b>									
0.00	2.75	Members Equity Bank Melbourne	A2	01-August-2019	0.00	21-August-2018	0.00	-	0.00
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,112,636.99	57,636.99	112,636.99
5,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	04-December-2019	5,000,000.00	08-November-2018	5,056,010.97	56,379.45	56,010.97
10,000,000.00	2.75	Bendigo Bank	A2	12-December-2019	10,000,000.00	15-November-2018	10,286,301.37	115,273.97	286,301.37
10,000,000.00	2.75	Bendigo Bank	A2	04-December-2019	10,000,000.00	16-November-2018	10,285,547.95	115,273.97	285,547.95
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,285,547.95	115,273.97	285,547.95
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,000,753.42	115,273.97	753.42
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,267,465.75	115,273.97	267,465.75
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	20-December-2019	10,000,000.00	20-December-2018	10,259,931.51	115,273.97	259,931.51
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,246,369.86	115,273.97	246,369.86
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,122,808.22	57,636.99	122,808.22
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,235,088.49	115,273.97	235,088.49
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,114,897.26	57,636.99	114,897.26
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,415,726.03	226,356.16	415,726.03
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,193,849.32	111,082.19	193,849.32
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,197,506.85	113,178.08	197,506.85
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,093,945.21	56,589.04	93,945.21
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,176,657.53	108,986.30	176,657.53
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,141,326.03	103,956.16	141,326.03
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,140,410.96	104,794.52	140,410.96
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,140,410.96	104,794.52	140,410.96
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,103,671.23	90,123.29	103,671.23
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,109,150.68	100,602.74	109,150.68
5,000,000.00	2.40	Westpac Banking Corporation	A1	01-July-2020	5,000,000.00	01-July-2019	5,049,972.60	49,972.60	49,972.60
5,000,000.00	2.00	Westpac Banking Corporation	A1	08-June-2020	5,000,000.00	08-July-2019	5,039,726.03	39,726.03	39,726.03
5,000,000.00	1.90	National Australia Bank	A1	23-June-2020	5,000,000.00	17-July-2019	5,035,397.26	35,397.26	35,397.26
15,000,000.00	1.80	National Australia Bank	A1	07-July-2020	15,000,000.00	06-August-2019	15,085,808.22	85,808.22	85,808.22
10,000,000.00	1.80	Westpac Banking Corporation	A1	19-May-2020	10,000,000.00	15-August-2019	10,052,767.12	52,767.12	52,767.12
10,000,000.00	1.80	Westpac Banking Corporation	A1	08-June-2020	10,000,000.00	15-August-2019	10,052,767.12	52,767.12	52,767.12
5,000,000.00	1.80	Westpac Banking Corporation	A1	15-July-2020	5,000,000.00	15-August-2019	5,026,383.56	26,383.56	26,383.56
10,000,000.00	1.62	Westpac Banking Corporation	A1	24-August-2020	10,000,000.00	23-August-2019	10,043,939.73	43,939.73	43,939.73
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	28-July-2020	5,000,000.00	28-August-2019	5,021,246.58	21,246.58	21,246.58
5,000,000.00	1.61	Westpac Banking Corporation	A1	28-July-2020	5,000,000.00	28-August-2019	5,020,731.51	20,731.51	20,731.51
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	11-August-2020	10,000,000.00	04-September-2019	10,038,136.99	38,136.99	38,136.99
5,000,000.00	1.60	Members Equity Bank Melbourne	A2	18-August-2020	5,000,000.00	04-September-2019	5,019,068.49	19,068.49	19,068.49
10,000,000.00	1.60	Bank of Queensland	A2	06-August-2020	10,000,000.00	04-September-2019	10,038,136.99	38,136.99	38,136.99
10,000,000.00	1.67	Westpac Banking Corporation	A1	07-September-2020	10,000,000.00	06-September-2019	10,038,890.41	38,890.41	38,890.41
10,000,000.00	1.68	Suncorp	A1	06-April-2020	10,000,000.00	06-September-2019	10,039,123.29	39,123.29	39,123.29
10,000,000.00	1.68	Suncorp	A1	23-April-2020	10,000,000.00	09-September-2019	10,037,742.47	37,742.47	37,742.47
5,000,000.00	1.76	Westpac Banking Corporation	A1	15-September-2020	5,000,000.00	16-September-2019	5,018,082.19	18,082.19	18,082.19
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	22-September-2020	5,000,000.00	24-September-2019	5,015,143.84	15,143.84	15,143.84
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	07-October-2020	5,000,000.00	01-October-2019	5,013,561.64	13,561.64	13,561.64
5,000,000.00	1.55	Bank of Queensland	A2	13-October-2020	5,000,000.00	08-October-2019	5,011,253.42	11,253.42	11,253.42
5,000,000.00	1.55	Bank of Queensland	A2	20-October-2020	5,000,000.00	14-October-2019	5,009,979.45	9,979.45	9,979.45
5,000,000.00	1.58	Westpac Banking Corporation	A1	28-October-2020	5,000,000.00	28-October-2019	5,007,142.47	7,142.47	7,142.47
10,000,000.00	1.63	Westpac Banking Corporation	A1	06-November-2020	10,000,000.00	06-November-2019	10,010,717.81	10,717.81	10,717.81
10,000,000.00	1.58	Suncorp	A1	26-May-2020	10,000,000.00	14-November-2019	10,006,926.03	6,926.03	6,926.03
10,000,000.00	1.58	Suncorp	A1	05-June-2020	10,000,000.00	14-November-2019	10,006,926.03	6,926.03	6,926.03
10,000,000.00	1.50	Bendigo Bank	A2	27-November-2020	10,000,000.00	29-November-2019	10,000,410.96	410.96	410.96
405,000,000.00	2.17%						409,725,976.72	3,011,927.40	4,725,976.72
	Weighted Return								
425,463,860.00	2.10%	Totals					430,189,836.72	3,011,927.40	4,725,976.72

1.58% 12 month UBS Australia Bank Bill Index for 30 November 2019  
0.52% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.  
Interest Rate - refers to the annual interest rate applicable to the investment.  
Borrower - refers to the institution through which the City's monies are invested.  
Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.  
Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

## INDIVIDUAL ADI LIMITS - As At 30 November 2019

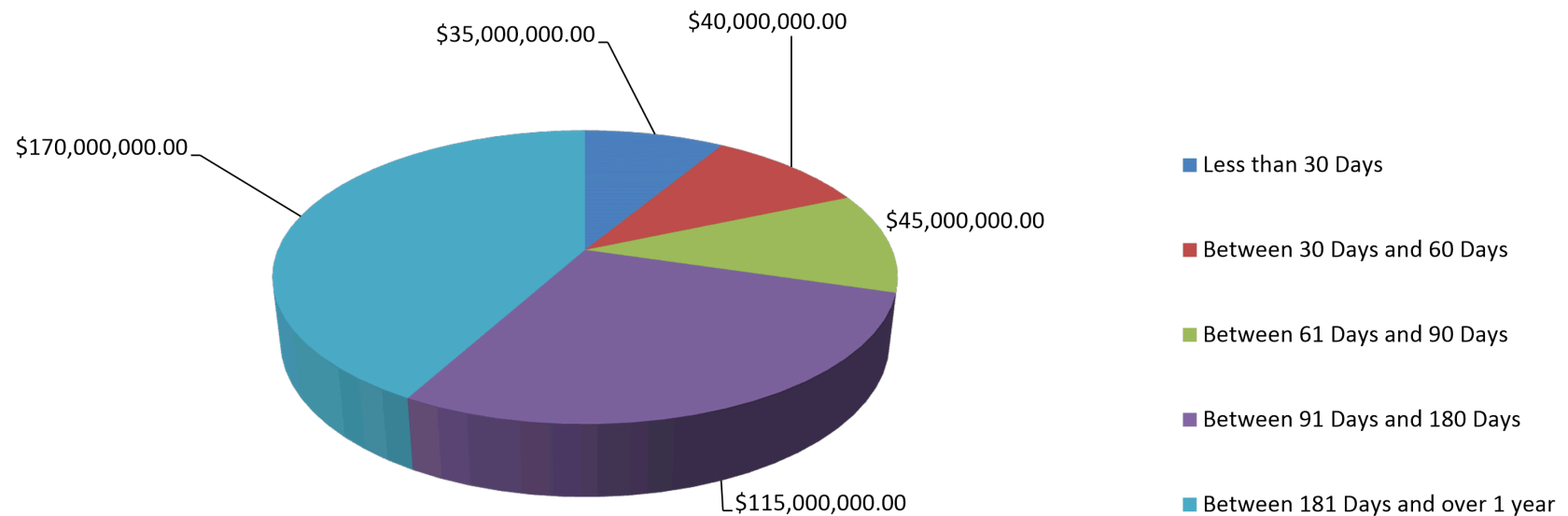
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	25,463,860.00	212,731,930.00	5.98	50.00
National Australia Bank	A1	20,000,000.00	212,731,930.00	4.70	50.00
Westpac Banking Corporation	A1	120,000,000.00	212,731,930.00	28.20	50.00
Suncorp	A1	40,000,000.00	212,731,930.00	9.40	50.00
Bankwest	A1	-	212,731,930.00	0.00	50.00
Bank of Queensland	A2	35,000,000.00	106,365,965.00	8.23	25.00
Bendigo Bank	A2	50,000,000.00	106,365,965.00	11.75	25.00
Members Equity Bank Melbourne	A2	85,000,000.00	106,365,965.00	19.98	25.00
IMB Bank	A2	20,000,000.00	106,365,965.00	4.70	25.00
Rural Bank	A2	30,000,000.00	106,365,965.00	7.05	25.00
<b>Totals</b>		<b>425,463,860.00</b>		<b>100.00</b>	

## OVERALL CREDIT PROFILE - As At 30 November 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	205,463,860.00	425,463,860.00	48.29	100.00
Subtotal of Securities	A2	220,000,000.00	340,371,088.00	51.71	80.00
<b>Totals</b>		<b>425,463,860.00</b>		<b>100.00</b>	

## Maturity Breakdown - As At 30 November 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	\$20,463,860.00	4.81%	1.00	\$20,463,860.00	\$20,463,860.00
Less than 30 Days	\$35,000,000.00	8.23%	4.00	\$5,000,000.00	\$10,000,000.00
Between 30 Days and 60 Days	\$40,000,000.00	9.40%	5.00	\$5,000,000.00	\$10,000,000.00
Between 61 Days and 90 Days	\$45,000,000.00	10.58%	4.00	\$5,000,000.00	\$20,000,000.00
Between 91 Days and 180 Days	\$115,000,000.00	27.03%	12.00	\$5,000,000.00	\$10,000,000.00
Between 181 Days and over 1 year	\$170,000,000.00	39.96%	23.00	\$5,000,000.00	\$15,000,000.00
<b>Totals</b>	<b>\$425,463,860.00</b>	<b>100.00%</b>	<b>49.00</b>		



Top Capital Projects 2019/20 - November 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	Stage	Comments
PMO1523	PR-2561	24684	Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works	2,439,387	967,884	1,188,425	283,078	11,375,725	11,588,502	(212,777)					97	Delivery	Stage 3 coastal management works underway and all major works are currently on track for completion by Christmas. Minor works including landscaping, carpark maintenance and dune rehabilitation works to be undertaken January to June 2020. Rebudget \$10,000 to 2020/21 at Mid-Year Review. Forecast expenditure for 2019/20 includes \$30,000 contingency for potential unknown variations for remaining construction works.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	6,962,500	43,901	1,450,001	5,468,598	22,139,790	19,612,720	2,527,070					34	Delivery	Schedule; RFT19062 was recommended to 'not be awarded' 6 November 2019. Pending outcome of Environmental Clearing Permit - Retendering of Ovals to be undertaken as soon as practicable. Budgets; Rebudget at Mid-Year Review \$5,468,000 as per project cash flow to 2020/21 and 2021/22. Forecast expenditure for 2019/20 includes \$100,000 for potential unknown variations for future construction works. Risk; Overall delivery delay estimated at 12 months as a result of clearing permit issues.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	942,246	920,872	159,634	(138,260)	2,898,333	3,052,349	(154,016)					95	Defects Liability Period	Schedule: Practical Completion granted 17 September 2019 with conditions. Occupancy permit, not required. Budget; Additional funding of \$140,000 required at Mid-Year Review to balance project overspend and cover costs for dealing with design matters raised by Olympic Kingsway Sports Club. Risk; 'Design Matters' raised by the club under review, additional monies required to cover costs.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	804,748	470,158	142,639	191,951	1,700,000	1,516,422	183,578					94	Delivery	Building works for new Sports Amenities Building underway with LKS Construction (WA) Pty Ltd anticipated by mid December 2019. Water Corporation main line has been completed. The project is under budget, return surplus savings of \$191,951 at Mid-Year Review. Forecast expenditure for 2019/20 includes \$50,000 contingency for a variation for pump station.
PMO17006	PR-4111	24676	Belhaven Park, Quinns Rocks, New Sports Amenities Building	1,308,223	475,417	826,087	6,719	1,399,000	1,399,000	0					81	Delivery	Project in construction phase. Variations being monitored, currently within budget allowance and within time constraints. No apparent risks at this time. Project is ahead of schedule. Rebudget \$6,719 to 2020/21 at Mid-Year Review. Forecast expenditure for 2019/20 includes \$124,300 contingency for completion of works.

Top Capital Projects 2019/20 - November 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	Stage	Comments
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	1,698,415	1,091,422	606,993	0	3,147,716	3,147,716	0					80	Delivery	Schedule: Construction Phase. Project two months ahead of schedule, Practical completion anticipated for 23 January 2020. Community consultation ongoing with Wimmeroo District Netball Association. Budget; No Mid-Year Review. Potential savings \$206,000 on project may be realised at end of project, subject to further variations held as contingency. Risk; Latent Defects, Project Manager maintaining ongoing consultation with WDNA as works continue on site.
PMO17021	PR-4145	25887	Splendid Park, Yanchep, New Skate Park	698,779	6,235	692,544	0	700,000	719,800	(19,800)					46	Delivery	Project Manager for construction delivery continues to rate project as high risk due to: 1. Clearing Permit application 2. Land acquisition which is anticipated to be fully completed in April 2020. Access to the project footprint (which allows site construction) is expected to be completed between Dec 2019 to Jan 2020. Drawings and Procurement Evaluation Plan have been signed-off by all internal stakeholders. RFT is anticipated to be advertised on Saturday 7 December 2019. The RFT incorporates the current risks by mentioning that site works cannot commence until the two issues mentioned above are fully resolved. The RFT also allows a 120-day validity period. DWER requires an offset (19/482860). Overall Project Risk (schedule) is red due primarily to clearing permit.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	1,370,770	13,801	1,356,969	(0)	1,480,270	1,487,628	(7,358)					44	Delivery	The construction is on schedule and the completion date is anticipated on June 2020. No Mid-Year Review required. Forecast for 2020/21 includes contingency of \$100,000. The overall risk indicator remains amber due to unforeseeable environmental risk, which might be encountered during construction.
PMO18051	PR-4108	28879	Wimmeroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	951,666	334,272	678,423	(61,029)	1,012,000	1,073,028	(61,028)					50	Delivery	The construction is on schedule and the completion date is anticipated for April 2020. Additional funding of \$61,000 required at Mid-Year Review to rectify shortfall of budget to cover latent conditions and project managers costs.

Top Capital Projects 2019/20 - November 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	Stage	Comments
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	750,000	161,996	588,004	(0)	15,855,000	15,854,999	1					21	Delivery	The concept subdivision layout options for Lot 9100 were presented to the project working group (WG) 27 Nov. This will now be presented to Council Forum in March 2020. Resource Extraction Contract pre start on site documentation and licence application is ongoing with work expected to start on site April 2020. The water supply engineering solution is delayed pending Water Corp pressure testing and analysis. The renewable energy feasibility study is complete and was presented to the project WG. Power Purchase Agreement (PPA) and Build and Operate detailed solar supply options will now be considered for Council decision. Project proposals for water supply, energy supply and economic development have been forwarded to the project sponsor for acceptance. Waiting for a project sponsor response. The costed Project schedule includes for NIA development through to 2034 (water provision and distributor road construction costs not included). No Mid-Year Review. Forecast expenditure for 2019/20 includes \$118,000 contingency for potential unknown variations.
PMO18093	PR-4098	30925	Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr	5,148,407	3,693,213	980,000	475,194	6,500,000	6,024,806	475,194					97	Delivery	Project on track. Practical completion anticipated 9 December 2019 with a 12 months defect liability period to December 2020. Current year funding to be reconciled once all service invoice received. Rebudget \$350,000 to 2020/21 at Mid-Year Review. Forecast expenditure for 2019/20 includes \$50,000 contingency pending receipt of all service invoices.
PMO18098	PR-4102	31842	Shelvock Park, Koondoola, New Sports Amenities Building	2,100,000	60,200	1,889,800	150,000	2,205,000	2,058,682	146,318					55	Delivery	In ground services, footings and steelwork complete. Slab to be poured and cured over Christmas Period. Club compound operational. Adjustment of \$150,000 at Mid-Year Review for project savings. Forecast expenditure for 2019/20 includes \$300,000 contingency.



Top Capital Projects 2019/20 - November 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	Stage	Comments
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	12,659,330	13,274,827	5,308,617	(5,924,114)	23,000,000	28,907,623	(5,907,623)					90	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) February 2020. Council report for a budget increase of \$5,924,113 to be tabled at Council on 10 December 2019 meeting. Increase in budget to formalise negotiations with developers and other government agencies for additional works to future proof the infrastructure build.
PMO18122	PR-2930	34057	Warradale Park, Landsdale, New Skate Park	616,212	23,823	592,390	(1)	650,000	650,000	0					41	Delivery	Completed evaluating Waiga eQuote. Recommendation Report is currently being routed for signature. Overall project risk is green. Forecast for 2020/21 includes an amount of \$2,300.
PMO19040	PR-2797	34171	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	3,177,463	20,171	3,157,292	0	3,110,333	3,288,333	(178,000)					50	Delivery	Construction contract award completed in late October 2019 and was awarded to RJ Vincent (RJV). RJVs site establishment was completed mid November 2019 with the initial clearing and irrigation works started in late November. Arborist walkthrough completed and report created. No Mid-Year Review required. Forecast for 2020/21 includes contingency of \$50,000 for landscaping works.
PMO16050	PR-3098	23725	Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd	1,200,000	207,832	992,167	1	1,200,000	1,232,449	(32,449)					4	Delivery	Approval to commence received (19/403916). Western Power (WP) works anticipated to commence 06 January 2020 (19/484976). Traffic Management Plan (19/466957) approved. Public Transport Authority (PTA) notified. Tree pruning to PTA detour completed 15 November 2019. Temporary lighting towers ordered from Coates (Purchase Order #: 266255). Dilapidation Surveys underway through Encompass Risk Management. Public Notifications posted on 04 December 2019. No Mid-Year Review required. Forecast expenditure for 2019/20 includes contingency of \$93,805.
				42,828,146	21,766,025	20,609,985	452,136	98,373,167	101,614,059	(3,240,892)							

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

**RATE SETTING STATEMENT  
(FINANCIAL ACTIVITY STATEMENT)  
FOR THE PERIOD ENDED 30 NOVEMBER 2019**

Attachment 7

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
<b>Opening Surplus/(Deficit)</b>	<b>0</b>	<b>(19,585,667)</b>	<b>19,585,667</b>	<b>0</b>	<b>(19,585,667)</b>	<b>(19,585,667)</b>	<b>0</b>	<b>0</b>
<b>OPERATING ACTIVITIES</b>								
<b>Revenues</b>								
Operating Grants, Subsidies & Contributions	3,651,123	3,628,166	22,957	1	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	37,293,405	37,126,253	167,152	0	46,787,670	46,787,670	0	0
Interest Earnings	4,140,089	4,072,066	68,023	2	8,715,234	8,715,234	0	0
Other Revenue	193,149	260,256	(67,107)	(26)	627,194	627,194	0	0
	<b>45,277,765</b>	<b>45,086,741</b>	<b>191,024</b>	<b>0</b>	<b>66,990,779</b>	<b>66,880,394</b>	<b>(110,385)</b>	<b>(0)</b>
<b>Expenses</b>								
Employee Costs	(30,090,780)	(32,356,300)	2,265,520	7	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(26,364,111)	(27,936,505)	1,572,394	6	(68,528,997)	(68,529,696)	(699)	(0)
Utility Charges	(3,684,078)	(3,866,881)	182,803	5	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(17,054,545)	(17,054,545)	0	0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(1,715,326)	(1,775,579)	60,253	3	(4,111,186)	(4,111,186)	0	0
Insurance	(494,457)	(637,670)	143,213	22	(1,510,000)	(1,510,000)	0	0
	<b>(79,403,296)</b>	<b>(83,627,480)</b>	<b>4,224,184</b>	<b>5</b>	<b>(201,618,476)</b>	<b>(201,619,170)</b>	<b>(694)</b>	<b>(0)</b>
<b>Non-Cash Amounts Excluded</b>								
Depreciation	17,054,545	17,054,545	0	0	40,947,313	40,947,295	18	0
	<b>(17,070,986)</b>	<b>(21,486,194)</b>	<b>4,415,208</b>	<b>21</b>	<b>(93,680,384)</b>	<b>(93,791,481)</b>	<b>(111,097)</b>	<b>(0)</b>
<b>INVESTING ACTIVITIES</b>								
Non Operating Grants, Subsidies & Contributions	7,197,921	5,881,272	1,316,649	22	28,798,613	28,798,619	6	0
Contributed Physical Assets	5,156,025	6,781,041	(1,625,016)	100	16,274,500	16,274,500	0	0
Profit on Asset Disposals	188,624	243,745	(55,121)	(23)	585,217	585,217	0	0
Loss on Assets Disposals	0	(171,300)	171,300	100	(14,110,346)	(14,110,346)	0	0
TPS & DCP Revenues	4,457,057	5,523,455	(1,066,398)	(19)	15,288,167	15,288,168	1	0
TPS & DCP Expenses	(4,940,351)	(2,091,039)	(2,849,312)	(136)	(8,031,975)	(8,031,977)	(2)	(0)
Capital Expenditure	(34,346,020)	(41,201,985)	6,855,965	17	(91,087,387)	(92,884,121)	(1,796,734)	(2)
Proceeds From Disposal Of Assets	354,427	618,438	(264,010)	(43)	1,484,250	1,484,250	0	0
	<b>(21,932,317)</b>	<b>(24,416,374)</b>	<b>2,484,056</b>	<b>10</b>	<b>(50,798,961)</b>	<b>(52,595,690)</b>	<b>(1,796,729)</b>	<b>(3)</b>
<b>Non-Cash Amounts Excluded</b>								
Contributed Physical Assets	(5,156,025)	(6,781,041)	1,625,016	(100)	(16,274,500)	(16,274,500)	0	0
Profit on Asset Disposals	(188,624)	(243,745)	55,121	23	(585,217)	(585,217)	0	0
Loss on Assets Disposals	0	171,300	(171,300)	100	14,110,346	14,110,346	0	0
	<b>(5,344,649)</b>	<b>(6,853,486)</b>	<b>1,508,837</b>	<b>22</b>	<b>(2,749,371)</b>	<b>(2,749,371)</b>	<b>0</b>	<b>0</b>
	<b>(27,276,966)</b>	<b>(31,269,860)</b>	<b>3,992,893</b>	<b>13</b>	<b>(53,548,332)</b>	<b>(55,345,061)</b>	<b>(1,796,729)</b>	<b>(3)</b>
<b>FINANCING ACTIVITIES</b>								
Contributions from New Loans	0	3,026,333	(3,026,333)	(100)	7,263,200	7,263,200	0	0
Transfers from Restricted Grants, Contributions & Loans	1,139,157	9,144,476	(8,005,319)	(88)	21,836,335	21,946,743	(110,408)	(1)
Transfers to Restricted Grants, Contributions & Loans	(279,479)	0	(279,479)	(100)	0	0	0	0
Transfers from Reserves	3,750,145	15,371,836	(11,621,691)	(76)	35,094,989	36,892,407	1,797,418	5
Transfers to Reserves	(10,910,384)	(17,242,558)	6,332,174	37	(41,382,138)	(41,382,138)	0	0
Transfers from Schemes	6,267,700	8,686,430	(2,418,730)	(28)	20,847,432	20,847,432	0	0
Transfers to Schemes	0	(5,178,059)	5,178,059	100	(12,427,342)	(12,427,342)	0	0
	<b>(32,861)</b>	<b>13,808,459</b>	<b>(13,841,320)</b>	<b>(100)</b>	<b>31,232,476</b>	<b>33,140,302</b>	<b>1,907,826</b>	<b>6</b>
<b>BUDGET DEFICIENCY</b>	<b>(44,380,813)</b>	<b>(38,947,594)</b>	<b>(5,433,219)</b>	<b>(14)</b>	<b>(115,996,240)</b>	<b>(115,996,240)</b>	<b>0</b>	<b>0</b>
<b>Amount To Be Raised From Rates</b>	<b>132,980,405</b>	<b>133,261,200</b>	<b>(280,795)</b>	<b>(0)</b>	<b>135,581,907</b>	<b>135,581,907</b>	<b>0</b>	<b>0</b>
<b>Closing Surplus/(Deficit)</b>	<b>88,599,592</b>	<b>74,727,939</b>	<b>13,871,653</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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**CS03-02/20 Financial Activity Statement for the period ended 31 December 2019**

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File Ref: 30724V05 – 20/8604  
Responsible Officer: Director Corporate Strategy & Performance  
Disclosure of Interest: Nil  
Attachments: 6

**Issue**

To consider the Financial Activity Statement for the period ended 31 December 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**

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.

**Comments Month-to-Date**

The Financial Activity Statement report for the month of December 2019 shows an overall unfavourable variance from Operations before Other Revenue & Expenses of \$58k.

The unfavourable variance is due to lower Operating Revenue, underspend in Employment Costs and Materials and Contracts expenses.

**Comments Year-to-Date**

The Financial Activity Statement report for the year-to-date of December 2019 shows an overall favourable variance from Operations before Other Revenue & Expenses of \$4.1m.

The favourable variance is due to underspend in Employment Costs and Materials and Contracts expenses.

**Results from Operations**

Description	Current Month - December 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	2.4	3.0	(0.6)	(20.8)	The unfavourable variance relates to lower income from Rates and Fees and Charges. Please refer to Note 1 and 2 for further details.
Operating Expense	(15.7)	(16.3)	0.6	3.5	The favourable variance is mainly arising from underspend in Employment Costs, Materials and Contracts Expenses and Insurance Costs. Please refer to Note 3, 4 and 5 for further details.
Result from Operations	(13.3)	(13.3)	0.0	(0.4)	

**Capital Program**

Description	Month Actual \$m	Month Budget \$m	% Complete of Month Budget
Expenditure	4.7	5.7	82.3%

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

Description	Year-To-Date December 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	180.6	181.4	(0.7)	(0.4)	The unfavourable variance relates to delay in generating Interim Rates and lower income from Fees & Charges. Please refer to Note 1 and 2 for further details.
Operating Expense	(95.1)	(99.9)	4.8	4.8	The favourable variance is mainly arising from underspend in Employment Costs, Materials and Contracts Expenses and Insurance Expenses.
Result from Operations	85.5	81.5	4.1	5.0	

**Capital Program**

Description	YTD Actual \$m	YTD Budget \$m	% Complete of YTD Budget	Annual Revised Budget \$m	% Complete of Annual Budget
Expenditure	39.0	46.8	83.4%	98.8	39.5%

**Investment Portfolio Performance**

Portfolio Value \$m	Monthly Weighted Return	Comments
413.4	2.03%	Portfolio balance has decreased by \$16.8m from November 2019 due to operational cash flow requirements during the month. Return is 0.53% 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 DECEMBER 2019**

Description	Current Month				Year to Date				Notes
	Actual \$	Revised Budget \$	Variance		Actual \$	Revised Budget \$	Variance		
			\$	%			\$	%	
Revenues	228,562	400,000	(171,438)	(42.9)	133,208,966	133,661,200	(452,234)	(0.3)	1
	205,273	223,713	(18,440)	(8.2)	3,856,396	3,851,879	4,517	0.1	
	1,220,063	1,561,146	(341,083)	(21.8)	38,513,472	38,687,399	(173,927)	(0.4)	2
	699,295	782,878	(83,583)	(10.7)	4,839,383	4,854,944	(15,561)	(0.3)	
	37,119	52,107	(14,988)	(28.8)	230,268	312,363	(82,095)	(26.3)	
	2,390,312	3,019,844	(629,532)	(20.8)	180,648,486	181,367,785	(719,299)	(0.4)	
	Expenses								
	(6,071,320)	(6,136,715)	65,395	1.1	(36,162,099)	(38,493,015)	2,330,916	6.1	3
	(5,000,063)	(5,467,653)	467,590	8.6	(31,364,673)	(33,404,158)	2,039,485	6.1	4
	(782,409)	(787,661)	5,252	0.7	(4,466,486)	(4,654,542)	188,056	4.0	
(3,410,909)	(3,410,909)	0	0.0	(20,465,454)	(20,465,454)	0	0.0		
(343,182)	(342,354)	(828)	(0.2)	(2,058,507)	(2,117,933)	59,426	2.8		
(90,750)	(124,534)	33,784	27.1	(585,207)	(762,204)	176,997	23.2	5	
(15,698,631)	(16,269,826)	571,195	3.5	(95,102,428)	(99,897,306)	4,794,878	4.8		
(13,308,319)	(13,249,982)	(58,337)	(0.4)	85,546,058	81,470,479	4,075,579	5.0		
Other Revenue & Expenses									
66,670	430,187	(363,517)	(84.5)	7,264,590	6,311,459	953,131	15.1	6	
0	1,356,209	(1,356,209)	(100.0)	5,156,025	8,137,250	(2,981,225)	(36.6)	7	
164,234	48,749	115,485	236.9	352,858	292,494	60,364	20.6	8	
0	(34,260)	34,260	100.0	0	(205,560)	205,560	100.0	9	
1,696,629	318,891	1,377,738	432.0	6,153,686	5,842,346	311,340	5.3	10	
(85,099)	(1,034,091)	948,992	91.8	(5,025,451)	(3,125,130)	(1,900,321)	(60.8)	11	
1,842,434	1,085,685	756,749	69.7	13,901,709	17,252,859	(3,351,150)	(19.4)		
(11,465,885)	(12,164,297)	698,412	5.7	99,447,767	98,723,338	724,429	0.7		
0	0	0	0.0	0	0	0	0.0		
Other Comprehensive Income									
(11,465,885)	(12,164,297)	698,412	5.7	99,447,767	98,723,338	724,429	0.7		

**Revenues****Note 1      Rates*****Month to Date - (Actual \$229k, Revised Budget \$400k)***

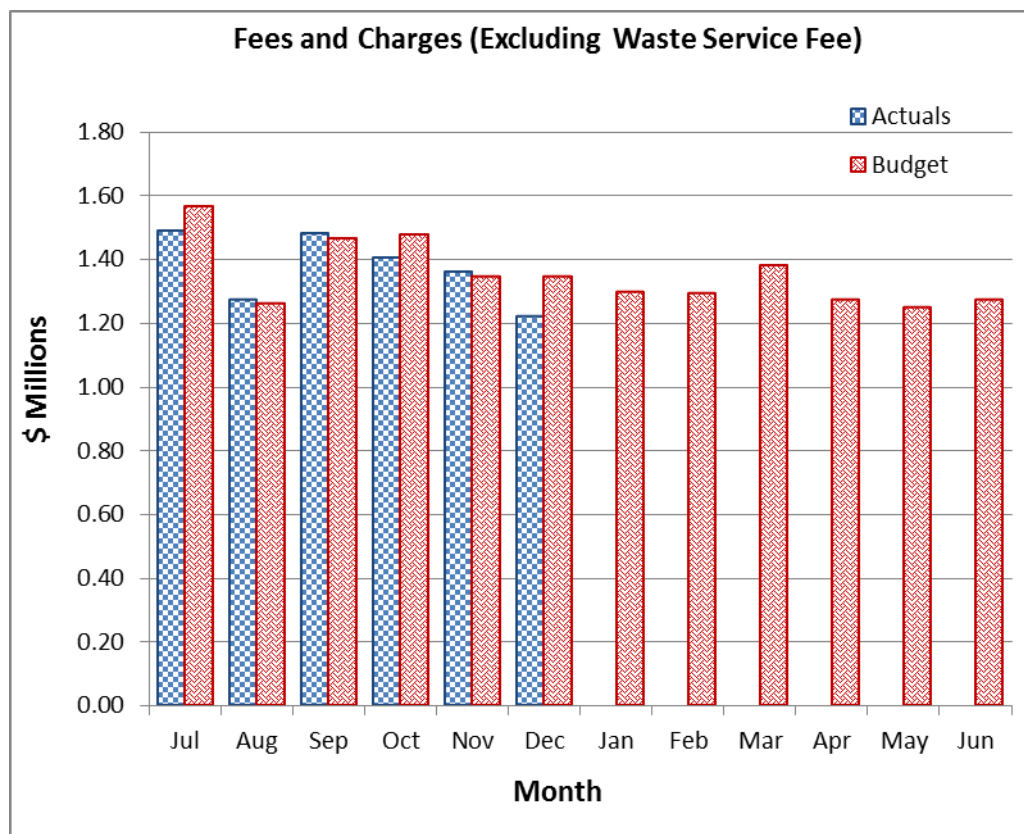
The variance is unfavourable by \$171k relates to delay in generating Interim Rates.

***Year to Date - (Actual \$133.2m, Revised Budget \$133.7m)***

The variance is unfavourable by \$452k as noted above but within the reporting threshold.

**Note 2      Fees and Charges*****Month to Date - (Actual \$1.2m, Revised Budget \$1.6)***

The variance is unfavourable by \$341k relates to reduced Facility Booking Fees Income, User Entry Fees, Application Licence Permit Fee Income, Inspection Fee Income due to reduced activity due to public holidays.

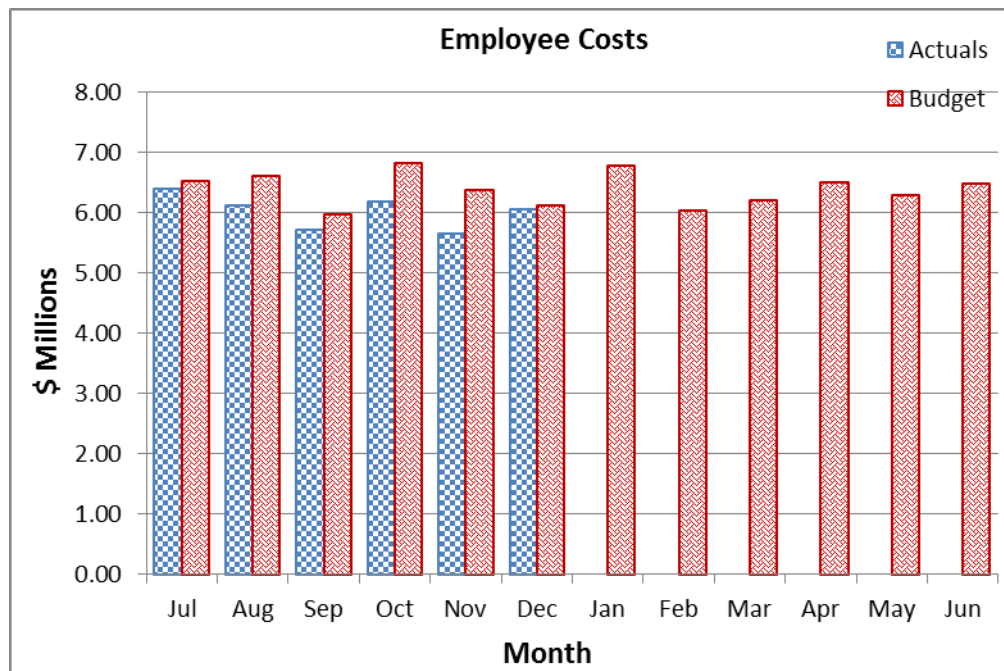
***Year to Date - (Actual \$38.5m, Revised Budget \$38.7m)***

The variance is unfavourable by \$174k but within the reporting threshold.



**Expenses****Note 3     Employee Costs*****Month to Date - (Actual \$6.1m, Revised Budget \$6.1m)***

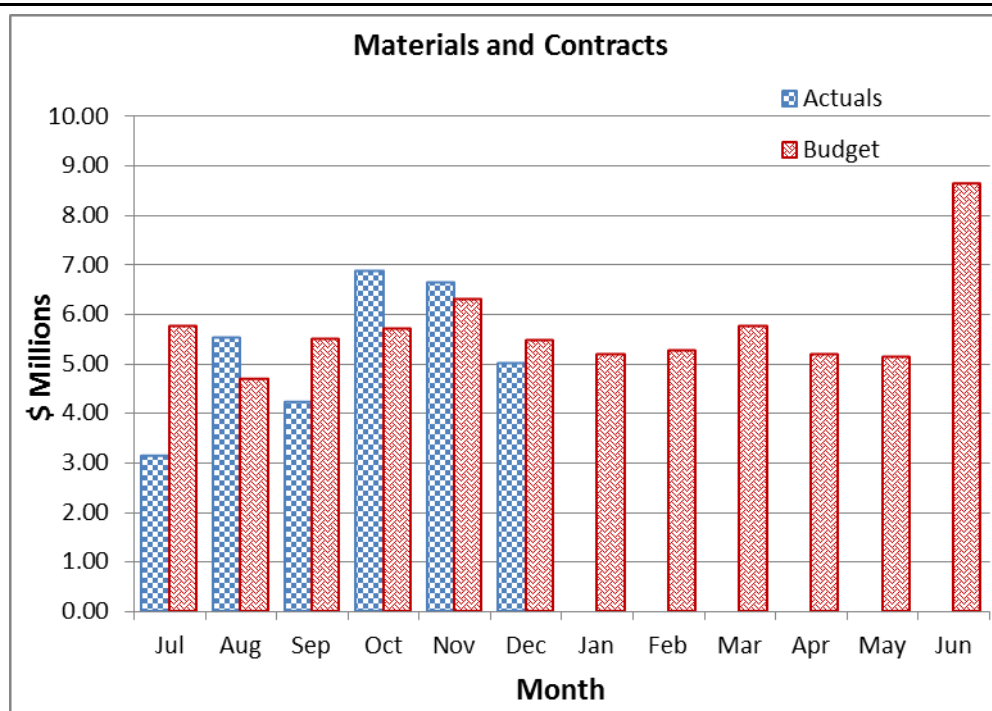
The favourable variance of \$65k for the month is mainly attributable to staff vacancies.

***Year to Date - (Actual \$36.2m, Revised Budget \$38.5m)***

The favourable variance of \$2.3m mainly attributable to staff vacancies not been filled and \$183k related to underspent corporate training.

**Note 4     Materials and Contracts*****Month to Date - (Actual \$5.0m, Revised Budget \$5.5m)***

The favourable variance of \$467k is due to lower than anticipated Refuse Removal expenses of \$202k, Contract expenses of \$136k, Material expenses of \$63k and External Printing Expenses of \$67k.



***Year to Date - (Actual \$31.4m, Revised Budget \$33.4m)***

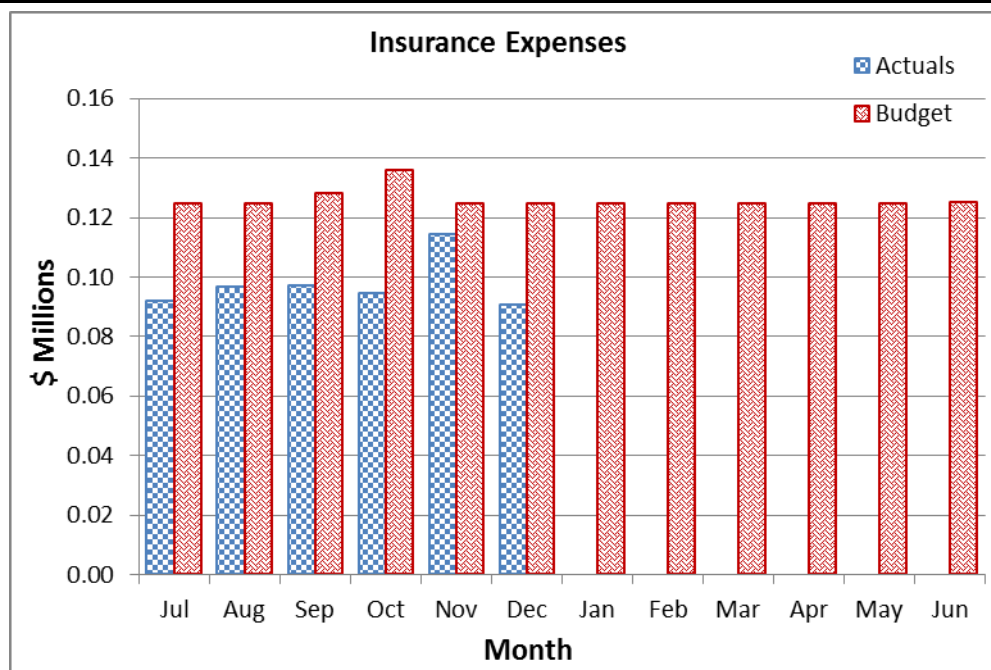
The favourable variance of \$2.0m mainly relates to:

- Lower Consulting Fees of \$945k due to underspend on various projects;
- Lower Refuse Removal expenses of \$584k due to lower than expected collection of Waste tonnage;
- Lower Material expenses of \$106k;
- Lower Audit Fee expenses of \$89k due to timing of billing;
- Lower Sponsorship Fee of \$83k;
- Lower Postage expenses of \$78k; and
- Various other expenses of 115k.

**Note 5     Insurance**

***Month to Date - (Actual \$91k, Revised Budget \$125k)***

The favourable variance of \$34k reflects improved claims experience.



***Year to Date - (Actual \$585k, Revised Budget \$762k)***

The favourable variance of \$177k reflects improved claims experience.

#### **Other Revenue & Expenses**

##### **Note 6      Non-Operating Grants, Subsidies & Contributions**

***Month to Date – (Actual \$67k, Revised Budget \$430k)***

The variance is unfavourable by \$363k due to delay in receiving grants along with the return of grant funds due to significant savings from the Franklin Road project.

***Year to Date – (Actual \$7.3m, Revised Budget \$6.3m)***

The favourable variance of \$953k predominantly relates to cash contribution related to deeds of agreement with developers for the Marmion Avenue extension project for \$1.3m and offset by \$464k due to delay in receiving grants for road resurfacing and Kingsway Olympic Grandstand.

##### **Note 7      Contributed Physical Assets**

***Month to Date – (Actual \$0, Revised Budget \$1.4m)***

The unfavourable variance of \$1.4m is due to the phasing of the Budget. The anticipated asset handover was budgeted for December 2019. However the actual asset recognition is recorded as and when assets are handed over to the City.

***Year to Date – (Actual \$5.2m, Revised Budget \$8.1m)***

The unfavourable variance is due to lower than anticipated level of asset handover from developers.

**Note 8-9 Profit / Loss on Asset Disposals*****Month to Date – (Combined Actual \$164k, Combined Revised Budget \$15k)***

The favourable variance is a result of profit adjustment relating to Tamala Park Regional Council (TPRC) lot sales.

***Year to Date – (Combined Actual \$353k, Combined Revised Budget \$87k)***

The favourable variance relates to profit adjustment to Tamala Park Regional Council (TPRC) lot sales.

**Note 10 Town Planning Scheme (TPS) Revenues*****Month to Date – (Actual \$1.7m, Revised Budget \$319k)***

The favourable result is due receipt of headworks levy for Cell 8, and receipt of income for sale of land for Cell 5 and 6.

***Year to Date – (Actual \$6.2m, Revised Budget \$5.8m)***

The favourable variance of \$311k relates to receipt of headworks levy for Cell 6 and 9 and Interest Income.

**Note 11 Town Planning Scheme (TPS) Expenses*****Month to Date – (Actual \$85k, Revised Budget \$1.0m)***

The favourable result relates to delay in contract expenses for Cell 8 and 9.

***Year to Date – (Actual \$5.0m, Revised Budget \$3.1m)***

The unfavourable result is due to land acquisition for Cell 9 which offsets by deferral in contract expense for Woodvale Structure Plan by \$600k and Cells 8 by \$289k.

**Statement of Financial Position (Attachment 2)****CITY OF WANNEROO****STATEMENT OF FINANCIAL POSITION****FOR THE PERIOD ENDED 31 DECEMBER 2019**

Description	30 June 2019 Actual (Estimated) \$	31 Dec 2019 Actual \$	Variance		30 June 2020	Notes
					Revised Budget	
			\$m	%	\$	
Current Assets	403,439,111	473,117,562	69,678,451	17.3	356,756,446	
Current Liabilities	(56,252,922)	(71,406,206)	(15,153,284)	(26.9)	(50,034,382)	
NET CURRENT ASSETS	347,186,189	401,711,356	54,525,167	15.7	306,722,064	1
Non Current Assets	2,365,909,507	2,389,369,355	23,459,848	1.0	2,509,043,661	2
Non Current Liabilities	(80,773,253)	(86,330,266)	(5,557,013)	(6.9)	(78,068,455)	3
NET ASSETS	2,632,322,443	2,704,750,445	72,428,002	2.8	2,737,697,270	
TOTAL EQUITY	(2,632,322,443)	(2,704,750,445)	72,428,002	2.8	(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 \$54.5m which is predominately due to the impact of 2019/20 Rates and Waste Service Fees levied.

Within the Current Assets, Current Receivables of \$58.4m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$49.5m and Emergency Services Levy of \$1.9m, with the remaining balance attributed to General Debtors of \$7.0m.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 31 December 2019 have increased by \$23.5m from 30 June 2019 Actuals. The movement is due to increase in Work in Progress of \$43.7m partially offset by accumulated depreciation of \$20.5m (estimated).

**Note 3 - Non-Current Liabilities**

Non-Current Liabilities as at 31 December 2019 have increased by \$5.5m 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 81% 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 31/12/2019	For the month - Minimum Standard Met
<b>Current Ratio</b>				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	0.80 : 1	1.78:1	YES
Current Liabilities (CL) - CL Associated with RCA		Note 1		
<b>Debt Service Cover Ratio</b>				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	6.71 : 1	55.72:1	YES
Principle & Interest Repayments				
<b>Own Source Revenue Coverage Ratio</b>				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	1.03 : 1	1.83:1	YES
Operating Expense				
<b>Operating Surplus Ratio</b>				
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	0.47:1	YES
Own Source Operating Revenue				
<b>Asset Consumption Ratio</b>				
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				
<b>Asset Sustainability Ratio</b>				
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		
<b>Asset Renewal Funding Ratio</b>				
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 30 June 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

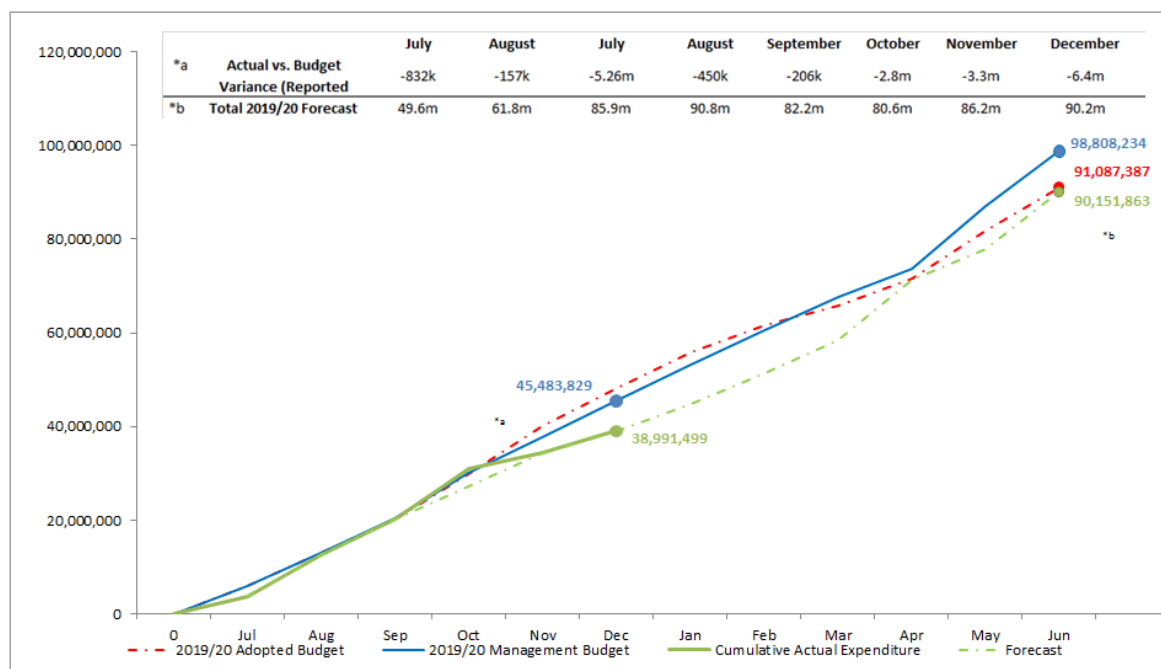
The current status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual	YTD Actual	Revised Budget	% Spend
		\$	\$	\$	
Community Buildings	14	177,825	341,671	1,666,001	20.5%
Community Safety	2	41,335	166,507	320,242	52.0%
Conservation Reserves	4	11,368	204,227	337,407	60.5%
Corporate Buildings	3	33,488	232,806	476,262	48.9%
Environmental Offset	6	55,928	317,400	712,600	44.5%
Fleet Mgt - Corporate	6	193,607	1,514,714	6,483,528	23.4%
Foreshore Management	8	856,910	1,913,050	3,148,743	60.8%
Golf Courses	1	0	6,941	7,000	99.2%
Investment Projects	6	40,940	348,324	1,614,590	21.6%
IT Equipment & Software	15	218,982	1,222,092	8,229,262	14.9%
Parks Furniture	13	241,030	1,848,349	2,792,733	66.2%
Parks Rehabilitation	1	171,688	373,505	1,252,033	29.8%
Passive Park Development	11	107,730	430,130	1,831,428	23.5%
Pathways and Trails	6	80,809	693,942	882,000	78.7%
Roads	17	1,260,436	22,041,015	35,977,979	61.3%
Sports Facilities	49	902,010	6,119,170	29,247,207	20.9%
Stormwater Drainage	5	40,529	172,809	740,000	23.4%
Street Landscaping	5	1,995	41,207	1,045,720	3.9%
Traffic Treatments	17	198,295	934,526	2,043,499	45.7%
Waste Management	1	58,538	117,077	-	0.0%
<b>Grand Total</b>	<b>190</b>	<b>4,693,442</b>	<b>39,039,462</b>	<b>98,808,234</b>	<b>39.5%</b>

During December \$4.7m was spent. Details of significant expenditure for the month are included in **Attachment 3**. As at 31 December 2019 the City has spent \$39.0m, which represents 39.5% of the \$98.8m budget.

The City forecasts spend of \$89,515,898 which represents 90% of the 2019/20 management budget. Commitments as at 31 December were \$19.2m. This amount together with the year to date actual equates to 58.8% of the capital budget.

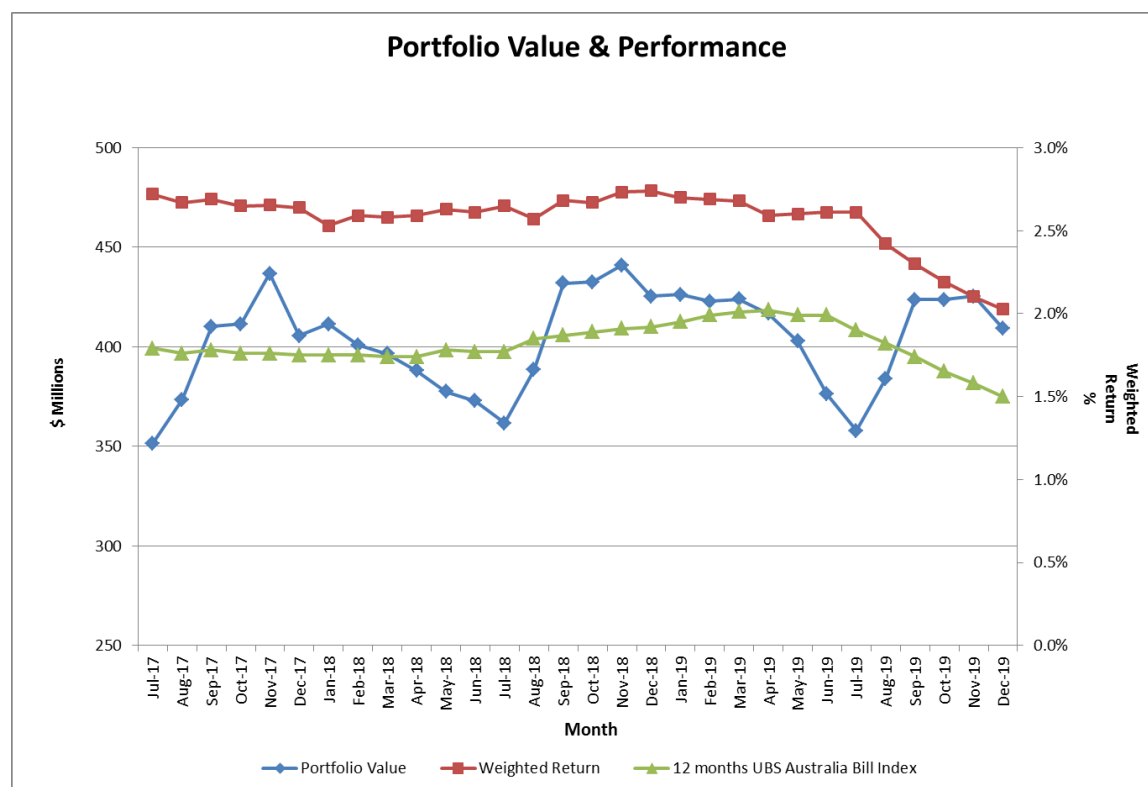
### Capital Expenditure to December 2019 – Portfolio View Only



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**).

### 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 December 2019, the City held an investment portfolio (cash & cash equivalents) of \$409.2m (Face Value), equating to \$413.4m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.53% pa (2.03% pa vs. 1.50% 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 DECEMBER 2019

Description	30 June 2019 Actual (Estimated) \$	31 Dec 2019 Actual \$	30 June 2020	
			Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>				
Cash & Cash Equivalents - Unrestricted	21,443,860	68,034,195	22,376,948	22,376,948
Cash & Cash Equivalents - Restricted	358,270,965	346,409,670	308,449,131	308,449,131
Receivables	23,409,420	58,358,454	25,595,130	25,595,130
Inventory	314,348	315,243	335,237	335,237
<b>TOTAL CURRENT ASSETS</b>	<b>403,438,593</b>	<b>473,117,562</b>	<b>356,756,446</b>	<b>356,756,446</b>
<b>Current Liabilities</b>				
Payables	(38,910,679)	(54,262,084)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,144,122)	(15,510,658)	(15,510,658)
<b>TOTAL CURRENT LIABILITIES</b>	<b>(56,252,922)</b>	<b>(71,406,206)</b>	<b>(50,034,382)</b>	<b>(50,034,382)</b>
<b>Net Current Assets</b>	<b>347,185,671</b>	<b>401,711,356</b>	<b>306,722,064</b>	<b>306,722,064</b>
<b>Adjustments for Restrictions</b>				
Cash & Cash Equivalents - Restricted	(358,270,965)	(346,409,670)	(308,449,131)	(308,449,131)
Restricted Unspent Grants*	-	19,006,811	-	-
Provisions Cash Backed	11,085,294	3,306,161	1,727,067	1,727,067
<b>TOTAL RESTRICTED ASSETS</b>	<b>(347,185,671)</b>	<b>(324,096,698)</b>	<b>(306,722,064)</b>	<b>(306,722,064)</b>
<b>Surplus/(Deficit) Carried Forward</b>	<b>-</b>	<b>77,614,658</b>	<b>-</b>	<b>-</b>

\*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 December 2019 consisting of:**
  - a) **December 2019 year to date Actuals;**
  - b) **December 2019 year to date Statement of Financial Position and Net Current Assets; and**
  - c) **December 2019 year to date Material Financial Variance Notes.**

#### Attachments:

1 	Attachment 1 - Statement of Comprehensive Income December 2019	20/22887	Minuted
2 	Attachment 2 - Statement of Financial Position December 2019	20/12106	Minuted
3 	Attachment 3 - Significant Capital Expenditure December 2019	20/11206	Minuted
4 	Attachment 4 - Top Projects 2019-20 - December 2019	16/151914[v45]	Minuted
5 	Attachment 5 - Investment Report December 2019	20/11186	Minuted
6 	Attachment 6 - Rate Setting Statement December 2019	20/22908	Minuted



**CITY OF WANNEROO**  
**STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE**  
**FOR THE PERIOD ENDED 31 DECEMBER 2019**

Attachment 1

Description	Current Month					Year to Date				Annual			
	Actual	Revised Budget	Variance		Notes	Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%		\$	\$	\$	%	\$	\$	\$	%
<b>Revenues</b>													
Rates	228,562	400,000	(171,438)	(42.9)	1	133,208,966	133,661,200	(452,234)	(0.3)	135,581,907	135,581,907	0	0
Operating Grants, Subsidies & Contributions	205,273	223,713	(18,440)	(8.2)		3,856,396	3,851,879	4,517	0.1	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	1,220,063	1,561,146	(341,083)	(21.8)	2	38,513,472	38,687,399	(173,927)	(0.4)	46,787,670	46,787,670	0	0
Interest Earnings	699,295	782,878	(83,583)	(10.7)		4,839,383	4,854,944	(15,561)	(0.3)	8,715,234	8,715,234	0	0
Other Revenue	37,119	52,107	(14,988)	(28.8)		230,268	312,363	(82,095)	(26.3)	627,194	627,194	0	0
<b>Total Operating Revenue</b>	<b>2,390,312</b>	<b>3,019,844</b>	<b>(629,532)</b>	<b>(20.8)</b>		<b>180,648,486</b>	<b>181,367,785</b>	<b>(719,299)</b>	<b>(0.4)</b>	<b>202,572,686</b>	<b>202,462,301</b>	<b>(110,385)</b>	<b>(0)</b>
<b>Expenses</b>													
Employee Costs	(6,071,320)	(6,136,715)	65,395	1.1	3	(36,162,099)	(38,493,015)	2,330,916	6.1	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(5,000,063)	(5,467,653)	467,590	8.6	4	(31,364,673)	(33,404,158)	2,039,485	6.1	(68,528,997)	(68,529,696)	(699)	(0)
Utility Charges	(782,409)	(787,661)	5,252	0.7		(4,466,486)	(4,654,542)	188,056	4.0	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0.0		(20,465,454)	(20,465,454)	0	0.0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(343,182)	(342,354)	(828)	(0.2)		(2,058,507)	(2,117,933)	59,426	2.8	(4,111,186)	(4,111,186)	0	0
Insurance	(90,750)	(124,534)	33,784	27.1	5	(585,207)	(762,204)	176,997	23.2	(1,510,000)	(1,510,000)	0	0
<b>Total Operating Expenditure</b>	<b>(15,698,631)</b>	<b>(16,269,826)</b>	<b>571,195</b>	<b>3.5</b>		<b>(95,102,428)</b>	<b>(99,897,306)</b>	<b>4,794,878</b>	<b>4.8</b>	<b>(201,618,476)</b>	<b>(201,619,170)</b>	<b>(694)</b>	<b>(0)</b>
<b>RESULT FROM OPERATIONS</b>	<b>(13,308,319)</b>	<b>(13,249,982)</b>	<b>(58,337)</b>	<b>(0.4)</b>		<b>85,546,058</b>	<b>81,470,479</b>	<b>4,075,579</b>	<b>5.0</b>	<b>954,210</b>	<b>843,131</b>	<b>(111,079)</b>	<b>(13)</b>
<b>Other Revenue &amp; Expenses</b>													
Non Operating Grants, Subsidies & Contributions	66,670	430,187	(363,517)	(84.5)	6	7,264,590	6,311,459	953,131	15.1	28,798,613	28,798,619	6	0
Contributed Physical Assets	0	1,356,209	(1,356,209)	(100.0)	7	5,156,025	8,137,250	(2,981,225)	(36.6)	16,274,500	16,274,500	0	0
Profit on Asset Disposals	164,234	48,749	115,485	236.9	8	352,858	292,494	60,364	20.6	585,217	585,217	0	0
Loss on Assets Disposals	0	(34,260)	34,260	100.0	9	0	(205,560)	205,560	100.0	(14,110,346)	(14,110,346)	0	0
Town Planning Scheme (TPS) Revenues	1,696,629	318,891	1,377,738	432.0	10	6,153,686	5,842,346	311,340	5.3	15,288,167	15,288,168	1	0
Town Planning Scheme (TPS) Expenses	(85,099)	(1,034,091)	948,992	91.8	11	(5,025,451)	(3,125,130)	(1,900,321)	(60.8)	(8,031,975)	(8,031,977)	(2)	(0)
<b>Total Other Revenue and Expenses</b>	<b>1,842,434</b>	<b>1,085,685</b>	<b>756,749</b>	<b>69.7</b>		<b>13,901,709</b>	<b>17,252,859</b>	<b>(3,351,150)</b>	<b>(19.4)</b>	<b>38,804,176</b>	<b>38,804,181</b>	<b>5</b>	<b>0</b>
<b>NET RESULT</b>	<b>(11,465,885)</b>	<b>(12,164,297)</b>	<b>698,412</b>	<b>5.7</b>		<b>99,447,767</b>	<b>98,723,338</b>	<b>724,429</b>	<b>0.7</b>	<b>39,758,386</b>	<b>39,647,312</b>	<b>(111,074)</b>	<b>(0)</b>
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(11,465,885)</b>	<b>(12,164,297)</b>	<b>698,412</b>	<b>5.7</b>		<b>99,447,767</b>	<b>98,723,338</b>	<b>724,429</b>	<b>0.7</b>	<b>39,758,386</b>	<b>39,647,312</b>	<b>(111,074)</b>	<b>(0)</b>

## CITY OF WANNEROO

## Attachment 2

**STATEMENT OF FINANCIAL POSITION**  
**FOR THE PERIOD ENDED 31 DECEMBER 2019**

Description	30/06/2019 Actual (Estimated) \$	31/12/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>				
Cash at Bank	3,489,483	1,015,141	3,308,261	3,308,261
Investments	376,225,860	413,428,724	327,517,818	327,517,818
Receivables	23,409,420	58,358,454	25,595,130	25,595,130
Inventories	314,348	315,243	335,237	335,237
	<b>403,439,111</b>	<b>473,117,562</b>	<b>356,756,446</b>	<b>356,756,446</b>
<b>Current Liabilities</b>				
Payables	(38,910,679)	(54,262,084)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,144,122)	(15,510,658)	(15,510,658)
	<b>(56,252,922)</b>	<b>(71,406,206)</b>	<b>(50,034,382)</b>	<b>(50,034,382)</b>
<b>NET CURRENT ASSETS</b>	<b>347,186,189</b>	<b>401,711,356</b>	<b>306,722,064</b>	<b>306,722,064</b>
<b>Non Current Assets</b>				
Receivables	3,421,480	3,295,692	3,061,000	3,061,000
Investments	19,669,497	19,980,109	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	170,785,085	185,505,768	185,505,768
Plant	17,419,406	17,253,684	23,721,259	23,721,259
Equipment	82,634,639	81,849,353	69,002,438	69,002,438
Furniture & Fittings	7,419,363	7,349,645	17,020,429	17,020,429
Infrastructure	1,871,272,395	1,853,469,796	1,974,478,388	1,974,478,388
Work in Progress	36,691,624	80,430,366	36,691,624	36,691,624
	<b>2,365,909,507</b>	<b>2,389,369,355</b>	<b>2,509,043,661</b>	<b>2,509,043,661</b>
<b>Non Current Liabilities</b>				
Interest Bearing Liabilities	(69,078,188)	(69,778,188)	(76,341,388)	(76,341,388)
Provisions & Payables	(11,695,065)	(16,552,078)	(1,727,067)	(1,727,067)
	<b>(80,773,253)</b>	<b>(86,330,266)</b>	<b>(78,068,455)</b>	<b>(78,068,455)</b>
<b>NET ASSETS</b>	<b>2,632,322,443</b>	<b>2,704,750,445</b>	<b>2,737,697,270</b>	<b>2,737,697,270</b>
<b>Equity</b>				
Retained Surplus	(1,241,456,854)	(1,325,021,138)	(1,376,417,279)	(1,376,417,279)
Reserves - Cash/Investment Backed	(229,713,212)	(224,778,875)	(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)	(90,702,207)	(91,744,762)	(91,744,762)
<b>TOTAL EQUITY</b>	<b>(2,632,322,443)</b>	<b>(2,704,750,445)</b>	<b>(2,737,697,270)</b>	<b>(2,737,697,270)</b>

## Attachment 3

**Significant Capital expenditure for December 2019**

- \$1.06m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$834K Coastal Protection Works, Quinns Rocks Beach
- \$253K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$213K Hudson Park, Refurbish and Extend Sports Amenities Building
- \$172K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$146K Recurring Program, Renew Community Building Assets
- \$137K Recurring Program, Renew Heavy Trucks
- \$119K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
- \$118K Recurring Program, Renew Park Assets
- \$104K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr

**Significant (LTD) commitments in the Capital Works Program as at 31 December 2019**

- \$3.25m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$2.45m Connolly Drive, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave
- \$1.88m Renew Finance System
- \$1.36m Shelvock Park, New Sports Amenities Building
- \$938K Hudson Park, Refurbish and Extend Sports Amenities Building
- \$816K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$624K Belhaven Park, Quinns Rocks, New Sports Amenities Building
- \$541K Hardcastle Park, Landsdale, Upgrade Passive Park
- \$480K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
- \$341K Recurring Program, Renew Transport Infrastructure Assets
- \$323K Recurring Program, Renew Park Assets
- \$296K Casserley Park, Girrawheen, Upgrade Passive Park
- \$260K Neerabup Industrial Area, Neerabup, New Development
- \$209K Edgar Griffiths Park, Wanneroo, Net Sports Amenities Building
- \$196K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension
- \$194K Recurring Program, Renew Sporting Structures
- \$188K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$174K Coastal Protection Works, Quinns Rocks Beach
- \$169K Recurring Program, New IT Equipment and Software
- \$167K Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd

LTD – Life to Date

**As at 31 December 2019, the City has spent \$8.58m (56.59%) of the revised \$12.58m carry forward budget from 2018/2019 (originally \$14.24m). Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against revised Carry Forward budget only):**

- \$3.36m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd (100%)
- \$948K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr (100%)
- \$651K Recurring Program, Renew Domestic Waste Vehicles (100%)
- \$426K Kingsway Aquatic Play Space (100%)
- \$366K Renew Finance System (96%)
- \$333K Belhaven Park, Quinns Rocks, New Sports Amenities Building (100%)
- \$311K Coastal Protection Works, Quinns Rocks Beach (100%)
- \$273K Recurring Program, Renew Heavy Trucks (100%)

**Attachment 3**

- \$211K *John Moloney Park, Marangaroo, Upgrade Sports Floodlighting (74%)*
- \$195K *Recurring Program, New IT Equipment and Software (19%)*
- \$172K *Recurring Program, Renew Corporate Building Assets (71%)*
- \$169K *Abbeville Park, Mindarie, Upgrade Storage Rooms (100%)*
- \$125K *Recurring Program, Renew IT Equipment and Software (27%)*
- \$114K *Recurring Program, Renew Plant (65%)*
- \$114K *Renew Assets Management System (39%)*

Top Capital Projects 2019/20 - December 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	Stage	Comments
PMO1523	PR-2561	24684	Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works	2,439,387	1,801,643	312,743	325,001	11,375,725	11,546,580	(170,855)					98	Delivery	Stage 3 coastal management works underway and all major works were completed in December 2019. Minor works including landscaping, carpark maintenance and dune rehabilitation works to be undertaken from January to June 2020. At Mid-Year review rebudget \$100,000 to 2020/21 for use in groyne maintenance works, and return savings of \$225,000.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	6,962,500	68,551	1,422,501	5,471,448	22,139,790	19,609,870	2,529,920					34	Delivery	Schedule: Environmental Clearing Permit - Minister made a determination on the Appeal and the decision documentation was received 18 December 2019. Federal government will not have commenced assessment (40 day), as state permit is not yet valid/completed. Preparation of Tender documents for retendering of Ovals to be compiled. Budgets: Rebudget at Mid-Year Review \$5,470,000 due to delays with receipt of the clearing permit. Forecast expenditure for 2019/20 includes \$100,000 for potential unknown variations for future constructions works. Risk: Overall delivery project program impacted is currently estimated 12 months as a result of clearing permit issues.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	942,246	949,659	138,000	(145,413)	2,898,333	3,054,502	(156,169)					98	Defects Liability Period	Schedule: Practical Completion granted 17 September 2019 with conditions. Occupancy permit, not required. Budget: Additional funding of \$145,413 requested at Mid-Year Review to balance project overspend and cover costs for dealing with design matters raised by Olympic Kingsway Sports Club. Risk: 'Design Matters' raised by the club under review, additional monies required to cover costs.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	804,748	434,972	369,775	1	1,700,000	1,708,372	(8,372)					95	Delivery	Building works for new Sports Amenities Building underway with LKS Construction (WA) Pty Ltd anticipated in mid January 2020. Water Corporation main line has been completed. No Mid-Year Review adjustment. \$138,870 held in contingency for potential project variations.

Top Capital Projects 2019/20 - December 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	Stage	Comments
PMO17006	PR-4111	24676	Belhaven Park, Quinns Rocks, New Sports Amenities Building	1,308,223	477,738	830,485	0	1,399,000	1,405,718	(6,718)					86	Delivery	Project in construction phase. Variations being monitored, currently within budget allowance and within time constraints. No apparent risks at this time. Project is ahead of schedule. No at Mid-Year Review required. Forecast expenditure for 2019/20 includes \$102,000 contingency for completion of works.
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	1,698,415	1,344,220	354,100	95	3,147,716	3,147,622	94					89	Delivery	Schedule: Construction Phase. Project 2 months ahead of schedule. Practical completion anticipated for 23 January 2020. Community consultation ongoing with Wanneroo District Netball Association (WDNA). Budget: No Mid-Year Review. Potential savings may be realised at end of project, however, subject to further variations monies being held as contingency. Risk; potential variations resulting from WDNA requests as works continue on site and near completion.
PMO17021	PR-4145	25887	Splendid Park, Yanchep, New Skate Park	698,779	11,320	687,459	0	700,000	719,800	(19,800)					46	Delivery	New PM for FY19/20 - Infrastructure Capital Works New Project Manager for construction delivery continues to rate project as high risk due to: 1. Clearing Permit application 2. Land acquisition - which is anticipated to be fully completed in April 2020 however access to the project footprint (which allows site construction) is expected to be completed between Dec 2019 to Jan 2020. Drawings and Procurement Evaluation Plan have been signed-off by all internal stakeholders. RFT was advertised on Saturday 7 December 2019. The RFT incorporates the current risks by mentioning that site works cannot commence until the two issues mentioned above are fully resolved; the RFT also allows a 120-day validity period. DWER requires an offset (19/482860) Overall Project Risk (schedule) is amber due primarily to clearing permit.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	1,370,770	226,501	1,144,269	0	1,480,270	1,487,627	(7,357)					46	Delivery	The construction is on schedule and the completion date is anticipated on June 2020. No Mid-Year Review required. Forecast for 2020/21 includes contingency of \$100,000. The overall risk indicator remains amber due to unforeseeable environmental risk, which might be encountered during construction.



Top Capital Projects 2019/20 - December 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	Stage	Comments
PMO18051	PR-4108	28879	Wanneroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	951,666	453,187	559,480	(61,001)	1,012,000	1,073,001	(61,001)					52	Delivery	The construction is on schedule and the completion date is anticipated on April 2020. Additional funding of \$61,000 required at Mid-Year Review for identified project variations.
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	750,000	164,471	585,529	(0)	15,855,000	15,855,000	0					21	Delivery	The concept subdivision layout is anticipated to be presented to Council Forum in March 2020. Resource Extraction Contract pre start on site documentation and licence application is ongoing with work expected to start on site April 2020. The Water Corp pressure testing and analysis is complete, the consultant will now use this information to develop a water supply engineering solution. A detailed investigation into the renewable energy options recommended in the completed feasibility study has started, this includes Western Power involvement in regards to sub-station requirement timing and cost. The outcome of this investigation will be presented to the Working Group. Project proposals for water supply, energy supply and economic development have been forwarded to the project sponsor for acceptance. Waiting for a project sponsor response. The costed Project schedule includes for NIA development through to 2034 (water provision and distributor road construction costs not included). No Mid-Year Review. Forecast expenditure for 2019/20 includes \$118,000 contingency for potential unknown variations.
PMO18093	PR-4098	30925	Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr	5,148,407	3,797,657	1,105,750	245,000	6,500,000	6,255,000	245,000					98	Delivery	Harris Street construction to be completed by May 2020 at this point PC shall be awarded for the civil contract. Pinjar Road Landscape to be completed by June 2020. Savings of \$245,000 to be returned at Mid-Year Review.
PMO18098	PR-4102	31842	Shellock Park, Koondoola, New Sports Amenities Building	2,063,080	157,210	1,755,869	150,001	2,172,400	2,021,761	150,639					55	Delivery	Steelwork installation complete, slab poured and curing. Masonry commencement. Club compound operational. Surplus funds of \$150,000 to be returned at Mid-Year Review. Forecast expenditure for 2019/20 includes \$300,000 contingency.

Top Capital Projects 2019/20 - December 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	Stage	Comments
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	18,583,443	14,336,222	4,247,155	66	27,924,113	27,924,047	66					92	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). Construction at 85% with majority of roadworks to be completed by end Feb 2020 then minor works till mid year. Lagoon Drive intersection and Cinnabar RAB anticipated for completion April 2020 due to delays with external stakeholders. Third section (2.3km from Camborne Pkw to Alkimos Vista). Construction at 95% with practical completion inspection held on section from Camborne Pkw to Sanderling Street. Section between Graceful Blvd and Brindabella due for completion end of April 2020 delay due to external stakeholders.
PMO18122	PR-2930	34057	Warradale Park, Landsdale, New Skate Park	616,212	25,154	591,058	0	650,000	650,000	0					42	Delivery	Completed evaluating Walga eQuote. Recommendation Report is currently being routed for signature. Overall project risk is green.
PMO19040	PR-2797	34171	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	3,177,463	97,029	3,080,292	142	3,110,333	3,288,191	(177,858)					56	Delivery	Construction contract award completed in late October 2019 and was awarded to RJ Vincent (RJV). RJVs site establishment was completed mid November 2019 with the initial clearing and irrigation works started in late november. Arborist walkthrough completed and report created. No Mid-Year Review required. Forecast for 2020/21 includes contingency of \$50,000 for landscaping works.
PMO16050	PR-3098	23725	Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd	1,200,000	209,091	990,167	742	1,235,000	1,231,708	3,292					4	Delivery	Pre Construction meeting held on Thursday 19/12/20, all items clarified with leadership team, Design, Survey, Traffic Management and Service locations.

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 December 2019										
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
<b>Current Account Investment Group</b>										
19,183,860.00	0.70	Commonwealth Bank of Australia Perth	A1	N/A		N/A	19,183,860.00			
<b>19,183,860.00</b>	<b>0.70%</b>						<b>19,183,860.00</b>			
<b>Term Investment Group</b>										
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,124,315.07	69,315.07		124,315.07
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,308,904.11	138,630.14		308,904.11
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,024,109.59	138,630.14		24,109.59
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,015,821.92	138,630.14		15,821.92
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,269,726.03	138,630.14		269,726.03
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,134,486.30	69,315.07		134,486.30
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,258,424.66	138,630.14		258,424.66
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,126,575.34	69,315.07		126,575.34
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,461,589.04	272,219.18		461,589.04
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,216,356.16	133,589.04		216,356.16
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,220,438.36	136,109.59		220,438.36
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,105,410.96	68,054.79		105,410.96
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,198,739.73	131,068.49		198,739.73
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,162,389.04	125,019.18		162,389.04
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,161,643.84	126,027.40		161,643.84
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,161,643.84	126,027.40		161,643.84
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,121,931.51	108,383.56		121,931.51
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,129,534.25	120,986.30		129,534.25
5,000,000.00	2.40	Westpac Banking Corporation	A1	01-July-2020	5,000,000.00	01-July-2019	5,060,164.38	60,164.38		60,164.38
5,000,000.00	2.00	Westpac Banking Corporation	A1	08-June-2020	5,000,000.00	08-July-2019	5,048,219.18	48,219.18		48,219.18
5,000,000.00	1.90	National Australia Bank	A1	23-June-2020	5,000,000.00	17-July-2019	5,043,465.75	43,465.75		43,465.75
15,000,000.00	1.80	National Australia Bank	A1	07-July-2020	15,000,000.00	06-August-2019	15,108,739.73	108,739.73		108,739.73
10,000,000.00	1.80	Westpac Banking Corporation	A1	19-May-2020	10,000,000.00	15-August-2019	10,068,054.79	68,054.79		68,054.79
10,000,000.00	1.80	Westpac Banking Corporation	A1	08-June-2020	10,000,000.00	15-August-2019	10,068,054.79	68,054.79		68,054.79
5,000,000.00	1.80	Westpac Banking Corporation	A1	15-July-2020	5,000,000.00	15-August-2019	5,034,027.40	34,027.40		34,027.40
10,000,000.00	1.62	Westpac Banking Corporation	A1	24-August-2020	10,000,000.00	23-August-2019	10,057,698.63	57,698.63		57,698.63
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	28-July-2020	5,000,000.00	28-August-2019	5,028,253.42	28,253.42		28,253.42
5,000,000.00	1.61	Westpac Banking Corporation	A1	28-July-2020	5,000,000.00	28-August-2019	5,027,568.49	27,568.49		27,568.49
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	11-August-2020	10,000,000.00	04-September-2019	10,051,726.03	51,726.03		51,726.03
5,000,000.00	1.60	Members Equity Bank Melbourne	A2	18-August-2020	5,000,000.00	04-September-2019	5,025,863.01	25,863.01		25,863.01
10,000,000.00	1.60	Bank of Queensland	A2	06-August-2020	10,000,000.00	04-September-2019	10,051,726.03	51,726.03		51,726.03
10,000,000.00	1.67	Westpac Banking Corporation	A1	07-September-2020	10,000,000.00	06-September-2019	10,053,073.97	53,073.97		53,073.97
10,000,000.00	1.68	Suncorp	A1	06-April-2020	10,000,000.00	06-September-2019	10,053,391.78	53,391.78		53,391.78
10,000,000.00	1.68	Suncorp	A1	23-April-2020	10,000,000.00	09-September-2019	10,052,010.96	52,010.96		52,010.96
5,000,000.00	1.76	Westpac Banking Corporation	A1	15-September-2020	5,000,000.00	16-September-2019	5,025,556.16	25,556.16		25,556.16
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	22-September-2020	5,000,000.00	24-September-2019	5,022,150.68	22,150.68		22,150.68
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	07-October-2020	5,000,000.00	01-October-2019	5,020,568.49	20,568.49		20,568.49
5,000,000.00	1.55	Bank of Queensland	A2	13-October-2020	5,000,000.00	08-October-2019	5,017,835.62	17,835.62		17,835.62
5,000,000.00	1.55	Bank of Queensland	A2	20-October-2020	5,000,000.00	14-October-2019	5,016,561.64	16,561.64		16,561.64
5,000,000.00	1.58	Westpac Banking Corporation	A1	28-October-2020	5,000,000.00	28-October-2019	5,013,852.05	13,852.05		13,852.05
10,000,000.00	1.63	Westpac Banking Corporation	A1	06-November-2020	10,000,000.00	06-November-2019	10,024,561.64	24,561.64		24,561.64
10,000,000.00	1.58	Suncorp	A1	26-May-2020	10,000,000.00	14-November-2019	10,020,345.21	20,345.21		20,345.21
10,000,000.00	1.58	Suncorp	A1	05-June-2020	10,000,000.00	14-November-2019	10,020,345.21	20,345.21		20,345.21
10,000,000.00	1.50	Bendigo Bank	A2	27-November-2020	10,000,000.00	29-November-2019	10,013,150.68	13,150.68		13,150.68
10,000,000.00	1.55	Rural Bank	A2	07-December-2020	10,000,000.00	05-December-2019	10,011,041.10	11,041.10		11,041.10
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	21-December-2020	10,000,000.00	20-December-2019	10,004,821.92	4,821.92		4,821.92
<b>390,000,000.00</b>	<b>2.09%</b>						<b>394,244,868.49</b>	<b>3,291,409.59</b>		<b>4,244,868.49</b>
	<b>Weighted Return</b>									
<b>409,183,860.00</b>	<b>2.03%</b>	<b>Totals</b>					<b>413,428,728.49</b>	<b>3,291,409.59</b>		<b>4,244,868.49</b>

1.50% 12 month UBS Australia Bank Bill Index for 31 December 2019  
0.53% 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 December 2019

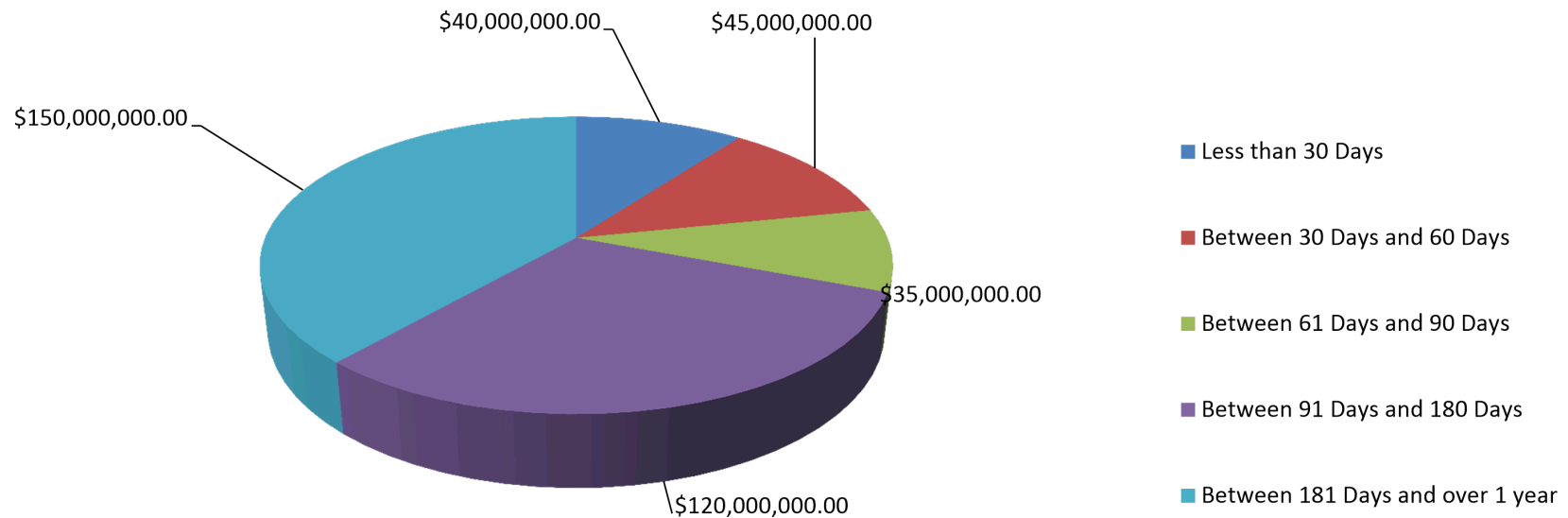
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	19,183,860.00	204,591,930.00	4.69	50.00
National Australia Bank	A1	20,000,000.00	204,591,930.00	4.89	50.00
Westpac Banking Corporation	A1	120,000,000.00	204,591,930.00	29.33	50.00
Suncorp	A1	40,000,000.00	204,591,930.00	9.78	50.00
Bankwest	A1	-	204,591,930.00	0.00	50.00
Bank of Queensland	A2	35,000,000.00	102,295,965.00	8.55	25.00
Bendigo Bank	A2	30,000,000.00	102,295,965.00	7.33	25.00
Members Equity Bank Melbourne	A2	85,000,000.00	102,295,965.00	20.77	25.00
IMB Bank	A2	20,000,000.00	102,295,965.00	4.89	25.00
Rural Bank	A2	40,000,000.00	102,295,965.00	9.78	25.00
<b>Totals</b>		<b>409,183,860.00</b>		<b>100.00</b>	

## OVERALL CREDIT PROFILE - As At 31 December 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	199,183,860.00	409,183,860.00	48.68	100.00
Subtotal of Securities	A2	210,000,000.00	327,347,088.00	51.32	80.00
<b>Totals</b>		<b>409,183,860.00</b>		<b>100.00</b>	

## Maturity Breakdown - As At 31 December 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	\$19,183,860.00	4.69%	1.00	\$19,183,860.00	\$19,183,860.00
Less than 30 Days	\$40,000,000.00	9.78%	5.00	\$5,000,000.00	\$10,000,000.00
Between 30 Days and 60 Days	\$45,000,000.00	11.00%	4.00	\$5,000,000.00	\$20,000,000.00
Between 61 Days and 90 Days	\$35,000,000.00	8.55%	4.00	\$5,000,000.00	\$10,000,000.00
Between 91 Days and 180 Days	\$120,000,000.00	29.33%	13.00	\$5,000,000.00	\$10,000,000.00
Between 181 Days and over 1 year	\$150,000,000.00	36.66%	20.00	\$5,000,000.00	\$15,000,000.00
<b>Totals</b>	<b>\$409,183,860.00</b>	<b>100.00%</b>	<b>47.00</b>		



**RATE SETTING STATEMENT  
(FINANCIAL ACTIVITY STATEMENT)  
FOR THE PERIOD ENDED 31 DECEMBER 2019**

Attachment 7

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
<b>Opening Surplus/(Deficit)</b>	<b>0</b>	<b>(19,585,667)</b>	<b>19,585,667</b>	<b>0</b>	<b>(19,585,667)</b>	<b>(19,585,667)</b>	<b>0</b>	<b>0</b>
<b>OPERATING ACTIVITIES</b>								
<b>Revenues</b>								
Operating Grants, Subsidies & Contributions	3,856,396	3,851,879	4,517	0	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	38,513,472	38,687,399	(173,927)	(0)	46,787,670	46,787,670	0	0
Interest Earnings	4,839,383	4,854,944	(15,561)	(0)	8,715,234	8,715,234	0	0
Other Revenue	230,268	312,363	(82,095)	(26)	627,194	627,194	0	0
	<b>47,439,519</b>	<b>47,706,585</b>	<b>(267,066)</b>	<b>(1)</b>	<b>66,990,779</b>	<b>66,880,394</b>	<b>(110,385)</b>	<b>(0)</b>
<b>Expenses</b>								
Employee Costs	(36,162,099)	(38,493,015)	2,330,916	6	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(31,364,673)	(33,404,158)	2,039,485	6	(68,528,997)	(68,529,696)	(699)	(0)
Utility Charges	(4,466,486)	(4,654,542)	188,056	4	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(20,465,454)	(20,465,454)	0	0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(2,058,507)	(2,117,933)	59,426	3	(4,111,186)	(4,111,186)	0	0
Insurance	(585,207)	(762,204)	176,997	23	(1,510,000)	(1,510,000)	0	0
	<b>(95,102,428)</b>	<b>(99,897,306)</b>	<b>4,794,878</b>	<b>5</b>	<b>(201,618,476)</b>	<b>(201,619,170)</b>	<b>(694)</b>	<b>(0)</b>
<b>Non-Cash Amounts Excluded</b>								
Depreciation	20,465,454	20,465,454	0	0	40,947,313	40,947,295	18	0
	<b>(27,197,454)</b>	<b>(31,725,267)</b>	<b>4,527,813</b>	<b>14</b>	<b>(93,680,384)</b>	<b>(93,791,481)</b>	<b>(111,097)</b>	<b>(0)</b>
<b>INVESTING ACTIVITIES</b>								
Non Operating Grants, Subsidies & Contributions	7,264,590	6,311,459	953,131	15	28,798,613	28,798,619	6	0
Contributed Physical Assets	5,156,025	8,137,250	(2,981,225)	(37)	16,274,500	16,274,500	0	0
Profit on Asset Disposals	352,858	292,494	60,364	21	585,217	585,217	0	0
Loss on Assets Disposals	0	(205,560)	205,560	100	(14,110,346)	(14,110,346)	0	0
TPS & DCP Revenues	6,153,686	5,842,346	311,340	5	15,288,167	15,288,168	1	0
TPS & DCP Expenses	(5,025,451)	(3,125,130)	(1,900,321)	(61)	(8,031,975)	(8,031,977)	(2)	(0)
Capital Expenditure	(39,039,462)	(46,851,931)	7,812,469	17	(91,087,387)	(98,064,334)	(6,976,947)	(7)
Proceeds From Disposal Of Assets	408,782	742,125	(333,343)	(45)	1,484,250	1,484,250	0	0
	<b>(24,728,970)</b>	<b>(28,856,947)</b>	<b>4,127,977</b>	<b>14</b>	<b>(50,798,961)</b>	<b>(57,775,903)</b>	<b>(6,976,942)</b>	<b>(12)</b>
<b>Non-Cash Amounts Excluded</b>								
Contributed Physical Assets	(5,156,025)	(8,137,250)	2,981,225	37	(16,274,500)	(16,274,500)	0	0
Profit on Asset Disposals	(352,858)	(292,494)	(60,364)	(21)	(585,217)	(585,217)	0	0
Loss on Assets Disposals	0	205,560	(205,560)	(100)	14,110,346	14,110,346	0	0
	<b>(5,508,883)</b>	<b>(8,224,184)</b>	<b>2,715,301</b>	<b>33</b>	<b>(2,749,371)</b>	<b>(2,749,371)</b>	<b>0</b>	<b>0</b>
	<b>(30,237,853)</b>	<b>(37,081,131)</b>	<b>6,843,278</b>	<b>18</b>	<b>(53,548,332)</b>	<b>(60,525,274)</b>	<b>(6,976,942)</b>	<b>(12)</b>
<b>FINANCING ACTIVITIES</b>								
Contributions from New Loans	0	3,631,600	(3,631,600)	(100)	7,263,200	7,263,200	0	0
Transfers from Restricted Grants, Contributions & Loans	1,415,035	10,973,372	(9,558,337)	(87)	21,836,335	21,946,743	(110,408)	(1)
Transfers to Restricted Grants, Contributions & Loans	(322,151)	0	(322,151)	(100)	0	0	0	0
Transfers from Reserves	4,934,337	21,036,310	(16,101,973)	(77)	35,094,989	42,072,620	6,977,631	17
Transfers to Reserves	(10,388,167)	(20,691,069)	10,302,902	50	(41,382,138)	(41,382,138)	0	0
Transfers from Schemes	6,201,945	10,423,716	(4,221,771)	(41)	20,847,432	20,847,432	0	0
Transfers to Schemes	0	(6,213,671)	6,213,671	100	(12,427,342)	(12,427,342)	0	0
	<b>1,840,999</b>	<b>19,160,258</b>	<b>(17,319,259)</b>	<b>(90)</b>	<b>31,232,476</b>	<b>38,320,515</b>	<b>7,088,039</b>	<b>18</b>
<b>BUDGET DEFICIENCY</b>	<b>(55,594,308)</b>	<b>(49,646,141)</b>	<b>(5,948,168)</b>	<b>(12)</b>	<b>(115,996,240)</b>	<b>(115,996,240)</b>	<b>0</b>	<b>0</b>
<b>Amount To Be Raised From Rates</b>	<b>133,208,966</b>	<b>133,661,200</b>	<b>(452,234)</b>	<b>(0)</b>	<b>135,581,907</b>	<b>135,581,907</b>	<b>0</b>	<b>0</b>
<b>Closing Surplus/(Deficit)</b>	<b>77,614,658</b>	<b>64,429,393</b>	<b>13,185,266</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## Transactional Finance

### CS04-02/20 Warrant of Payments for the Period to 31 December 2019

File Ref: 1859V02 – 20/707  
 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 December 2019, including a statement as to the total amounts outstanding at the end of the month.

## Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

## Detail

The following is the Summary of Accounts paid in December 2019: -

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – December 2019</b>		
Cheque Numbers	118514 - 118726	\$602,628.15
EFT Document Numbers	3698 - 3715	<u>\$22,897,925.75</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$23,500,553.90</b>
<b>Manual Journal</b>		\$1,542.50
Less Cancelled Cheques		(\$16,278.17)
Town Planning Scheme		(\$66,950.94)
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>(\$23,418,867.29)</u></b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid – December 2019</b>		
Advance Recoup		\$23,418,867.29
Direct Payments		\$0.00
Payroll – Direct Debits		<u>\$3,597,511.91</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$27,016,379.20</u></b>
<b>Town Planning Scheme</b>		
<b>Accounts Paid – December 2019</b>		
Cell 1		\$2,381.30
Cell 2		\$2,381.30
Cell 3		\$2,990.90
Cell 4		\$36,490.92
Cell 5		\$5,891.30
Cell 6		\$2,381.30
Cell 7		\$2,381.30
Cell 8		\$9,671.30
Cell 9		<u>\$2,381.32</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$66,950.94</u></b>

At the close of December 2019 outstanding creditors amounted to \$862,523.26.

### **Consultation**

Nil

### **Comment**

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of December 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 December 2019, as summarised below: -

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C</b>		
Accounts Paid – December 2019		
Cheque Numbers	118514 - 118726	\$602,628.15
EFT Document Numbers	3698 - 3715	<u>\$22,897,925.75</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$23,500,553.90</b>
<b>Manual Journal</b>		\$1,542.50
Less Cancelled Cheques		(\$16,278.17)
Town Planning Scheme		(\$66,950.94)
<b>RECOUP FROM MUNICIPAL FUND</b>		<b>(\$23,418,867.29)</b>
<b>Municipal Fund – Bank A/C</b>		
Accounts Paid – December 2019		
Advance Recoup		\$23,418,867.29
Direct Payments		\$0.00
Payroll – Direct Debits		<u>\$3,597,511.91</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$27,016,379.20</b>
<b>Town Planning Scheme</b>		
Accounts Paid – December 2019		
Cell 1		\$2,381.30
Cell 2		\$2,381.30
Cell 3		\$2,990.90
Cell 4		\$36,490.92
Cell 5		\$5,891.30
Cell 6		\$2,381.30
Cell 7		\$2,381.30
Cell 8		\$9,671.30
Cell 9		<u>\$2,381.32</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$64,950.94</b>

WARRANT OF PAYMENTS DECEMBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118514	03/12/2019	Joseph Banks Secondary College P & C	\$850.00
		Bond Refund	
00118515	03/12/2019	Kristy Chrystal	\$100.00
		Bond Refund	
00118516	03/12/2019	Sara Tawfik	\$350.00
		Bond Refund	
00118517	03/12/2019	Susara Scheffer	\$350.00
		Bond Refund	
00118518	03/12/2019	RunEtics Running Club	\$350.00
		Bond Refund	
00118519	03/12/2019	Ngoc Tram Hong	\$850.00
		Bond Refund	
00118520	03/12/2019	Fatima Payman	\$350.00
		Bond Refund	
00118521	03/12/2019	Wanneroo Civic Choir Incorporated	\$540.00
		Bond Refund	
00118522	03/12/2019	Prashant Jagdish Jaiswal	\$100.00

		Bond Refund	
00118523	03/12/2019	Courtney Hetherington	\$100.00
		Bond Refund	
00118524	03/12/2019	Lisa Young	\$100.00
		Bond Refund	
00118525	03/12/2019	Brendon Bidwell	\$256.65
		Refund - Building Application - Rejected	
00118526	03/12/2019	Courtney Hetherington	\$80.40
		Hire Fee Refund	
00118527	03/12/2019	Rates Refund	\$641.49
00118528	03/12/2019	Rates Refund	\$641.49
00118529	03/12/2019	Eview Group Julie Ormston & Partner	\$21.20
		Refund - Copies Of Plans - Cancelled	
00118530	03/12/2019	Melissa Gomez	\$360.00
		Vehicle Crossing Subsidy	
00118531	03/12/2019	Eview Group Julie Ormston & Partner	\$21.20
		Refund - Copies Of Plans - Not Available	
00118532	03/12/2019	Tracey Mohen	\$100.00
		Dog Registration Refund - Sterilised	
00118533	03/12/2019	My Chu Truong	\$64.00
		Refund - Copies Of Plans - Not Available	
00118534	03/12/2019	Umair Ahmed	\$30.73
		Refund - Food Business Registration	
00118535	03/12/2019	Kristie Ellis	\$147.00
		Refund - Development Application - Exempt	
00118536	03/12/2019	Rates Refund	\$2,888.37
00118537	03/12/2019	Rates Refund	\$1,711.70
00118538	03/12/2019	Satterley	\$10.00
		Refund - Bond Assessment Fee - Change In Schedule Fee	
00118539	03/12/2019	Cancelled	
00118540	03/12/2019	Joondalup Community Mental Health Services	\$416.00
		Refund - Meeting Room Hire - Cancel	
00118541	03/12/2019	Luke Ferre	\$2,000.00
		Refund - Street & Verge Bond	
00118542	03/12/2019	Girrawheen Library Petty Cash	\$100.00
		Petty Cash	
00118543	03/12/2019	Ventura Home Group Pty Ltd	\$2,801.01
		Refund - Building Application - Land Not Released	
00118544	03/12/2019	Water Corporation	\$1,415.90
		Water Supplies For The City	
00118545	03/12/2019	Telstra	\$11,119.08
		ADSL - Mens Shed - IT	
		Relocation Works - Quinns Rocks Drainage - Assets	
00118546	03/12/2019	Clarkson Library Petty Cash	\$139.35
		Petty Cash	
00118547	03/12/2019	Community Planning & Development Petty Cash	\$155.65
		Petty Cash	

00118548	03/12/2019	Assets Petty Cash	\$185.60
		Petty Cash	
00118549	03/12/2019	Building Development Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118550	03/12/2019	Shire of Murray	\$20,035.00
		Long Service Liability - R Peake - Payroll	
00118551	10/12/2019	S Sivaraj	\$850.00
		Bond Refund	
00118552	10/12/2019	St Andrew's Catholic Church	\$850.00
		Bond Refund	
00118553	10/12/2019	North Coast Rugby Union Junior Football	\$350.00
		Bond Refund	
00118554	10/12/2019	Jayden Perez	\$100.00
		Bond Refund	
00118555	10/12/2019	Ala'a Alrikabi	\$350.00
		Bond Refund	
00118556	10/12/2019	Chirag Vakharia	\$350.00
		Bond Refund	
00118557	10/12/2019	Rocky Dean Iemma	\$850.00
		Bond Refund	
00118558	10/12/2019	Vicki Reynolds	\$850.00
		Bond Refund	
00118559	10/12/2019	Monaz Kasad	\$100.00
		Bond Refund	
00118560	10/12/2019	Devco Holdings	\$61.65
		Refund - Building Application - Cancelled	
00118561	10/12/2019	Vespoli Constructions Pty Ltd	\$61.65
		Refund - Building Application - BSL Not Applicable	
00118562	10/12/2019	Stephen Joseph Scott	\$74.40
		Refund - Copies Of Plans - Not Available	
00118563	10/12/2019	Amy Tremain	\$147.60
		Refund - Skin Penetration Inspection Fee - Cancelled	
00118564	10/12/2019	Maria Cruz	\$147.60
		Refund - Skin Penetration Inspection Fee - Cancelled	
00118565	10/12/2019	Catherine Cullinane	\$30.55
		Refund - Food Business Notification Fee - Not Required	
00118566	10/12/2019	Macey Simpkins	\$42.50
		Dog Registration Refund - Overpaid - Already Registered	
00118567	10/12/2019	Alexandra Starr-Barnes	\$30.00
		Dog Registration Refund - Overpaid	
00118568	10/12/2019	Debra Cuff	\$30.00
		Dog Registration Refund - Sterilised	
00118569	10/12/2019	Rates Refund	\$610.40
00118570	10/12/2019	Rates Refund	\$679.18
00118571	10/12/2019	Rates Refund	\$750.00
00118572	10/12/2019	Rates Refund	\$584.61

00118573	10/12/2019	Rates Refund	\$696.37
00118574	10/12/2019	Rates Refund	\$99.18
00118575	10/12/2019	Rates Refund	\$610.40
00118576	10/12/2019	Rates Refund	\$567.42
00118577	10/12/2019	Rates Refund	\$688.44
00118578	10/12/2019	Rates Refund	\$750.00
00118579	10/12/2019	Rates Refund	\$498.64
00118580	10/12/2019	Rates Refund	\$629.57
00118581	10/12/2019	Rates Refund	\$2,710.41
00118582	10/12/2019	Rates Refund	\$631.58
00118583	10/12/2019	Rates Refund	\$750.00
00118584	10/12/2019	Kennith Ernst	\$66.24
		Refund - Swimming Lessons - Cancelled	
00118585	10/12/2019	Adib Nasari	\$77.50
		Dog Registration Refund - Sterilised	
00118586	10/12/2019	AC & RJ Cresswell	\$360.00
		Vehicle Crossing Subsidy	
00118587	10/12/2019	Cancelled	
00118588	10/12/2019	Deng Agany	\$455.75
		Bond Refund	
00118589	10/12/2019	Marie Cortes	\$100.00
		Bond Refund	
00118590	10/12/2019	Australia Karen Organization WA Incorporated	\$84.00
		Bond Refund	
00118591	10/12/2019	Adele Longworth	\$100.00
		Bond Refund	
00118592	10/12/2019	Rates Refund	\$541.62
00118593	10/12/2019	Rates Refund	\$576.01
00118594	10/12/2019	Rates Refund	\$747.96
00118595	10/12/2019	Rates Refund	\$601.80
00118596	10/12/2019	Rates Refund	\$494.00
00118597	10/12/2019	Rates Refund	\$533.03
00118598	10/12/2019	Rates Refund	\$498.64
00118599	10/12/2019	DADAA Limited	\$84.00
		Hire Fee Refund	
00118600	10/12/2019	Jasmine Jasmine	\$21.20
		Refund - Copies Of Plans - Paid Twice	
00118601	10/12/2019	Rates Refund	\$1,444.29
00118602	10/12/2019	Richard Pickerill	\$1,000.00
		Refund - Street & Verge Bond	
00118603	10/12/2019	Ruth Read	\$2,000.00
		Refund - Street & Verge Bond	
00118604	10/12/2019	Jennifer Lowthorpe	\$30.00
		Refund - Aquamotion Membership - Moved	
00118605	10/12/2019	Alex O'Neill	\$360.00
		Vehicle Crossing Subsidy	
00118606	10/12/2019	Clarkson Youth Centre Petty Cash	\$64.70
		Petty Cash	
00118607	10/12/2019	Hainsworth Youth Services Petty Cash	\$226.40
		Petty Cash	



00118608	10/12/2019	Wanneroo Library Petty Cash	\$192.70
		Petty Cash	
00118609	10/12/2019	Water Corporation	\$1,417.08
		Water Supplies For The City	
00118610	10/12/2019	Telstra	\$28.99
		Civic Centre Visitor System - IT	
00118611	10/12/2019	Disco Cantito Association	\$150.00
		Kidsport Voucher X 1 Child	
00118612	10/12/2019	Mr Curtis Butcher	\$255.00
		Reimbursement - Austswim Renewal To Maintain Current Roll	
00118613	10/12/2019	Ellenbrook Football Club	\$137.50
		Kidsport Voucher X 1 Child	
00118614	10/12/2019	First Homebuilders Pty Ltd	\$2,100.00
		Refund - Verge Bond - Overpaid	
00118615	10/12/2019	Miss Rachel Cooper	\$255.00
		Reimbursement - Austswim Renewal To Maintain Current Roll - Aquamotion	
00118616	10/12/2019	Cr F Cvitan	\$4,435.74
		Monthly Allowance	
00118617	10/12/2019	Cr X Nguyen	\$2,596.56
		Monthly Allowance	
00118618	10/12/2019	Chung Wah Association	\$300.00
		Deposit - Chung Wah Dance Performance 26.01.2020 - Communication & Events	
00118619	10/12/2019	CPA Australia	\$3,600.00
		CPA Australia Membership - 5 Members - Finance	
00118620	10/12/2019	Lewis Winter	\$925.00
		Training - Emergency Management Awareness - Fire Services	
00118621	10/12/2019	Louisa Jane Holdings Pty Ltd	\$330.00
		ATM Trailer For Dogs Breakfast - Events	
00118622	10/12/2019	Meridian Aluminium Pty Ltd	\$6,341.24
		Balcony Door Works - Quinns Mindarie Community Centre - Projects	
00118623	10/12/2019	Repco	\$138.60
		Vehicle Spare Parts - Stores	
00118624	10/12/2019	Rexel Electrical Supplies Pty Ltd	\$15.44
		Vehicle Spare Parts - Fleet	
00118625	10/12/2019	Social Pinpoint	\$3,168.00
		Subscription - 2 Projects - Community And Place	
00118626	10/12/2019	Subaru and VW Osborne Park	\$36,995.45
		New Vehicle Purchase - Subaru Forester - Fleet Assets	
00118627	10/12/2019	West Australian Newspapers Ltd	\$106.80
		Newspaper Subscription - 12.09.2019 - 05.12.2019 - Office Of The Mayor	
00118628	13/12/2019	Samuel Neale	\$974.00
		Reimbursement - Building Practitioner	

		Registration	
00118629	16/12/2019	The Trustee For Pensuin Island Unit	\$2,493.20
		Penguin Island Cruise - 18.12.2019 - Gold Program	
00118630	17/12/2019	Leroy Du Plessis	\$360.00
		Vehicle Crossing Subsidy	
00118631	17/12/2019	Steven Ryder	\$360.00
		Vehicle Crossing Subsidy	
00118632	17/12/2019	Stewart Burns	\$360.00
		Vehicle Crossing Subsidy	
00118633	17/12/2019	Yanchep Two Rocks Recreation Association	\$850.00
		Bond Refund	
00118634	17/12/2019	Eugene Whitehorn	\$850.00
		Bond Refund	
00118635	17/12/2019	Marta Mitias	\$350.00
		Bond Refund	
00118636	17/12/2019	The Spiritual Assembly Of The Baha'is Of Wanneroo	\$350.00
		Bond Refund	
00118637	17/12/2019	Gary Payne	\$850.00
		Bond Refund	
00118638	17/12/2019	Akash Joshi	\$350.00
		Bond Refund	
00118639	17/12/2019	Gordana Nelkoski	\$350.00
		Bond Refund	
00118640	17/12/2019	Organisation of African Community in WA Incorporated	\$350.00
		Bond Refund	
00118641	17/12/2019	Rainbow Community Church Incorporated	\$350.00
		Bond Refund	
00118642	17/12/2019	Aurelia Kolecki	\$100.00
		Bond Refund	
00118643	17/12/2019	Julie Payne	\$150.00
		Bond Refund	
00118644	17/12/2019	Juiliانا Scaravilli	\$350.00
		Bond Refund	
00118645	17/12/2019	Harish Bhudia	\$850.00
		Bond Refund	
00118646	17/12/2019	Sarah Sulon	\$100.00
		Bond Refund	
00118647	17/12/2019	Sunaina Dhanjal	\$100.00
		Bond Refund	
00118648	17/12/2019	Casey McNamara	\$150.00
		Bond Refund	
00118649	17/12/2019	Lauren Best	\$360.00
		Vehicle Crossing Subsidy	
00118650	17/12/2019	Natalee Kelly	\$50.00
		Cat Registration Refund - Reside In City Of Joondalup	
00118651	17/12/2019	Sandra McCormick-Smith	\$51.66
		Dog Registration Refund - Sterilised	

00118652	17/12/2019	Dennella Petera	\$130.00
		Dog Registration Refund - Sterilised	
00118653	17/12/2019	Stewart Allen	\$50.00
		Dog Registration Refund - Deceased	
00118654	17/12/2019	Rates Refund	\$696.37
00118655	17/12/2019	Sonja Holley	\$1.25
		Dog Registration Refund - Online Payment	
00118656	17/12/2019	Memik Pirbudak	\$295.00
		Reimbursement - Development Application - Withdrawn	
00118657	17/12/2019	Emily Richards	\$295.20
		Refund - Skin Penetration Application - Not Required	
00118658	17/12/2019	Kaz Chludzinski	\$85.24
		Refund - Copies Of Plans - Not Available	
00118659	17/12/2019	Elwyn Hawthorn	\$74.32
		Refund - Copies Of Plans - Request Cancelled	
00118660	17/12/2019	Sabeel Corporation Pty Ltd	\$53.00
		Refund - Copies Of Plans - Not Available	
00118661	17/12/2019	Shaelan Pty Ltd	\$164.60
		Refund - Copies Of Plans - Overpayment	
00118662	17/12/2019	Rates Refund	\$22.96
00118663	17/12/2019	Grow WA	\$125.30
		Refund - Hire Fees - Butler Community Centre	
00118664	17/12/2019	Team Connect	\$250.00
		Bond Refund	
00118665	17/12/2019	Lisa Fraser	\$360.00
		Vehicle Crossing Subsidy	
00118666	17/12/2019	Binesh Hirji Pindoria	\$360.00
		Vehicle Crossing Subsidy	
00118667	17/12/2019	Rates Refund	\$423.51
00118668	17/12/2019	Pattersons Insurebuild	\$147.00
		Reimbursement - Development Application - Exempt	
00118669	17/12/2019	Hussein & Nadia Samardali	\$360.00
		Vehicle Crossing Subsidy	
00118670	17/12/2019	Nikita Woolley	\$30.00
		Dog Registration Refund - Sterilised	
00118671	17/12/2019	Mylles & Jayne Bates	\$360.00
		Vehicle Crossing Subsidy	
00118672	17/12/2019	Tayla Charlton	\$100.00
		Bond Refund	
00118673	17/12/2019	Joanne Crook	\$100.00
		Bond Refund	
00118674	17/12/2019	Ryan Hartmann	\$34.00
		Bond Refund	
00118675	17/12/2019	Gillian Gauntlett	\$188.30
		Hire Fee Refund	
00118676	17/12/2019	HW Gerges	\$100.00

		Bond Refund	
00118677	17/12/2019	Russell McCarthy	\$100.00
		Bond Refund	
00118678	17/12/2019	David Ian McNally	\$100.00
		Bond Refund	
00118679	17/12/2019	Robert Agacy	\$850.00
		Bond Refund	
00118680	17/12/2019	Karis Clements	\$100.00
		Dog Registration Refund - Sterilised	
00118681	17/12/2019	Robin Shaw	\$32.58
		Refund - Additional Bin Collection - Service Completed	
00118682	17/12/2019	Kerry Brogden	\$342.10
		Reimbursement - Mowing Incident - Houghton Park	
00118683	17/12/2019	Start Right Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118684	17/12/2019	Charlotte Whyatt	\$1,000.00
		Refund - Street & Verge Bond	
00118685	17/12/2019	Activ Foundation Incorporated	\$643.09
		Refund - Account Overpayment - Property	
00118686	17/12/2019	Gypsy Wilson	\$32.00
		Refund - Trading Licence Fee - Cancelled	
00118687	17/12/2019	June Reith	\$10.00
		Refund - Christmas Lights - Gold Program	
00118688	17/12/2019	Luke Calleja	\$489.30
		Refund - Gym Membership - Cancelled	
00118689	17/12/2019	Erin Carruthers	\$24.88
		Refund - Swimming Lessons - Aquamotion	
00118690	17/12/2019	Aneesah Evans	\$38.00
		Hire Fee Refund	
00118691	17/12/2019	Sarah Mihic	\$315.00
		Refund - Kingsway Indoor Stadium Junior Clinic Programs - Cancelled	
00118692	17/12/2019	Cristian Moraru	\$2,000.00
		Refund - Street & Verge Bond	
00118693	17/12/2019	City of Wanneroo	\$720.00
		Cash Advance - Vouchers For Employee Retirement	
00118694	17/12/2019	Community History Centre Petty Cash	\$48.55
		Petty Cash	
00118695	17/12/2019	Water Corporation	\$7,753.92
		Water Charges For The City	
00118696	17/12/2019	Telstra	\$51,633.54
		Integrated Messaging - IT	
		Phone Charges For The City	
00118697	17/12/2019	Kingsway Stadium Petty Cash	\$209.35
		Petty Cash	
00118698	17/12/2019	Finance Services Petty Cash	\$498.25
		Petty Cash	
00118699	17/12/2019	Mrs Julie McDonald	\$240.00

		Reimbursement - Austswim Course To Maintain Current Role - Aquamotion	
00118700	17/12/2019	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118701	17/12/2019	Maggies Netball Club	\$150.00
		Kidsport Voucher - 1 Child	
00118702	18/12/2019	Northside Baptist Church	\$61.43
		Hire Fee Refund	
00118704	18/12/2019	City of Wanneroo	\$1,330.00
		Cash Advance - Morning Tea - Resignation Of Employee	
		Cash Advance - Employee Retirement Gift & Morning Tea	
00118703	13/12/2019	Watson Property Group	\$132,926.75
		Bond Refund Subdivision Bond Refund - Chianti Estate Stage 4 Wetland Buffer Woodvale	
00118705	18/12/2019	Wanneroo Branch ALP	\$25.05
		Hire Fee Refund	
00118706	18/12/2019	Rates Refund	\$1,776.06
00118707	18/12/2019	A & S Butcher	\$3,190.00
		Fit Roller Blinds - Yanchep Beach Road - Place Management	
00118708	18/12/2019	Achievability Pty Ltd	\$14,300.00
		Training - Accessibility Information 01.05.2020 - Projects	
00118709	18/12/2019	Arrow Computers	\$207.00
		3 Badgy Cartridges - Fire Services	
00118710	18/12/2019	Bell Fire Equipment Company Pty Ltd	\$352.00
		Vehicle Spare Parts - Fleet	
00118711	18/12/2019	CA Technology Pty Ltd	\$99,071.50
		Camms Software Purchase - Cammsstrategy & Cammsengage - Strategic & Business Planning	
		Project Commencement Services - 25% - Strategic & Business Planning	
00118712	18/12/2019	Corpvote Pty Ltd	\$4,427.06
		Provision Of Electronic Voting Services - People & Culture	
00118713	18/12/2019	Critical Fire Protection & Training	\$847.00
		Fire Protection Works - New Civic Centre - Building Maintenance	
00118714	18/12/2019	Economic Development Australia Limited	\$2,200.00
		Corporate Membership - 31.12.2019 - 31.12.2020 - Economic Development	
00118715	18/12/2019	Gartner Australasia Pty Ltd	\$26,180.00
		Membership - HR Leadership - 01.2020 - 12.2020	
00118716	18/12/2019	Get Home Safe Limited	\$684.68
		Monthly Software Subscriptions Get Home Safe - People And Culture	
00118717	18/12/2019	Lexis Nexis	\$12,589.57

		Licence Renewal - Advanced Package - Legal Services	
00118718	18/12/2019	Light Application Pty Ltd	\$10,703.74
		Install Phillips Dynalite System Manager Software - Projects	
00118719	18/12/2019	Logiudice Property Group	\$732.05
		Quarterly Admin/Reserve Fund Levy - Mindarie Medical Centre - Property	
00118720	18/12/2019	Mercer Consulting (Australia) Pty Ltd	\$4,818.00
		Provision Services - Position Reviews - People & Culture	
00118721	18/12/2019	Northside Nissan (1986) Pty Ltd	\$48,788.41
		New Vehicle - Nissan Leaf - Fleet Assets	
00118722	18/12/2019	Repco	\$59.32
		Vehicle Spare Parts - Fleet	
00118723	18/12/2019	Snake Tails Reptile Rescue	\$200.00
		Snake Removal - Community Safety	
00118724	18/12/2019	WA Structural Consulting Engineers	\$1,320.00
		Floodlight Pole Review - Ridgewood - Projects	
00118725	18/12/2019	Wacker Neuson Pty Ltd	\$3,510.65
		Vibratory Rammer - Fleet Assets	
00118726	18/12/2019	Wespray on Paving Pty Ltd	\$2,862.20
		Concrete Painting And Stencil Work - Edgar Griffiths Park - Projects	
		<b>Total Director Corporate Services Advance - Cheques</b>	<b>\$602,628.15</b>
<b>ELECTRONIC FUNDS TRANSFER</b>			
00003699	02/12/2019		
		The Pavilion Mindarie	\$2,500.00
		Balance Of Payment - Christmas Party 05.12.2019 - Gold Program	
00003700	03/12/2019		
		Synergy	\$19,313.49
		Power Supplies For The City	
00003701	03/12/2019		
		Active Discovery	\$152,318.39
		Limestone Replacement - Beelara Park - Projects	
		Playground Renewal - Covent Park - Projects	
		Adelphi Apparel	\$2,453.55
		Uniforms - Community Safety	
		Advanced Spatial Technologies	\$4,272.40
		Autocad Annual Subscription - IT	
		Advanced Traffic Management	\$18,047.44
		Traffic Control Services For The City	
		A-Flex Technology (NZ) Ltd	\$115.50



		Pressure Gauge - Aquamotion	
		<a href="#">Allstamps</a>	\$118.05
		Stamps For Library - Library	
		<a href="#">Allused Pty Ltd</a>	\$4,180.00
		Hire Rake Bucket - Yard Loader - Engineering	
		<a href="#">Alphazeta</a>	\$3,850.00
		Fire Safety Assessment - Alexander Heights Community Buildings - Projects	
		<a href="#">Anstat Pty Ltd</a>	\$308.55
		Subscription - Australia New Food Standards - Health	
		<a href="#">Aquatic One</a>	\$4,235.00
		Contract Administration - Kingsway Water Play Space - Projects	
		<a href="#">Armaguard</a>	\$242.13
		Cash Collection - Kingsway	
		<a href="#">Aslab Pty Ltd</a>	\$847.00
		Compaction Test - Beach Road - Construction	
		<a href="#">Atom Supply</a>	\$1,037.52
		Polarised Glasses - Stores Stock	
		<a href="#">Aurora Environmental Perth</a>	\$3,564.00
		Consulting Services - Hudson Park - Projects	
		<a href="#">Austraffic WA</a>	\$902.00
		Traffic Survey - Gnangara Road - Transport & Traffic	
		<a href="#">Australian Airconditioning Services Pty Ltd</a>	\$400.40
		Airconditioning Maintenance For The City	
		<a href="#">Australian Property Consultants</a>	\$1,925.00
		Consultancy - Update To Market Rent Assessment - Property	
		Consultancy - Kiosk At Aquamotion - Property	
		<a href="#">Australian Training Management Pty Ltd</a>	\$2,090.00
		Training - Rigging & Dogging Courses - Fleet	
		<a href="#">Autosmart North Metro Perth</a>	\$198.00
		Floor Smart Cleanse - Stores	
		<a href="#">AV Truck Service Pty Ltd</a>	\$241.38
		Vehicle Spare Parts - Fleet	
		<a href="#">Ball &amp; Doggett Pty Ltd</a>	\$372.01
		Printroom Supplies - Paper	
		<a href="#">Barra Civil &amp; Fencing</a>	\$5,021.50
		Repair Fencing - Neville/Crivelli/Brolo Parks - Parks	
		Repair Gate - Elliot Road Tennis Courts - Parks	
		<a href="#">Beaurepairs For Tyres</a>	\$1,467.50
		Tyre Fitting Services For The City	
		<a href="#">Best Consultants Pty Ltd</a>	\$825.00
		Floodlight Design - Heath Park Eglinton - Projects	
		<a href="#">Binley Fencing</a>	\$896.23

		Temporary Fencing - Yanchep Beach Road - Projects	
		Banner Mesh Removal - Edgar Griffiths Park - Projects	
		<a href="#">Bladon WA Pty Ltd</a>	\$691.90
		100 X Flash Drives - Cultural Services	
		<a href="#">BOC Limited</a>	\$58.08
		Industrial Nitrogen D2 - Stores	
		<a href="#">Boral Construction Materials Group Ltd</a>	\$2,368.10
		Concrete Mix - Various Locations - Engineering	
		<a href="#">Bosston Auto Bodies</a>	\$1,199.97
		Aluminium Bar - Fleet	
		Repair Central Locking - Fleet	
		<a href="#">Bridgestone Australia Limited</a>	\$3,504.86
		Tyre Fitting Services For The City	
		<a href="#">Bucher Municipal Pty Ltd</a>	\$2,973.10
		Vehicle Spare Parts - Stores	
		<a href="#">BurkeAir Pty Ltd</a>	\$22,689.04
		Replace Chiller - Civic Centre - Building Maintenance	
		<a href="#">Capital Finance Australia Limited</a>	\$993.76
		Spin Bikes Rental - Aquamotion	
		<a href="#">Carramar Resources Industries</a>	\$1,430.74
		Disposal Of Waste - Engineering	
		<a href="#">CDM Australia Pty Ltd</a>	\$2,003.10
		Dell Latitude Laptop - IT	
		<a href="#">Chemical Essentials Pty Ltd</a>	\$1,466.30
		Disinfectant - Stores	
		<a href="#">Cherry's Catering</a>	\$2,098.92
		Catering Services For The City	
		<a href="#">Cleartech Waste Management Pty Ltd</a>	\$354.75
		Empty Drums Collection - Fleet	
		<a href="#">Coca Cola Amatil Pty Ltd</a>	\$174.20
		Beverages For Kingsway	
		<a href="#">Community Greenwaste Recycling Pty Ltd</a>	\$350.02
		Material Disposal - Engineering	
		<a href="#">Computer Badge Embroidery</a>	\$84.72
		Badges - Community Safety	
		<a href="#">Contra-Flow Pty Ltd</a>	\$915.85
		Traffic Control - Gnangara - Parks	
		<a href="#">Convic Design Pty Ltd</a>	\$18,260.00
		Design Of Yanchep Skate Park - Projects	
		<a href="#">Corporate Scorecard</a>	\$1,290.52
		Financial Assessments - Contracts & Procurement	
		<a href="#">Corsign (WA) Pty Ltd</a>	\$2,872.93
		Street Name Plates - Engineering	
		50 Orange Traffic Cones - Projects	
		Signs - Wanneroo Showground - Projects	
		Signs - Slashing In Progress - Parks	

		CS Legal	\$26,020.78
		Court Fees - Rating Services	
		Davson & Ward Pty Ltd	\$1,100.00
		Quantity Surveying - Belhaven Reserve - Projects	
		DBS Fencing	\$555.28
		Pine Rails - Parks	
		Diamond Plumbing & Gas	\$187.02
		Plumbing Maintenance For The City	
		Digital Education Services	\$624.09
		Supply Of DVD Stock For Libraries	
		Dowsing Group Pty Ltd	\$134,315.24
		Kerbing - Strand Way - Engineering	
		Footpath Replacement - Talara Circuit - Engineering	
		Concrete - Edgar Griffiths - Projects	
		Install Footpath - Blackmore Avenue - Projects	
		Drainflow Services Pty Ltd	\$32,286.10
		Road Sweeping - Yanchep Beach Road - Construction	
		Drainage Cleaning - Alkimos - Engineering	
		E & MJ Rosher	\$1,511.16
		Vehicle Spare Parts - Stores	
		Elliotts Irrigation Pty Ltd	\$8,519.75
		Design Irrigation System - Splendid Skate Park - Projects	
		Reticulation Items - Parks	
		Email Media	\$165.00
		Advertising - Natural Areas Asset Planning Officer - Asset Planning	
		Emerge Associates	\$3,960.00
		Design - Splendid Park Cycling Facility - Facilities Planning	
		Environmental Industries Pty Ltd	\$155,667.88
		Landscape Maintenance For The City	
		Upgrade Passive Park - Lynton Park - Projects	
		Focus Consulting WA Pty Ltd	\$8,800.00
		Electrical Consulting Services - Girrawheen CCTV Report - Projects	
		Electrical Consulting Services - Girrawheen Hub - Projects	
		Gaia's Organic Gardens	\$1,750.00
		Organic Garden Activities - Dog's Breakfast 2019 - Communications & Events	
		Gen Connect Pty Ltd	\$376.20
		Service Report - Emergency Power Generator - Building Maintenance	
		Geoff's Tree Service Pty Ltd	\$45,430.00
		Pruning Works - Various Locations - Parks	
		Greenwood Party Hire	\$420.00

	Marquee Hire - Relay For Life Event	
	<a href="#">Hanson Construction Materials Pty Ltd</a>	\$313.50
	Concrete Mix - Tallybont Bend - Engineering	
	<a href="#">Healthcare Australia Pty Ltd</a>	\$4,140.65
	Nurses For Immunisation - Health Services	
	<a href="#">Heatley Sales Pty Ltd</a>	\$332.42
	Safety Boots - Stores	
	<a href="#">Hickey Constructions Pty Ltd</a>	\$13,845.70
	Repair Limestone Header - Hacienda & Jack Barlow Parks - Parks	
	Replace Limestone Piers - Cormoran Glade - Engineering	
	Repair Feature Wall - Brampton Park - Parks	
	<a href="#">Hitachi Construction Machinery Pty Ltd</a>	\$33.97
	Vehicle Filters For Depot Store	
	<a href="#">Humes Concrete Products</a>	\$4,717.79
	Concrete Pipes - Rangeview Road - Construction	
	<a href="#">Integrity Industrial Pty Ltd</a>	\$35,278.42
	Casual Labour For The City	
	<a href="#">Integrity Staffing</a>	\$4,613.00
	Casual Labour For The City	
	<a href="#">Iron Mountain Australia Group Pty Ltd</a>	\$4,315.70
	Document Management Services For The City	
	<a href="#">J Blackwood &amp; Son Ltd</a>	\$1,716.15
	Stock For Stores Issues	
	<a href="#">Jackson McDonald</a>	\$19,800.00
	Legal Fees For The City	
	<a href="#">James Bennett Pty Ltd</a>	\$1,391.18
	Book Purchases - Library Services	
	<a href="#">Kleenit</a>	\$5,694.26
	Pressure Wash Paving - Ridgewood Lake - Parks	
	Pressure Clean Pavement - Ocean Keys - Engineering	
	Pressure Clean Surface For Linemarking - Yanchep Sporting Complex - Engineering	
	<a href="#">Konnect (Coventry Fasteners)</a>	\$65.70
	Consumables - Fleet	
	<a href="#">Laundry Express</a>	\$685.19
	Cleaning Of Linen - Hospitality	
	<a href="#">LD Total</a>	\$96,527.87
	Landscape Maintenance For The City	
	<a href="#">Local Government Professionals Australia WA</a>	\$820.00
	Registration - Report Writing For Local Government - 1 Attendee - Financial & Strategic Accounting	
	<a href="#">Mad Tatters Morris</a>	\$350.00
	Dance Performance - Kingsway - Facilities	
	<a href="#">Major Motors</a>	\$1,877.74

	Vehicle Spare Parts - Stores	
	Marketforce Pty Ltd	\$3,566.23
	Advertising Services For The City	
	Mastec Australia Pty Ltd	\$3,843.84
	480 Bin Lids - Waste	
	Mayday Earthmoving	\$15,422.00
	Heavy Equipment Hire For The City	
	Meter Office	\$87.12
	Stationery - Library Services	
	Midalia Steel Pty Ltd	\$757.33
	Steel Supplies - Fleet	
	Mindarie Regional Council	\$250,655.65
	Refuse Disposal For The City	
	Miracle Recreation Equipment Pty Ltd	\$21,405.56
	Playground Equipment Maintenance - Parks	
	MNG Survey	\$26,647.50
	Survey- Quinns Beach And Coastal Structures - October 2019 - Engineering	
	Modern Teaching Aids Pty Ltd	\$54.95
	Toys - All About You And Me Program - Youth Services	
	MP Rogers & Associates Pty Ltd	\$11,613.62
	Professional Coastal Engineering Services - Clarecastle Access Way - Engineering	
	Nespresso Professional	\$232.00
	Various Coffee Pods - Office Of CEO	
	Northern Lawnmower & Chainsaw Specialists	\$728.50
	Edger Blades - Stores	
	Oce Australia Limited	\$408.39
	Scanner Charges - Assets	
	Orbit Health & Fitness Solutions	\$333.19
	Life Fitness Repairs - Aquamotion	
	Paperbark Technologies Pty Ltd	\$17,838.90
	Street Tree Data Collection - Pearsall/Hocking - Parks	
	Arboriculture Report - 13 Ficus On Russell Road - Parks	
	Excavation Of Roots - James Spiers Park - Parks	
	Parker Black & Forrest	\$155.10
	Locking Services For The City	
	Play Check	\$1,980.00
	Playground Inspection - November 2019 - Parks	
	Prestige Alarms	\$17,312.80
	Alarm/CCTV Services For The City	
	Print Smart Online Pty Ltd	\$772.20
	Printing - Noongar Spinning Seasons Wheels - Cultural Services	
	Programmed Integrated Workforce	\$24,484.96
	Casual Labour For The City	

		RAC Motoring & Services Pty Ltd	\$518.00
		Call Out - Battery - Rangers	
		Reliable Fencing	\$2,671.90
		Replace Gates - Valdina Sump - Engineering	
		Repair Fencing - Mather Reserve - Conservation	
		Repair Fence - Spence Road - Parks	
		Riskwest	\$10,307.00
		Risk Assessment & Project Management Plan - Three Bin Project - Waste Services	
		Ron Nyisztor	\$1,718.00
		Curatorial Layout - Home Exhibition - Cultural Services	
		Safeman WA Pty Ltd	\$407.00
		Safety Boots - Stores	
		Safety Tactile Pave	\$5,191.65
		Replace Tactile Paving - Tollesbury Avenue & Sovereign Drive - Engineering	
		Sanax Medical And First Aid Supplies	\$1,132.77
		Stock - Stores Issues	
		First Aid Supplies - Kingsway	
		Sealanes	\$1,417.50
		Food/Beverages - Hospitality	
		Shaw Document Services Pty Ltd	\$155.65
		Legal Fees For The City	
		Sifting Sands	\$3,322.76
		Sand Cleaning - Various Locations - Parks	
		Sigma Chemicals	\$418.00
		Signs - Wet Floor - Aquamotion	
		SJ McKee Maintenance Pty Ltd	\$2,570.00
		Repair Works/Remove Asbestos - Various Locations - Waste	
		Skipper Transport Parts	\$550.14
		Vehicle Spare Parts - Stores	
		Smartbuilt Perth Pty Ltd	\$289.03
		Pest Control Services For The City	
		Sports Surfaces	\$698.50
		Repair Cricket Wicket - Addison Park - Parks	
		St John Ambulance Western Australia Ltd	\$283.22
		CPR Refresher Training - 1 Attendee - Kingsway	
		First Aid Supplies - Waste	
		Statewide Bearings	\$150.04
		Vehicle Spare Parts - Fleet	
		Statewide Cleaning Supplies Pty Ltd	\$157.08
		Dishwasher Detergent - Hospitality	
		Surekleen Products	\$111.32
		Sure Power - Stores	
		Tamala Park Regional Council	\$22.00
		GST Payable - October 2019 Pursuant To Section 153B Of Agreement - Finance	



		TC Precast Pty Ltd	\$776.60
		Traffic Treatments - Rangeview Road - Construction	
		Tenco Engineers Pty Ltd	\$20,900.00
		Structural Detail - Conservation Fencing - Assets	
		Structural Engineering Services - Brampton Park Boardwalk - Projects	
		Terravac Vacuum Excavations Pty Ltd	\$5,406.78
		Location Of Services For The City	
		The Trustee For The Artmaker Trust	\$2,737.49
		Repairs & Maintenance - Interactive Donation Box - Cultural Services	
		The Workwear Group Pty Ltd	\$3,674.45
		Uniforms - Stores Stock	
		Think Promotional	\$759.00
		200 X Calico Tote Bags - Advocacy & Economic Development	
		Tina Peggy Klare	\$300.00
		Artspoken Art Talk - Cultural Services	
		TJ Depiazzi & Sons	\$3,345.65
		Pine Bark Mulch - Hudson Park - Parks	
		Toll Transport Pty Ltd	\$474.32
		Courier Services - Print Room	
		TQuip	\$2,151.55
		Vehicle Spare Parts - Stores	
		Turf Care WA Pty Ltd	\$133,955.08
		Turfing Works For The City	
		Golf Course Maintenance - Carramar Golf Course - Parks	
		Golf Course Maintenance - Marangaroo Golf Course - Parks	
		Turfmaster Pty Ltd	\$66,841.26
		Turfing Works For The City	
		Wanneroo Electric	\$2,918.80
		Electrical Maintenance For The City	
		Western Australian Local Government Association	\$1,273.00
		Training - Procurement And Contract Management - 1 Attendee - 31.10.2019 - Parks	
		Training - Council Member Essentials Elearning Enrolments - 1 Attendee - November 2019	
		William Buck Audit (WA) Pty Ltd	\$15,840.00
		Audit Services - Alkimos Eglinton Development Contribution Plan	
		Audit Services - Cell 9 Annual Review	
		William Buck Consulting (WA) Pty Ltd	\$3,850.00
		Probity Adviser Services - Contracts & Procurement	
		Woodlands Distributors & Agencies Pty Ltd	\$5,506.60
		Replace Drink Fountain - Ferrara Park -	

		Projects	
		Work Clobber	\$70.20
		Staff Uniforms - Engineering	
		Workpower Incorporated	\$2,399.89
		Weed Control/Watering - Caporn/Spring/Alvarez Parks - Parks	
		WSP Australia Pty Ltd	\$17,083.00
		Traffic Study - Quinns Education - Assets	
00003702	03/12/2019		
		WA Limestone and Italia Stone Group Joint Venture	\$673,306.05
		Progress Claim 13 - Quinns Beach Long Term Coastal Management Works - Assets	
00003703	04/12/2019		
		Alinta Gas	\$52.90
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	\$144.50
		Payroll Deduction - Period Ending 29.11.2019	
		Australian Services Union	\$691.30
		Payroll Deduction - Period Ending 29.11.2019	
		Australian Taxation Office	\$12,408.00
		Payroll Deduction - Period Ending 29.11.2019	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Building Commission	\$56,788.72
		Collection Agency Fee Payments 01.10.2019 - 31.10.2019	
		Child Support Agency	\$1,294.72
		Payroll Deduction - Period Ending 29.11.2019	
		City of Wanneroo - Payroll Rates	\$6,534.00
		Payroll Deduction - Period Ending 29.11.2019	
		City of Wanneroo - Social Club	\$752.00
		Payroll Deduction - Period Ending 29.11.2019	
		Department of Fire & Emergency Services	\$7,865,290.81
		2019 / 2020 ESL Quarter 2 Contributions - Ratings Services	
		Department of Transport	\$1,089.20
		Vehicle Ownership Search - Community Safety	
		Eric Jan Byleveld	\$320.00
		Volunteer Payment	
		HBF Health Limited	\$623.45
		Payroll Deduction - Period Ending 19.11.2019	
		Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Landgate	\$3,390.43
		Road Name Change - Information	

		Management	
		Gross Rental Values - Rates	
		LD & D Australia Pty Ltd	\$532.70
		Milk Deliveries For The City	
		LGISWA	\$581.13
		Refund Of Invoice 192383 - Credit Due To Adjusted Rate	
		LGRCEU	\$1,916.76
		Payroll Deduction - Period Ending 19.11.2019	
		Maxxia Pty Ltd	\$7,940.96
		Payroll Deduction - Period Ending 29.11.2019	
		Rates Refund	\$563.40
		Mrs Neranjala Thilakarathne	\$720.00
		Reimbursement - CPA Membership 01.01.2020 - 31.12.2020	
		Paywise Pty Ltd	\$1,896.74
		Payroll Deduction - Period Ending 29.11.2019	
		Smartsalary	\$10,293.00
		Payroll Deduction - Period Ending 29.11.2019	
		Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$2,000.00
		Refund - Street & Verge Bond	
		Trailer Parts Pty Ltd	\$396.08
		Vehicle Spare Parts - Fleet	
		Western Power	\$43,437.00
		Relocation Of Assets - Marmion Avenue - Assets	
		Relocations Of Assets - Seaside Avenue - Projects	
		Zurich Australia Insurance Ltd	\$1,000.00
		Excess - WN 33852 - Ref 601184 / 6010792 - Waste	
00003704	06/12/2019		
		Cleanaway Equipment Services Pty Ltd	\$708.40
		Monthly Charge Parts Washer - Fleet	
		McCorkell Constructions Pty Ltd	\$98,691.33
		Payment Certificate 1 - Dennis Cooley Pavilion Upgrade - Infrastructure Capital Works	
		Myzone (APAC) Pty Ltd	\$1,901.35
		Gym Equipment - Aquamotion	
		Perth Energy Pty Ltd	\$79,381.30
		Power Supplies For The City	
00003705	10/12/2019		
		Synergy	\$555,928.57
		Power Supplies For The City	
00003706	10/12/2019		
		Alinta Gas	\$178.10
		Gas Supplies For The City	

		Alinta Sales Pty Ltd	\$6,497.28
		Gas Supplies For The City	
		Australian Taxation Office	\$568,224.00
		Payroll Deductions PP12 Period Ending 29.11.2019	
		Building & Construction Industry Training Board	\$37,882.92
		Collection Approved Levy Payment 01 - 30.11.2019 - Finance	
		Cr Christopher Baker	\$489.22
		Travel Allowance - November 2019	
		Cr Lewis Flood	\$394.38
		Travel Allowance - November 2019	
		Decipha Pty Ltd	\$2,001.57
		Monthly Mailroom Service Fee - IT	
		Department of Transport	\$744.82
		Recoup Of Expenses - Nigel Bray & John Guthrie - City Of Wanneroo Caravan/Trailer Ashby Operations Centre Vehicle Checks 07.12.2019 - Traffic Services	
		Rates Refund	\$85,461.56
		Koori Kids	\$450.00
		Donation - Printing & Distribution Of 2020 Naidoc Week School Initiatives To Schools Within City Of Wanneroo	
		Landgate	\$57.60
		Identification Of Land Parcels - Rates	
		Main Roads WA	\$65,390.60
		Training - Road Safety Engineering - Traffic Services	
		Grant Refund - Franklin Road - Projects	
		Miss Sarah Patterson	\$139.40
		Reimbursement - Medical Centre Attendance	
		Mr Bimsara Hewa Pathirathna	\$720.00
		Reimbursement - 2020 CPA Membership Renewal	
		Mr Daron Elliot	\$533.61
		Reimbursement - Damaged Right Side Mirror - Waste	
		Mr Kenneth Dalton	\$100.00
		Volunteer Payment	
		Rates Refund	\$100.00
		Mr Rajesh Malde	\$735.00
		Reimbursement - CPA Membership Renewal - Finance	
		Mrs Elizabeth Macer	\$198.61
		Reimbursement - Party Door Prizes - Gold Program	
		Rates Refund	\$100.00
		Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$524.11
		Refund - Development Application - Incorrect	

		Charge	
		<a href="#">Tango Badminton</a>	\$200.00
		Sponsorship - 1 Member - Under 13 Australian Badminton Championships - Altona Victoria - 17 - 19.01.2020	
		<a href="#">Vodafone Hutchinson Australia Pty Ltd</a>	\$715.77
		SMS Charges - Fire Services	
		<a href="#">Western Power</a>	\$244,716.00
		Relocation Of Assets - Marmion Avenue - Projects	
		Lighting Design Fee - Hartman Drive - Projects	
00003707	10/12/2019		
		<a href="#">City of Wanneroo - Rates</a>	\$2,275.00
		Rates Assessment Payments From Deductions	
		<a href="#">Cr Brett Treby</a>	\$2,371.56
		Monthly Allowance	
		<a href="#">Cr Domenic Zappa</a>	\$2,386.56
		Monthly Allowance	
		<a href="#">Cr Dot Newton</a>	\$2,496.56
		Monthly Allowance	
		<a href="#">Cr Glynis Parker</a>	\$2,596.56
		Monthly Allowance	
		<a href="#">Cr Huu Van Nguyen</a>	\$2,596.56
		Monthly Allowance	
		<a href="#">Cr Lewis Flood</a>	\$2,501.56
		Monthly Allowance	
		<a href="#">Cr Linda Aitken</a>	\$2,596.56
		Monthly Allowance	
		<a href="#">Cr Natalie Sangalli</a>	\$2,596.56
		Monthly Allowance	
		<a href="#">Cr Paul Miles</a>	\$951.56
		Monthly Allowance	
		<a href="#">Cr Sonet Coetzee</a>	\$2,596.56
		Monthly Allowance	
		<a href="#">Mayor Tracey Roberts</a>	\$11,251.55
		Monthly Allowance	
00003708	10/12/2019		
		<a href="#">ABC Blinds &amp; Awnings</a>	\$375.00
		Vertical Blinds - Clarkson Volunteer Bushfire Brigade - Community Safety	
		<a href="#">Action Glass &amp; Aluminium</a>	\$783.92
		Reglazed Windows - Alexander Care Centre - Building Maintenance	
		<a href="#">Activ Foundation Incorporated</a>	\$6,270.00
		Mulching - Kingsway - Parks	
		<a href="#">Active Discovery</a>	\$200,449.06
		Spray On Paving - Wishart Park - Projects	

		Playground Renewal - Nankeen Park - Projects	
		Playground Equipment - Wilkie Park - Projects	
		<a href="#">Adelphi Apparel</a>	\$221.38
		Staff Uniforms - Community Safety	
		<a href="#">Advanced Traffic Management</a>	\$17,762.26
		Traffic Control Services For The City	
		<a href="#">Air Liquide Australia</a>	\$136.66
		Gas Cylinder Hire - Stores	
		<a href="#">All Australian Safety Pty Ltd</a>	\$384.65
		Safety Glass - Engineering	
		<a href="#">Aquatic Services WA Pty Ltd</a>	\$551.43
		Install Flow Switch To Recirculation Pump - Aquamotion	
		<a href="#">Armaguard</a>	\$211.41
		Cash Collection - Aquamotion	
		<a href="#">Armed for Life</a>	\$2,640.00
		Workshops - 24.10.2019 - 28.11.2019 - Youth	
		<a href="#">Aussie Natural Spring Water</a>	\$1,585.60
		Pallets Of Water - Fire Services	
		<a href="#">Australian Airconditioning Services Pty Ltd</a>	\$303.05
		Airconditioning Maintenance For The City	
		<a href="#">Australian Institute of Management</a>	\$1,012.00
		Training - Presentation - 1 Attendee - 19 - 20.09.2019 - Finance	
		<a href="#">Australian Training Management Pty Ltd</a>	\$950.00
		Training - Skid Steer - 1 Attendee - 02.12.2019 - Parks	
		<a href="#">Ball &amp; Doggett Pty Ltd</a>	\$533.10
		Paper Supplies - Print Room	
		<a href="#">Barra Civil &amp; Fencing</a>	\$22,102.30
		Repair Fencing - Wanneroo Showgrounds - Parks	
		Repair Fence - Kingsway - Parks	
		Replace Damaged Fencing And Gates - Waring Green Park - Engineering	
		<a href="#">Bartco Traffic Equipment Pty Ltd</a>	\$883.30
		Equipment Repairs/Service - Fire Services	
		<a href="#">Beaurepaires For Tyres</a>	\$547.14
		Tyre Fitting Services For The City	
		<a href="#">Better Impact Pty Ltd</a>	\$1,091.50
		Travel Costs Associated With Providing 2 X Half Day Training Sessions - IT	
		<a href="#">Better Pets and Gardens Wangara</a>	\$22.45
		Animal Care Centre Supplies - Community Safety	
		<a href="#">Binley Fencing</a>	\$381.73
		Temporary Fencing - Edgar Griffiths Dog Park - Conservation	
		<a href="#">Bladon WA Pty Ltd</a>	\$3,298.90



		100 3D Pewter Buckles - Fire Services	
		<a href="#">Bollig Design Group Ltd</a>	\$2,200.00
		Redesign Fee - Southern Suburbs Library - Facilities Projects	
		<a href="#">Boral Construction Materials Group Ltd</a>	\$3,152.95
		Concrete Mix - Various Locations - Engineering	
		<a href="#">Borrell Rafferty Associates Pty Ltd</a>	\$4,565.00
		Consultancy Services - Wanneroo District Netball Association Building Upgrade - Projects	
		<a href="#">BP Australia Ltd</a>	\$2,588.18
		Fuel Issues For The City	
		<a href="#">Bridgestone Australia Limited</a>	\$2,489.83
		Tyre Fitting Services For The City	
		<a href="#">Bucher Municipal Pty Ltd</a>	\$21.88
		Vehicle Spare Parts - Fleet	
		<a href="#">Bunnings Pty Ltd</a>	\$104.50
		Storage Boxes - Fire Services	
		<a href="#">Burgtec</a>	\$473.00
		Burgmatic Chair - Economic Development	
		<a href="#">Call Associates Pty Ltd</a>	\$6,319.23
		Call Centre Services - October 2019	
		<a href="#">Canning &amp; Associates Cost Consulting Pty Ltd</a>	\$4,133.80
		Concept Design - Addison Park Sports Amenities Building Upgrade - Projects	
		<a href="#">Carramar Resources Industries</a>	\$2,162.12
		Disposal Of Rubbish - Parks/Engineering	
		<a href="#">Cineads Australia</a>	\$1,833.33
		Cinema Advertising - Communications & Events	
		<a href="#">Civica Pty Ltd</a>	\$1,650.00
		Licence Support & Maintenance - Solus - IT	
		<a href="#">CK Maloney Surveying</a>	\$2,079.00
		Feature & Contour Survey - The Broadview - Projects	
		<a href="#">Clark Rubber Joondalup</a>	\$49.50
		Pool Noodles - Aquamotion	
		<a href="#">Coates Hire Operations Pty Ltd</a>	\$3,142.29
		Lunch Room & Portable Toilets - Yanchep Beach Road - Construction	
		Toilet, Saw - Demolition, Water Supply Unit & Diamond Blade - Rangeview - Construction	
		Portable Toilets - Dennis Cooley Pavilion Upgrade - Projects	
		<a href="#">Coca Cola Amatil Pty Ltd</a>	\$511.76
		Beverages - Kingsway	
		<a href="#">Commissioner of Police</a>	\$131.20
		Volunteer Police Checks X 8 - Community Development/Conservation/Library Services	
		<a href="#">Community Greenwaste Recycling Pty Ltd</a>	\$4,307.82

		Material Disposal - Engineering/Parks	
		<a href="#">Complete Turf Supplies</a>	\$220.40
		Lay Turf - Koondoola Avenue - Construction	
		<a href="#">Computer Badge Embroidery</a>	\$19.37
		Velcro Name Badge - Community Safety	
		<a href="#">Corporate Scorecard</a>	\$800.80
		Financial & Performance Assessments - Contracts	
		<a href="#">Corsign (WA) Pty Ltd</a>	\$756.80
		Signs - Kingsway Wanneroo City Soccer Club - Facilities Projects	
		<a href="#">Coyle Editing Service</a>	\$4,290.00
		Editorial Services - Strategic & Business Planning	
		<a href="#">CS Legal</a>	\$64,364.56
		Court Fees For The City	
		<a href="#">Data Documents</a>	\$2,743.40
		Construction Site Banner - Dennis Cooley Pavilion - Projects	
		<a href="#">DC Golf</a>	\$73,836.50
		Commission Fees - Carramar Golf Course - Property	
		Commission Fees - Marangaroo Golf Course - Property	
		<a href="#">Department of Water and Environmental Regulation</a>	\$6,496.00
		Annual License Fee - Wangara Recycling Centre - Waste	
		<a href="#">DFP Recruitment Services</a>	\$1,998.15
		Casual Labour For The City	
		<a href="#">Diamond Plumbing &amp; Gas</a>	\$977.14
		Plumbing Maintenance For The City	
		<a href="#">Digital Education Services</a>	\$1,006.85
		DVD Stock - Library Services	
		<a href="#">Dowsing Group Pty Ltd</a>	\$41,566.74
		Roadworks - Various Locations - Construction/Engineering	
		<a href="#">Drainflow Services Pty Ltd</a>	\$6,187.50
		Road Sweeping Services For The City	
		<a href="#">Drovers Vet Hospital Pty Ltd</a>	\$286.60
		Veterinary Services For The City	
		<a href="#">DVM Fencing</a>	\$242.00
		Replace Fencing - Camden Glade - Engineering	
		<a href="#">E &amp; MJ Rosher</a>	\$887.16
		Vehicle Spare Parts - Stores	
		<a href="#">Ecoscape Australia Pty Ltd</a>	\$33,658.90
		Landscape Design Fee - Various Locations - Projects	
		Flora & Fauna Surveys - Assets	
		<a href="#">Elliotts Irrigation Pty Ltd</a>	\$31,749.68
		Install Irrigation - Edgar Griffiths Park -	

		Projects	
		Reticulation Items - Parks	
		<a href="#">Environmental Industries Pty Ltd</a>	\$130,259.29
		Landscape Maintenance For The City	
		<a href="#">EPC Technologies Pty Ltd</a>	\$5,390.00
		Consultancy - Energy Feasibility - Neerabup Industrial Area - Advocacy & Economic Development	
		<a href="#">Equifax Australasia Workforce Solutions Pty Limited</a>	\$231.00
		Australian Criminal History Check - Community Safety	
		<a href="#">Fire &amp; Safety WA</a>	\$1,206.15
		PPE - Boots - Fire Services	
		<a href="#">Flick Anticimex Pty Ltd</a>	\$880.00
		Install Baby Change Table - Wanneroo Showgrounds Toilets - Building Maintenance	
		<a href="#">Forch Australia Pty Ltd</a>	\$131.99
		Screen Wash - Fleet	
		<a href="#">Frontline Fire &amp; Rescue Equipment</a>	\$2,337.69
		Lighter And Torch - Fire Services	
		<a href="#">Geoff's Tree Service Pty Ltd</a>	\$25,735.08
		Pruning Works - Various Locations - Projects/Parks	
		<a href="#">Global Marine Enclosures Pty Ltd</a>	\$7,711.00
		Summer Maintenance - November 2019 - Assets	
		<a href="#">Grant Thornton Perth</a>	\$3,300.00
		Audit Fee - Grant Acquittal Roads To Recovery - Finance	
		<a href="#">Grasstrees Australia</a>	\$605.00
		Yanchep Open Space - Grass Tree - Maintenance	
		<a href="#">GSR Laser Tools</a>	\$169.40
		Seco - Carry Bags - Engineering	
		<a href="#">Hanson Construction Materials Pty Ltd</a>	\$239.80
		Concrete Mix - Koondoola Avenue - Engineering	
		<a href="#">Hare &amp; Forbes Pty Ltd</a>	\$810.60
		Industrial Shelving - Ashby Depot - Parks	
		<a href="#">Harvey Norman AV/TI Superstore Joondalup</a>	\$499.00
		Dyson Vacuum - Community Safety	
		<a href="#">Healthcare Australia Pty Ltd</a>	\$1,321.49
		Nurses For Immunisation - Health	
		<a href="#">Hemsley Paterson</a>	\$1,650.00
		Market Rental Valuation - Hairdressing Tenancy - Property	
		<a href="#">Hendry Group Pty Ltd</a>	\$4,290.00
		BCA Compliance & Condition Audit - Quinns Rocks Sports Club - Projects	
		<a href="#">Hickey Constructions Pty Ltd</a>	\$132,108.90
		Replace Screws - Jindalee - Engineering	

		Repair Limestone Wall - Nankeen Park - Parks	
		Replace Roof Sheets - Kingsway Football Club - Projects	
		Hydroquip Pumps	\$10,322.40
		Remove/Reinstall Pump - Hardcastle Park	
		Iconic Property Services Pty Ltd	\$105,170.80
		Cleaning Services For The City	
		Imagesource Digital Solutions	\$451.00
		Printing - Flyers - Wanneroo Festival - Communications & Events	
		Banner With Eyelets - Wanneroo Festival - Communications & Events	
		Impact Training Corporation	\$3,476.00
		Training - Back To Basics - Aquamotion/Kingsway	
		InfluenceIT Consulting Pty Ltd	\$237.60
		Spira Training - IT	
		Ink Station	\$69.27
		12 X Cartridge - Community Safety	
		Integrity Industrial Pty Ltd	\$13,228.08
		Casual Labour For The City	
		Integrity Staffing	\$1,048.41
		Casual Labour For The City	
		Interfire Agencies Pty Ltd	\$636.79
		Fire Helmet - Community Safety	
		IPWEA WA	\$950.00
		Registration - Public Works Professional Development Week - Projects	
		Ixom Operations Pty Ltd	\$199.14
		Pool Chlorine - Aquamotion	
		J Blackwood & Son Ltd	\$1,426.70
		Boots And Safety Glasses - Stores	
		James Bennett Pty Ltd	\$3,276.11
		Book Purchases - Library Services	
		Kerb Direct Kerbing	\$24,468.40
		Kerbing Works - Various Locations - Construction	
		Kinetic IT Pty Ltd	\$10,541.27
		Monthly Service Fee - Kinetic Threat Intelligence November 2019 - IT	
		Kleenit	\$1,471.60
		Remove Graffiti Ghosting - Clarkson VBFB - Building Maintenance	
		Kyocera Document Solutions	\$6,100.82
		Photocopier Meter Reading For The City	
		Landmark Products Limited	\$1,535.60
		Staircase Repairs - Two Rocks - Asset Maintenance	
		LD Total	\$235,152.53
		Landscape Maintenance For The City	

		Les Mills Asia Pacific	\$1,037.70
		Monthly Contract Fees - Group Fitness - December - Aquamotion	
		Lets Go Kids	\$1,859.00
		Advertising - Advocacy Economic Development	
		Linemarking WA Pty Ltd	\$21,993.24
		Repaint The Main Workshop - Engineering	
		Linemarking - Girrawheen Hub - Engineering	
		Local Government Professionals Australia WA	\$340.00
		Registration - Age Friendly Australia National Forum - 1 Attendee - Community Planning & Development	
		Major Motors	\$3,421.84
		Vehicle Spare Parts - Stores	
		Market Creations	\$37,715.60
		Replace Intranet Platform - IT	
		Marketforce Pty Ltd	\$19,692.13
		Advertising Services For The City	
		Mayday Earthmoving	\$19,369.35
		Heavy Equipment Hire For The City	
		McCorkell Constructions Pty Ltd	\$105.00
		Refund - Occupancy Permit - Not Required	
		McLeods	\$11,880.00
		Legal Fees For The City	
		Mindarie Regional Council	\$270,064.65
		Refuse Disposal For The City	
		Mini-Tankers Australia Pty Ltd	\$3,588.22
		Fuel Issues For November 2019	
		Miracle Recreation Equipment Pty Ltd	\$11,995.50
		Playground Equipment - Various Locations - Parks	
		Modern Teaching Aids Pty Ltd	\$264.55
		Craft Equipment - Wanneroo Festival - Youth Services	
		Northern Lawnmower & Chainsaw Specialists	\$1,593.00
		Pole Saw - Stores	
		Wool Bale Bags - Conservation	
		Nu-Trac Rural Contracting	\$15,945.48
		Beach Cleaning - Quinns Beach- Engineering	
		Office Line	\$2,442.00
		12 Office Chairs - Cultural Services	
		Paperbark Technologies Pty Ltd	\$12,396.15
		Arboriculture Reports - Various Locations - Projects/Waste/Parks	
		Parker Black & Forrest	\$107.80
		Supply One Padlock - Grandis Sports Pavilion - Building Maintenance	
		Perth Materials Blowing Pty Ltd	\$4,950.00
		Blower Truck Hire - Celebration Boulevard - Parks	

		Play Check	\$660.00
		Playground Auditing - Nankeen/Wilkie - Projects	
		PLE Computers	\$1,676.48
		Power Shield - IT	
		Prestige Alarms	\$3,386.36
		Alarm Services For The City	
		Print Smart Online Pty Ltd	\$3,863.67
		Printing - Art Awards - Cultural Services	
		Printing - Flip Fire & Burning Brochure - Community Safety	
		Printing - Your Dog And The Law - Community Safety	
		Programmed Integrated Workforce	\$18,853.78
		Casual Labour For The City	
		Ray Makene Driving School	\$4,950.00
		HC Driver Training - 3 Attendees - Construction	
		Refresh Waters Pty Ltd	\$22.00
		Bottled Water Refills - Girrawheen Library	
		Reliable Fencing	\$13,061.27
		Install Fencing - Sovereign/ Damepattie - Engineering	
		Install Bollards - Ocean Reef Road/Backshall Place - Engineering	
		Replace Bollards - Berteaux - Projects	
		Install/Repair Windbreak Fencing - Yanchep Surf Club - Projects	
		Remove/Reinstall Bollards - Wanneroo Showgrounds - Parks	
		Replace Bollards - Scenic Drive - Parks	
		Ricoh Australia Pty Ltd	\$7,408.25
		Image Charges - Print Room	
		RJ Vincent & Co	\$608,067.41
		Payment Certificate 8 - Pinjar Road - Projects	
		Roads 2000	\$405,760.92
		Road Works Various Locations For The City	
		Rubbish Removal by Steve	\$4,508.00
		Remove Rubbish - Nanovich Avenue - Compliance	
		Safeman WA Pty Ltd	\$412.50
		Safety Boots - Stores Stock	
		Safety Tactile Pave	\$15,708.24
		Install Terracotta Tiles - Blackmore Avenue - Construction	
		Replace Tactile Pavers - Mirrabooka Ave - Engineering	
		Replace Tactile Pavers - Bridgetown Nursing Home - Engineering	
		Replace Tactile Pavers - Ocean Reef Road - Engineering	
		Safety World	\$62.70



		Hats - Conservation	
		<a href="#">Scott Print</a>	\$99,053.90
		Printing - What's Happening Newsletters - Communication & Events	
		Printing & Wrapping - 2020 Calendar - Communications & Events	
		<a href="#">Seabreeze Landscape Supplies</a>	\$22.50
		Sand - Parks	
		<a href="#">Sharna Sumpton</a>	\$3,000.00
		Training - Emergency Management Awareness Training - Fire Services	
		<a href="#">Sheridans For Badges</a>	\$109.46
		Name Badge - Cr Cvitan - Corporate Support	
		<a href="#">Sifting Sands</a>	\$1,476.20
		White Sand Top Up - Landsdale Primary School - Parks	
		White Sand - Monticello Park - Parks	
		<a href="#">Sigma Chemicals</a>	\$647.90
		Pool Chemicals & Testing Equipment - Aquamotion	
		<a href="#">Sine Group Pty Ltd</a>	\$1,501.50
		Device Management - IT	
		<a href="#">Site Architecture Studio</a>	\$3,146.00
		Professional Services - Dennis Cooley Pavilion Upgrade - Projects	
		<a href="#">Site Environmental &amp; Remediation Services Pty Ltd</a>	\$5,437.52
		Remove Asbestos - Various Locations - Parks	
		Environmental Service - Dennis Cooley Reserve - Projects	
		<a href="#">Skipper Transport Parts</a>	\$3,418.43
		Vehicle Spare Parts - Stores	
		<a href="#">Smartbuilt Perth Pty Ltd</a>	\$606.00
		Pest Control Services For The City	
		<a href="#">Solution 4 Building Pty Ltd</a>	\$102,769.95
		Payment Certificate 2 - Shelvock Park - Projects	
		<a href="#">Sonic Healthplus Pty Ltd</a>	\$1,055.15
		Medical Fees For The City	
		<a href="#">SoundPack Solutions</a>	\$877.48
		DVD & CD Cases - Cultural Services	
		<a href="#">Sports Marketing Australia Pty Ltd</a>	\$6,490.00
		Placement Fee - Infused Crossfit 3V3 Showdown, Touch Football Junior State Championships & Australian Skateboarding State Qualifier - Economic Development	
		<a href="#">Sports World of WA</a>	\$828.85
		Goggles - Aquamotion	
		<a href="#">St John Ambulance Western Australia Ltd</a>	\$401.60
		Event Health Services - Community Preparedness Roadshow - Fire Services	

		Training - First Aid - Aquamotion	
		Statewide Cleaning Supplies Pty Ltd	\$1,490.52
		Cleaning Supplies For Depot Store	
		Stewart & Heaton Clothing Company Pty Ltd	\$3,296.07
		Staff Uniforms - Fire Services	
		Suez Recycling & Recovery Pty Ltd	\$153,278.77
		Bulk Waste - Waste Services	
		Sunlim Pty Ltd	\$1,672.00
		Network Administration Support - IT	
		Systems Edge Management Services Pty Ltd	\$11,741.13
		Stage 2 Billing - 25% Progress Invoice - Tourist Park Lot 211 Quinns Road - Property	
		TA Johnson	\$1,800.00
		Market Material - Wanneroo Festival - Events	
		Taman Tools	\$60.50
		Service Core Drill - Engineering	
		TC Precast Pty Ltd	\$1,529.00
		Wave Grates - Engineering	
		Teknacool Marketing	\$100.00
		Reflective Kerb Markings - Hocking - Projects	
		Terravac Vacuum Excavations Pty Ltd	\$3,187.91
		Vacuum Excavate Potholes - Rangeview Road - Construction	
		Excavate Tree Roots For Investigation - James Spier Park - Assets	
		Location Of Services - Splendid Park & Koondoola Tennis Courts - Projects	
		The Event Mill Pty Ltd	\$30.55
		Refund - Food Business Notification Fee - Not Required	
		The Royal Life Saving Society Australia	\$159.30
		Certificates - Infant Aquatics - Aquamotion	
		Resuscitation Award Fee - Aquamotion	
		The Trustee For Sabre Nominees Trust	\$3,233.00
		Mirror - Aquamotion	
		The Trustee For The H2 Unit Trust	\$7,425.00
		Marketing - Location Filming - Good Chef Bad Chef - Economic Development	
		The Trustee for The Joondalup Drive Unit Trust	\$188.00
		Medical Fees For The City	
		The Workwear Group Pty Ltd	\$4,004.83
		Staff Uniforms - Stores	
		Thinkfield	\$5,335.00
		Survey - Quinns Rocks Caravan Park Development - Property	
		TJ Depiazzi & Sons	\$17,397.38
		Pine Bark Mulch - Yanchep Beach Road - Construction	
		Pine Bark Mulch - Santa Rosalia Vista - Parks	
		Toll Transport Pty Ltd	\$286.19

		Courier Services For The City	
		<a href="#">Toolmart</a>	\$189.95
		Tool Purchases - Fleet	
		<a href="#">Total Tools Joondalup</a>	\$104.90
		Tool Purchases - Community Safety	
		<a href="#">Totally Workwear Joondalup</a>	\$323.80
		Safety Boots - 2 Members - Projects	
		<a href="#">Triton Electrical Contractors Pty Ltd</a>	\$20,897.80
		Electrical Works - Hardcastle Park - Parks	
		<a href="#">Trophy Shop Australia</a>	\$112.30
		Name Badges For Various Employees	
		Glass Arrow - 2019 Quinns Rocks Emergency Services Cadet Core Participation Award - Communication & Events	
		<a href="#">Turf Care WA Pty Ltd</a>	\$2,909.50
		Remove Cricket Mats - Leatherback - Parks	
		Broadleave Spray - Kingsway Cricket/Hartman Drive - Parks	
		<a href="#">Viking Rentals</a>	\$386.23
		Portable Toilet Service - Splendid Park - Facilities	
		<a href="#">Viva Energy Australia Pty Ltd</a>	\$30,372.21
		Fuel Issues For The City	
		<a href="#">WA Garage Doors Pty Ltd</a>	\$4,620.00
		Service Roller Doors - Various Locations - Building Maintenance	
		<a href="#">WA Limestone Company</a>	\$1,180.57
		Limestone - Engineering	
		<a href="#">Waler Australia Pty Ltd</a>	\$307.78
		Magic Sponges - Aquamotion	
		<a href="#">Wanneroo Central Bushfire Brigade</a>	\$431.61
		Reimbursement - Stationery, Locks & Keys And Key Cabinet - Fire Services	
		<a href="#">Wanneroo Electric</a>	\$7,004.64
		Electrical Maintenance For The City	
		<a href="#">Wanneroo Uniforms</a>	\$320.00
		Lab Coat Unisex - Health	
		<a href="#">Waterproofing Works Epoxy Grout Specialist</a>	\$5,185.00
		Tiling Works - Quinns Mindarie SLSC - Building Maintenance	
		<a href="#">West Coast Turf</a>	\$597.08
		Turfing Works - Kingsway Aquatic Play Space - Projects	
		<a href="#">Westbuild Products Pty Ltd</a>	\$612.48
		Rainproof Kwikset - Stores	
		<a href="#">Western Tree Recyclers</a>	\$13,292.33
		Mulching Of Green Waste - WRC - Waste	
		<a href="#">West-Sure Group Pty Ltd</a>	\$323.24
		Cash Collection Services For The City	
		<a href="#">WEX Australia Pty Ltd</a>	\$2,146.04
		Fuel Issues For The City	

		Whitfords Event Hire	\$663.00
		Marquee & Equipment - Wanneroo Show - Communications & Events	
		William Buck Consulting (WA) Pty Ltd	\$4,950.00
		Probity Adviser Services - Contracts	
		Wilson Security	\$3,545.79
		Security Services For They City	
		Work Clobber	\$166.50
		Safety Boots - Construction	
		Workpower Incorporated	\$19,754.41
		Install Coir Mesh Matting - Yanchep Beach Road - Construction	
		Wrong Fuel Rescue Pty Ltd	\$565.67
		Incorrect Fuel - WN 34315 - Engineering	
		Yanchep Beach Joint Venture	\$6,941.31
		Yanchep Hub - Rent, Outgoings, Rates And Taxes For December 2019 - Property	
		Zeplin Pty Ltd	\$23,320.00
		Pronester Planner & Display Licence - January - December 2020 - Business Systems	
00003709	13/12/2019		
		Geared Construction Pty Ltd	\$200,848.63
		Payment Certificate 9 - Wanneroo District Netball Association Building Upgrade - Projects	
00003710	16/12/2019		
		Australia Post	\$19,220.23
		Postage Charges For The City	
00003711	17/12/2019		
		Synergy	\$25,450.47
		Power Supplies For The City	
00003712	17/12/2019		
		McCorkell Constructions Pty Ltd	\$118,869.86
		Payment Certificate 2 - Cooley Pavilion Upgrade At Hudson Park - Projects	
		Solution 4 Building Pty Ltd	\$124,065.56
		Payment Certificate 4 - Wanneroo City Soccer Change Room & Store Rooms - Projects	
00003713	17/12/2019		
		Alinta Gas	\$861.30
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	\$108.80
		Payroll Deduction - Period Ending 13.12.2019	
		Australian Services Union	\$691.30
		Payroll Deduction - Period Ending 13.12.2019	

	Australian Taxation Office	\$26,217.00
	Payroll Deduction - Period Ending 13.12.2019	
	BGC Residential Pty Ltd	\$4,000.00
	Refund - 2 Street & Verge Bonds	
	Child Support Agency	\$1,294.72
	Payroll Deduction - Period Ending 13.12.2019	
	City of Wanneroo - Payroll Rates	\$6,434.00
	Payroll Deduction - Period Ending 13.12.2019	
	City of Wanneroo - Social Club	\$760.00
	Payroll Deduction - Period Ending 13.12.2019	
	Cr Jacqueline Huntley	\$1,175.25
	Clothing Allowance & Travel Allowance 21.10.2019 - 06.12.2019	
	Cr Paul Miles	\$3,242.36
	Travel Allowance July - November 2019	
	Department of Planning, Lands and Heritage	\$5,708.60
	Reimbursement - Development Application - Paid Twice Solutions Dap Reference: DAP/19/01703 Value: \$2,600,000 Address: Lots 1 & 132 (1351 & 1369) Wanneroo Road Wanneroo Proposal: Service Station	
	Essential First Choice Homes Pty Ltd	\$2,000.00
	Refund - Street & Verge Bond	
	Football West Limited	\$200.00
	Sponsorship - 1 Member - Futsal National Championships - Canberra Act - 13 - 17.01.2020	
	Halpd Pty Ltd Trading As Affordable Living Homes	\$6,000.00
	Refund - 3 Street & Verge Bonds	
	HBF Health Limited	\$623.45
	Payroll Deduction - Period Ending 13.12.2019	
	Landgate	\$2,337.73
	Enquiries/UV & GRV Interim Values - Rates, Property & Approvals	
	LD & D Australia Pty Ltd	\$1,074.60
	Milk Deliveries For The City	
	LGRCEU	\$1,855.26
	Payroll Deduction - Period Ending 13.12.2019	
	Maxxia Pty Ltd	\$9,233.59
	Input Tax Credits - Salary Packaging - November 2019	
	Payroll Deduction - Period Ending 13.12.2019	
	Rates Refund	\$2,063.03
	Mr Graham John Woodard	\$243.55
	Keyholder	
	Mr Ian Mullane	\$240.00
	Volunteer Payment	
	Mr Roy Bastick	\$80.00
	Volunteer Payment	
	Ms Peggy Brown	\$145.00

		Keyholder	
		Paywise Pty Ltd	\$1,904.73
		Input Tax Credits - November 2019	
		Payroll Deduction - Period Ending 13.12.2019	
		Plunkett Homes (1903) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Simsai Construction Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Smartsalary	\$9,474.43
		Payroll Deduction - Period Ending 13.12.2019	
		Trailer Parts Pty Ltd	\$61.29
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	\$48,000.00
		Refund - 24 Street & Verge Bonds	
		WA Electoral Commission	\$463,525.10
		2019 Ordinary Council Elections - Corporate Support	
		Western Power	\$21,570.00
		Streetlight Installation - Bannerman Court Marangaroo - Projects	
		Street Lighting - Rangeview Road Landsdale - Projects	
00003714	18/12/2019		
		ABM Landscaping	\$11,555.50
		Traffic Treatments - Kingsway Drive - Construction	
		Action Glass & Aluminium	\$3,886.80
		Glazing Services For The City	
		Active Discovery	\$148,662.46
		Replace Panel - Wilkie Park - Parks	
		Playground Renewal - Various Parks In The City - Projects	
		Adform Engraving & Signs	\$145.75
		Photo Board Tags & Helmet Tags/Labels - Fire Services	
		Advanced Traffic Management	\$28,876.67
		Traffic Control Services For The City	
		African OZ Drum N Dance	\$100.00
		Deposit - Performance - Wanneroo Festival 2020 - Communications & Events	
		Air Liquide Australia	\$285.12
		Gas Cylinder Hire - Stores	
		Airlite Cleaning	\$232.28
		Cleaning Services - Yanchep Community Hub - Place Management	
		Alexander House of Flowers	\$220.00
		7 Medium Arrangements - Christmas Dinner 10.12.2019 - Hospitality	
		AMBIUS	\$174.10
		Plant Rental - Girrawheen Hub - Place	



		Management	
		<a href="#">Animal Pest Management Services</a>	\$3,190.00
		Pest Control - Conservation	
		<a href="#">Appliance Service Agents Pty Ltd</a>	\$142.00
		Repair Oven - WLCC - Building Maintenance	
		<a href="#">Archival Survival Pty Ltd</a>	\$766.43
		Archiving Supplies - Cultural Development	
		<a href="#">Arci Welding Industries</a>	\$701.80
		Vehicle Spare Parts - Fleet	
		<a href="#">Aslab Pty Ltd</a>	\$9,025.50
		Testing - Asphalt Cores - Prindiville Drive - Projects	
		Testing - Asphalt Cores - Irwin Road - Projects	
		Testing - Asphalt Cores - Brady Street - Projects	
		Testing - Asphalt Cores - Beach Road - Projects	
		<a href="#">Atom Supply</a>	\$150.30
		4 Face Shields - Stores	
		<a href="#">Australian Airconditioning Services Pty Ltd</a>	\$187,619.46
		Airconditioning Maintenance For The City	
		<a href="#">Australian Communications &amp; Media Authority</a>	\$9,599.00
		Licence Renewal - 5 Land Mobile Doss Site - High Road Wanneroo - IT	
		Licence Renewal - Doss Site - IT	
		<a href="#">Australian Property Consultants</a>	\$2,420.00
		Consultancy - Rental Valuation - Bracknell Street - Community Development	
		<a href="#">AV Truck Service Pty Ltd</a>	\$4,956.55
		Vehicle Spare Parts - Fleet	
		<a href="#">Ball &amp; Doggett Pty Ltd</a>	\$436.72
		Paper - Print Room Supplies	
		<a href="#">Barra Civil &amp; Fencing</a>	\$18,908.51
		Replace Fencing - Wanneroo Showgrounds - Projects	
		<a href="#">BBC Entertainment</a>	\$2,035.00
		The Christmas Wishes Performance - Live In The Amphitheatre - Events	
		<a href="#">Better Pets and Gardens Wangara</a>	\$45.14
		Animal Care Centre Supplies - Rangers	
		<a href="#">Bidfood Perth</a>	\$853.40
		Kitchen Supplies - Stores	
		<a href="#">Binley Fencing</a>	\$1,490.50
		Temporary Fencing - Edgar Griffiths Park - Construction	
		Temporary Fencing - Wanneroo Showgrounds - Construction	
		Temporary Fencing - Ferrara Park - Construction	
		<a href="#">Blackwell &amp; Associates Pty Ltd</a>	\$1,540.00

		Professional Services - Design Review Panel - Approval Services	
		<a href="#">Bobcat-Attach</a>	\$2,189.00
		Vehicle Spare Parts - Fleet	
		<a href="#">Boral Construction Materials Group Ltd</a>	\$1,932.92
		Concrete Mix - Various Locations - Engineering	
		<a href="#">Boss Bollards</a>	\$374.00
		Replace Locks - Kingsway Olympic Soccer Club - Engineering	
		<a href="#">BP Australia Ltd</a>	\$93,321.85
		Fuel Issues For November 2019	
		<a href="#">BPA Engineering Pty Ltd</a>	\$2,684.00
		Consulting Services - Two Rocks Early Learning Centre - Facility Projects	
		<a href="#">Bridgestone Australia Limited</a>	\$19,861.24
		Tyre Fitting Services For The City	
		<a href="#">Bring Couriers</a>	\$663.14
		Courier Services - Health Services	
		<a href="#">Bucher Municipal Pty Ltd</a>	\$13,118.38
		Vehicle Spare Parts - Stores/Fleet	
		<a href="#">Bunnings Pty Ltd</a>	\$186.00
		Vehicle Spare Parts - Fleet	
		<a href="#">Cameron Chisholm &amp; Nicol (WA) Pty Ltd</a>	\$2,220.00
		Professional Services - Design Review Panel - Approval Services	
		<a href="#">Car Care Motor Company Pty Ltd</a>	\$6,140.90
		Vehicle Services - Fleet	
		<a href="#">Castledine Gregory</a>	\$38,004.58
		Legal Fees For The City	
		<a href="#">Cherry's Catering</a>	\$10,211.72
		Catering Services For The City	
		<a href="#">Chubb Fire &amp; Security Pty Ltd</a>	\$151.90
		Fire Extinguisher Refill - Ashby Operations Centre - Fleet	
		<a href="#">Civica Pty Ltd</a>	\$27,566.11
		Licence Support & Maintenance - Authority Etutorials - 01.01.2020 - 31.12.2020 - IT	
		Licence, Support & Maintenance - Client Server Tools - IT	
		<a href="#">Clark Equipment Sales Pty Ltd</a>	\$1,455.35
		Vehicle Spare Parts - Fleet	
		<a href="#">Cleanaway</a>	\$21,143.97
		Recycling Tip Fees - Waste	
		<a href="#">Cleanaway Daniels Services Pty Ltd</a>	\$226.51
		Delivery And Pick Up Of S22 Sharpsmart Containers - Health Services	
		<a href="#">Clinipath Pathology</a>	\$1,835.28
		Medical Fees For The City	
		<a href="#">Coates Hire Operations Pty Ltd</a>	\$425.80
		Portable Toilet - Yanchep Beach Road -	

		Construction	
		Portable Toilet - Rangeview Road - Construction	
		<a href="#">Colourpoint Print &amp; Design</a>	\$743.00
		Printing - Bush Fire Infringement Books - Fire Services	
		<a href="#">Committee For Economic Development of Australia</a>	\$80.00
		Registration - Disrupting Disadvantage : Setting The Scene - 1 Attendee - Community Planning	
		<a href="#">Committee for Perth</a>	\$6,600.00
		Annual Bronze Membership - February 2020 - January 2021 - Economic Development	
		<a href="#">Connect Security Systems</a>	\$333.58
		Replace Reed Switch & Cabinet - Kingsway Olympic Soccer Clubrooms - Building Maintenance	
		<a href="#">Converge International Pty Ltd</a>	\$9,762.50
		Employee Support Services - 01.12.2019 - 28.02.2020 - People & Culture	
		<a href="#">Cooldrive Distribution</a>	\$515.25
		Vehicle Spare Parts - Fleet	
		<a href="#">Coolican Civil Engineering Pty Ltd</a>	\$643.50
		Replace Communications Pit Lids - Ridgewood Boulevard - Engineering	
		<a href="#">Corporate Scorecard</a>	\$2,024.44
		Financial & Performance Assessment - Various - Contracts	
		<a href="#">Corsign (WA) Pty Ltd</a>	\$2,494.76
		Sign - Mindarie Beach Works - Asset Maintenance	
		Sign - Playground Renewal/ Refurbishment - Construction	
		Sign - Construction Notification - Kingsway Dog Park - Projects	
		Sign - Dogs Prohibited/ Pedestrian Access Restricted - Wanneroo Showgrounds - Projects	
		Sign Installation - Projects	
		Signs - Beware Ducklings - Parks	
		Sign - Public Comments - Leasing & Land	
		<a href="#">Critical Fire Protection &amp; Training Pty Ltd</a>	\$38,037.85
		Training - Emergency Warden - People & Culture	
		Fire Protection Works - Various Locations - Building Maintenance	
		Annual Maintenance Inspections For The City - Building Maintenance	
		<a href="#">CSP Group</a>	\$513.55
		Vehicle Spare Parts - Fleet	
		<a href="#">Cummins South Pacific Pty Ltd</a>	\$4,062.03
		Engine Valuation - Fleet	

	Vehicle Repairs - Fleet	
	Insite Subscription - Fleet	
	CW Brands Pty Ltd	\$3,538.38
	Spray Paint & Lubricant - Stores	
	Kerosene - Fire Services	
	Cyclus Pty Ltd	\$550.00
	50% Site Crew Deposit - Wanneroo Festival - Events	
	Data Documents	\$970.20
	Dog Signs - Edgar Griffiths - Projects	
	Datavoice Communications Pty Ltd	\$1,529.00
	Conference Phone - IT	
	Dave Lanfear Consulting	\$13,816.00
	Feasibility Study - Second Operations Centre Within The City - Asset Planning	
	Deans Auto Glass	\$401.50
	Supply/Fit Windscreen - Fleet	
	Department of the Premier and Cabinet	\$166.10
	Government Gazette Advertising - Approval Services	
	Diamond Plumbing & Gas	\$88,133.28
	Plumbing Maintenance For The City	
	Digga West	\$695.20
	Vehicle Spare Parts - Fleet	
	Direct Communications	\$826.32
	Microphone Stand - Fleet	
	Install Two Way Radio - Fleet Assets	
	Dowsing Group Pty Ltd	\$163,760.25
	Concrete Works - Various Locations - Projects/Construction/Engineering	
	Drainflow Services Pty Ltd	\$123,118.41
	Road Sweeping, Drainage Clearing - Various Locations - Engineering	
	Gross Pollutant Trap Cleaning - November 2019 - Engineering	
	Echelon Australia Pty Ltd	\$4,730.00
	Audit - Working At Heights - People & Culture	
	Training - 3 Contract Risk Sessions - Contracts	
	Ecoscape Australia Pty Ltd	\$2,722.50
	Vegetation Assessment - Wanneroo/Neerabup - Economic Development	
	Edge People Management	\$2,253.41
	Case Management & Ergonomic Assessment - People & Culture	
	Edith Cowan University	\$1,000.00
	Student Prizes - Business & Law Entrepreneurship And Innovation - Economic Development	
	Elliotts Irrigation Pty Ltd	\$19,363.63
	Reticulation Items - Parks	

		Iron Filter Services - Parks	
		Replacement Controller - Wanneroo Skate Park - Parks	
		Install Reticulation - Entry Statement - Celestine Street - Parks	
		<a href="#">Emerge Environmental Services Pty Ltd</a>	\$11,384.26
		Consultancy Services - Stormwater Masterplan - Infrastructure Capital Works	
		Surface And Groundwater Monitoring - Yellagonga Regional Park & Wangara Industrial Area - Projects	
		<a href="#">Emergination</a>	\$4,620.00
		Workshop - Team Vision & Focus - Economic Development	
		<a href="#">Entire IT</a>	\$165.00
		Technical Support - Remote Assistance 03.12.2019 - Communications & Events	
		<a href="#">Environmental Industries Pty Ltd</a>	\$38,877.32
		Landscape Maintenance For The City	
		<a href="#">Equifax Australasia Workforce Solutions Pty Limited</a>	\$2,619.55
		Monthly Erecruit Fee - IT	
		<a href="#">Evoke Interior Design Pty Ltd</a>	\$6,182.00
		Two Rocks Playgroup - Accessibility Improvements & Maintenance - Facility Projects	
		Phil Renkin Community Centre - Site Inspection - Facility Projects	
		<a href="#">Finbrella</a>	\$15,566.89
		6 Wind Stable Umbrellas - Civic Centre Extension - Projects	
		<a href="#">Flick Anticimex Pty Ltd</a>	\$4,373.95
		Baby Changetable - Kingsway Olympic Clubrooms - Building Maintenance	
		Sanitary Disposal Services For The City - Building Maintenance	
		<a href="#">Focus Consulting WA Pty Ltd</a>	\$6,600.00
		Consultancy Services - Ferrara Paloma Park - Assets	
		<a href="#">Forch Australia Pty Ltd</a>	\$1,559.75
		Glass Cleaner, Brake Clean & Handcleaner - Stores	
		<a href="#">Forrest And Forrest Games</a>	\$8,316.00
		Irrigation Water Analysis X 52 Locations - September 2019 - Parks	
		<a href="#">Frontline Fire &amp; Rescue Equipment</a>	\$6,005.14
		Vehicle Spare Parts - Fleet	
		Annual Pressure Testing Of Layflat Hoses & Consumables - Fire Services	
		<a href="#">Gen Connect Pty Ltd</a>	\$413.99
		Replace Battery & Fuel Line - Emergency Power Generator - Building Maintenance	

		Geoff's Tree Service Pty Ltd	\$122,100.40
		Pruning Works - Various Locations - Parks	
		GHD Pty Ltd	\$14,132.56
		Progress Claim 7 & 8 - Marmion Avenue Duplication - Projects	
		Grand Toyota	\$455.00
		Vehicle Service - Fleet	
		GrantReady	\$4,950.00
		Grant Guru Portal Access - 2019 / 2020 - Economic Development	
		Green Options Pty Ltd	\$1,232.00
		Hand Fertiliser - Parks	
		Griffiths Architects	\$880.00
		Professional Services - Design Review Panel - Approval Services	
		Groeneveld Lubrication Solutions Pty Ltd	\$432.31
		Vehicle Spare Parts - Fleet	
		Hanson Construction Materials Pty Ltd	\$1,111.00
		Concrete Mix - Various Locations - Engineering	
		Heatley Sales Pty Ltd	\$2,041.66
		Stock - Stores Issue	
		Heavy Automatics	\$1,684.16
		Vehicle Spare Parts - Fleet	
		Hickey Constructions Pty Ltd	\$9,869.20
		Repair Limestone Wall - Nankeen Park - Parks	
		Re-Staining - Jindalee Beach Northern Stairs - Engineering	
		Hinds Sand Supplies	\$474.10
		Gingin Loam - Gumblossom Oval - Parks	
		Horizon West Landscape & Irrigation Pty Ltd	\$133,324.40
		Landscaping Works - St Andrews Reserve - Projects	
		Final Claim - Irrigation Replacement - St Andrews Park - Engineering	
		Hose Right	\$1,995.51
		Vehicle Hoses - Fleet	
		Hydroquip Pumps	\$6,933.30
		Pump Works - Various Locations - Parks	
		Iconic Property Services Pty Ltd	\$59,046.76
		Cleaning Services For The City	
		Imagesource Digital Solutions	\$214.50
		Forex Prints - 20 Years A City - Communications & Events	
		Inclusion Solutions Limited	\$466.79
		Lunch & Learn Presentation - Disability Awareness - Community Development	
		InfluenceIT Consulting Pty Ltd	\$59.40
		Training - Spira User - People & Culture	
		Insight Electrical Technology	\$16,545.96



		Vandalism Repairs - Wanneroo Skate Park - Projects	
		Floodlighting - John Moloney Park - Facility Projects	
		Instant Transportable Offices Pty Ltd	\$1,595.00
		Certificate Of Construction Compliance - Assets	
		Integrity Industrial Pty Ltd	\$23,218.52
		Casual Labour For The City	
		Intelife Group	\$18,012.48
		BBQ Cleaning For The City	
		Interfire Agencies Pty Ltd	\$241.26
		Lay Flat Fire Hose - Fire Services	
		IPWEA	\$275.00
		Registration - Webinar - Iso Technical Specification 29.10.2019 - 1 Attendee - Assets	
		Iron Mountain Australia Group Pty Ltd	\$5,071.05
		Document Management Services	
		Ixom Operations Pty Ltd	\$2,087.76
		Disinfection Of Pools Chlorine Gas Supply	
		J Blackwood & Son Ltd	\$3,613.58
		Stock - Stores Issues	
		Jesse Lewis Winton	\$2,739.00
		Legal Fees For The City	
		Joondalup Autospark	\$709.00
		Camera & SD Card - Fleet	
		Kelyn Training Services	\$2,410.00
		Training - Work Safely And Follow WHS Policy And Procedure 05.11.2019 - 4 Attendees - Engineering	
		Kleenit	\$3,529.25
		Pressure Clean Paint - Pinjar Road - Engineering	
		Graffiti Removal - Whitfield Park - Parks	
		Komatsu Australia Pty Ltd	\$3,520.00
		Oil Sample Kit X 100 - Stores	
		Ladybird's Plant Hire	\$207.90
		Indoor Plant Hire For The City	
		Landcare Weed Control	\$32,889.68
		Weed Control Services - Various Locations - Conservation	
		Lantern Creative Pty Ltd	\$5,423.00
		Architectural Consultancy - Wanneroo City Soccer Club - Projects	
		Laundry Express	\$1,517.26
		Laundry Services - Corporate Support/Fleet/Conservation	
		Law Gear	\$514.78
		Puncture & Cut Resistant Gloves - Rangers	
		LD Total	\$150,905.01
		Landscape Maintenance For The City	
		Leamac Picture Framing	\$2,100.00

		Framing - Kati Thamo Art Collection - Cultural Services	
		<a href="#">LG Professionals Australia</a>	\$5,885.00
		Registration - 2020 Australasian Management Challenge - People & Culture	
		<a href="#">Linemarking WA Pty Ltd</a>	\$1,939.44
		Linemarking Services For The City	
		<a href="#">Lyons Airconditioning Services (WA) Pty Ltd</a>	\$418.36
		Vehicle Repairs - Fleet	
		<a href="#">Maar Koodjal Aboriginal Corporation</a>	\$1,650.00
		Consultation - Turner Collection - Cultural Development	
		<a href="#">Mackay Urban Design</a>	\$660.00
		Professional Services - Design Review Panel - Approval Services	
		<a href="#">Major Motors</a>	\$3,406.68
		Vehicle Spare Parts - Fleet/Stores	
		<a href="#">Malay Association Of Western Australia</a>	\$550.00
		Live Performance - Wanneroo Festival - Communications & Events	
		<a href="#">Manheim Pty Ltd</a>	\$4,153.05
		Selling & Towing Fees For Vehicles - Rangers	
		<a href="#">Marindust Sales &amp; Ace Flagpoles</a>	\$321.75
		Soccer Goal Tube Caps - Parks	
		<a href="#">Marketforce Pty Ltd</a>	\$4,300.56
		Advertising Services For The City	
		<a href="#">Mayday Earthmoving</a>	\$8,559.38
		Heavy Equipment Hire For The City	
		<a href="#">McLeods</a>	\$4,779.64
		Legal Fees For The City	
		<a href="#">Michael Page International (Australia) Pty Ltd</a>	\$11,000.00
		Support For Recruitment Of Manager Communications & Events - People & Culture	
		<a href="#">Midalia Steel Pty Ltd</a>	\$44.43
		Steel Supplies - Fleet	
		<a href="#">Mindarie Regional Council</a>	\$650,683.46
		Refuse Disposal For The City	
		<a href="#">Miracle Recreation Equipment Pty Ltd</a>	\$148,695.25
		Crane Hire To Remove Footings - Shamrock Park - Projects	
		Playground Equipment - Parks	
		Playground Renewal - Various Park - Projects	
		<a href="#">Modern Motor Trimmers</a>	\$551.64
		Vehicle Seat Repairs - Fleet	
		<a href="#">MP Rogers &amp; Associates Pty Ltd</a>	\$12,207.52
		Design Fees - Clarecastle Retreat Beach Access - Projects	
		<a href="#">NAPA - GPC Asia Pacific Pty Ltd</a>	\$1,944.99
		Vehicle Spare Parts - Fleet/Stores	
		<a href="#">Natural Area Holdings Pty Ltd</a>	\$45,378.45

		Landscape Maintenance - Various Locations - Conservation	
		<a href="#">Nerida Moredoundt</a>	\$800.00
		Professional Services - Design Review Panel - Approval Services	
		<a href="#">Neverfail Springwater Limited</a>	\$39.00
		Bottled Water - Print Room	
		<a href="#">Neylor Blinds Pty Ltd</a>	\$3,141.77
		Install Blinds - New Civic Centre - Projects	
		<a href="#">Nintex Pty Ltd</a>	\$2,359.50
		Monthly Subscription - Promapp - IT	
		<a href="#">Northern Lawnmower &amp; Chainsaw Specialists</a>	\$135.00
		Air Filter - Stores	
		<a href="#">Oce Australia Limited</a>	\$505.17
		Scanner Charges - Assets/IT	
		<a href="#">Office Of The Auditor General</a>	\$104,500.00
		Statutory Audit 2018 / 2019 - Finance	
		<a href="#">Officeworks Superstores Pty Ltd</a>	\$247.92
		Stationery Items - Rangers	
		<a href="#">On Road Auto Electrics</a>	\$1,686.22
		Vehicle Repairs - Fleet	
		<a href="#">Panther Protective Coatings</a>	\$2,734.60
		Pool Tiles - Aquamotion	
		<a href="#">Paperbark Technologies Pty Ltd</a>	\$8,767.00
		Arboriculture Reports - Various Locations	
		<a href="#">Parker Black &amp; Forrest</a>	\$2,099.90
		Locking Services For The City	
		<a href="#">Pedersens Event Hire</a>	\$1,710.50
		Marquees For Christmas - Live In The Amphitheatre - Communications & Events	
		<a href="#">People Solutions Australasia Pty Ltd</a>	\$495.00
		5 ISAT Reports - People & Culture	
		<a href="#">Peoplestreme Pty Ltd</a>	\$105,596.70
		Subscription - Peoplestreme Learning And Development - IT	
		Subscription - Go1 Premium - 11.01.2020 - 30.06.2020 - IT	
		<a href="#">Perth Detailing Centre</a>	\$350.00
		Cleaning Of Community Transport Vehicles	
		<a href="#">Perth Energy Pty Ltd</a>	\$116,312.52
		Power Supplies For The City	
		<a href="#">Perth Progressive Supplies</a>	\$1,963.10
		Viroclean - Fleet	
		<a href="#">Phase 3 Landscape Construction Pty Ltd</a>	\$33,540.76
		Install Playground Equipment - Carona Park - Projects	
		<a href="#">Play Check</a>	\$2,310.00
		Playground Monthly Inspection - 12 Sites - December 2019	
		Playground Auditing - Las Ramblas Park - Projects	

		PLE Computers	\$634.00
		Dual Monitor And Desktop - IT	
		Business Monitor - IT	
		PR Mattaboni & Co	\$660.00
		Survey Fenceline - Anchorage Park - Projects	
		Precision Laser Systems	\$274.95
		Pipe Laser Service & Repair - Surveys	
		Prestige Alarms	\$9,101.58
		CCTV/Alarm Services For The City	
		Print Smart Online Pty Ltd	\$1,150.21
		Printing - Letter Heads/Business Cards - Elected Members - Council Support	
		Professional Trapping Supplies	\$1,147.00
		4ft Ketch & Release Dog Pole - Rangers	
		Programmed Integrated Workforce	\$10,293.51
		Casual Labour For The City	
		Promolab	\$951.06
		Staff Uniforms - Communications & Events	
		RAC Motoring & Services Pty Ltd	\$198.00
		Callout - Flat Batteries - Fleet	
		Raeco	\$2,550.50
		Flip Tables - Cultural Services	
		Rebel Sport	\$70.00
		Rebel Gift Vouchers - Kingsway Sports Stadium	
		Recipe Records Pty Ltd	\$2,750.00
		50% Deposit For Riley Pearce - Live Performance At Global Beats & Eats - Communications & Events	
		Reliable Fencing	\$56,696.20
		Fencing Works For The City	
		Ricoh Australia Pty Ltd	\$4,387.85
		Lease Charges - Print Room	
		RJ Vincent & Co	\$1,738,493.26
		Progress Claim 1 - Connolly Drive - Projects	
		Progress Claim 9 - Marmion Avenue Duplication - Projects	
		RM Gillis & CJ Marci	\$3,650.00
		Removal Services For The City	
		Roads 2000	\$61,976.93
		Profiling - Wanneroo Service Road - Construction	
		Progress Claims - Two Rocks Road - Projects	
		Roy Gripske & Sons Pty Ltd	\$1,962.78
		Vehicle Spare Parts - Stores	
		Royal Wolf Trading Australia Pty Ltd	\$600.58
		Hire Of Cabin - Community Safety	
		RPS Australia West Pty Ltd	\$3,465.00
		Oval Drainage Design - Jimbub Swamp Park - Projects	
		RSEA Pty Ltd	\$883.34

		Stock - Stores Issue	
		<a href="#">Safeman WA Pty Ltd</a>	\$132.00
		Safety Boots - Stores Stock	
		<a href="#">Safety And Rescue</a>	\$3,173.50
		Height Safety Equipment Inspection - Kingsway - Projects	
		Works On Anchor Bolts - Hainsworth Leisure Centre - Building Maintenance	
		<a href="#">Sanax Medical And First Aid Supplies</a>	\$1,823.40
		Stock - Stores Issues	
		Tick Twisters - Waste	
		<a href="#">Schindler Lifts Aust Pty Ltd</a>	\$3,410.00
		Lift Service - New Civic Centre - Building Maintenance	
		<a href="#">Shred-X</a>	\$302.06
		Shredding Services For The City	
		<a href="#">Sifting Sands</a>	\$635.25
		Sand Clean - Moorehead Park - Parks	
		Sifting Sand - Slate Park Playground - Parks	
		<a href="#">Silver Squid Productions</a>	\$2,997.50
		Director Of Photography - Production For Wanneroo News Stories - Community Planning	
		<a href="#">Site Architecture Studio</a>	\$5,753.00
		Concept Design - Changeroom Upgrade - Montrose Park - Facilities Planning	
		<a href="#">Site Environmental &amp; Remediation Services Pty Ltd</a>	\$2,466.42
		Asbestos Removal And Report - Benmuni Reserve - Parks	
		<a href="#">SJ McKee Maintenance Pty Ltd</a>	\$7,521.00
		Repair Works - Waste Services	
		<a href="#">Skipper Transport Parts</a>	\$2,833.15
		Vehicle Spare Parts - Fleet/Stores	
		<a href="#">Skyline Landscape Services (WA)</a>	\$44,755.70
		Landscape Maintenance For The City	
		<a href="#">Smartbuilt Perth Pty Ltd</a>	\$688.55
		Pest Control Services For The City	
		<a href="#">Softfall Guys</a>	\$605.00
		Repairs Softfall - Fishermans Hollow - Parks	
		<a href="#">Sonic Healthplus Pty Ltd</a>	\$4,174.30
		Medical Fees For The City	
		<a href="#">SoundPack Solutions</a>	\$258.50
		CD Packs - Library Services	
		<a href="#">St John Ambulance Western Australia Ltd</a>	\$5,291.36
		First Aid Supplies & Training Services For The City	
		<a href="#">Statewide Bearings</a>	\$150.04
		Vehicle Spare Parts - Fleet	
		<a href="#">Statewide Pump Services</a>	\$1,133.00
		Replace Strainer Bags - Aquamotion - Building Maintenance	

		Stepchange Consultants Pty Ltd	\$11,687.50
		Upgrade Schedule - IT	
		CI Anywhere 2019B - Upgrade - IT	
		Stewart & Heaton Clothing Company Pty Ltd	\$1,501.45
		Uniforms - Community Safety	
		Suez Recycling & Recovery Pty Ltd	\$6,425.10
		Refuse Collection - Waste	
		Sunlim Pty Ltd	\$888.25
		Upgrade Core Switches IOS, Install 10G Uplinks - IT	
		Supreme Dry Cleans and Laundrette	\$540.00
		Laundry Of Sports Bibs - Kingsway	
		Supreme Shades	\$21,714.00
		Install Shade Sails - Damperia Park - Projects	
		Switched Onto Safety	\$3,025.00
		Annual Licence - Chemwatch – January 2020 - December 2020 - Business Systems	
		Tamala Park Regional Council	\$2,017.00
		GST Payable For November 2019 Pursuant To Section 153B Of Agreement - Finance	
		Taman Tools	\$3,008.50
		Tool Purchases - Stores/Engineering	
		Taylor Robinson Chaney Broderick	\$660.00
		Professional Services - Design Panel Review - Planning	
		Technology One Limited	\$5,927.90
		GIS Consulting Services - IT	
		Provide Spatial Consulting - IT	
		Upgrade Test Environment To 2019A - IT	
		Tenancy Consulting	\$2,178.00
		Consultancy - Hydraulic Services - Phil Renkin Library & Community Centre	
		Terravac Vacuum Excavations Pty Ltd	\$7,749.39
		Remove Pothole Markers - McDermott Parade - Design	
		Location Of Services - Various Locations - Projects	
		That Greek Food Truck	\$246.00
		Catering - Events Officers - Wanneroo Show	
		The Basketball Man	\$4,884.00
		Netball Padding, Repair Post - Parks	
		Removal Of Basketball System & Installation Of New Park Tower - Clarkson Community Centre - Parks	
		The Distributors Perth	\$226.30
		Snacks & Confectionery - Kingsway Indoor Stadium	
		The Event Mill Pty Ltd	\$6,589.00
		50% Deposit - Global Village Entrance Feature - Wanneroo Festival 2020 - Communications & Events	
		50% Deposit - Australia Day -	



		Communications & Events	
		<a href="#">The Factory (Australia) Pty Ltd</a>	\$45,347.50
		Install Christmas Decorations For The City - Building Maintenance	
		<a href="#">The Rigging Shed</a>	\$187.00
		Ratchet - Fleet	
		<a href="#">The Royal Life Saving Society Australia</a>	\$4,415.32
		Testing/Maintenance - Kingsway Aquatic Playspace - Parks	
		Signage - Water Park Closure - Parks	
		<a href="#">The Trustee for CWC Trust</a>	\$1,760.00
		Consultancy Services - Ridgewood Park Lighting Upgrade - Facility Projects	
		<a href="#">The Trustee for New Dealership Trust</a>	\$1,887.45
		Vehicle Service - Fleet	
		<a href="#">The Trustee for The Carmel Trust</a>	\$5,476.90
		Consultancy - Tender Documentation And Assessment - Waste	
		<a href="#">The Trustee for Wilbro Unit Trust</a>	\$1,320.00
		Graffiti Remover - Building Maintenance	
		<a href="#">The Workwear Group Pty Ltd</a>	\$890.71
		Uniforms - Stores Stock	
		<a href="#">Thirty4 Pty Ltd</a>	\$211.20
		Monthly Subscription - QNAV Mobile Data - Community Safety	
		<a href="#">TJ Depiazzi &amp; Sons</a>	\$133,276.22
		Mulching Works For The City	
		<a href="#">Toll Transport Pty Ltd</a>	\$677.73
		Courier Services For The City	
		<a href="#">Total Landscape Redevelopment Service Pty Ltd</a>	\$64,231.20
		Mulching - Edgar Griffiths Parks - Projects	
		Supply/Install Dog Park Equipment & Landscape Works - Projects	
		Mulch Top Up - Cheltondale Park - Parks	
		<a href="#">Touch Football Australia Limited</a>	\$2,750.00
		Event Placement Fee - Touch Football Junior State Championships 2019 & 2020 - Economic Development	
		<a href="#">TQuip</a>	\$1,231.15
		Vehicle Spare Parts - Fleet	
		<a href="#">Training Services Australia</a>	\$660.00
		Training - Safety And Health Representative Refresher Course 20.11.2019 - OSH	
		<a href="#">Tree Planting &amp; Watering</a>	\$48,814.80
		Residential Tree Watering - Two Rocks/Yanchep - Parks	
		Tree Watering For The City - Parks	
		<a href="#">Triton Electrical Contractors Pty Ltd</a>	\$41,231.30
		Pump Electrical Works At Various Locations For The City	

		<a href="#">Trophy Shop Australia</a>	\$573.12
		Name Badges For Various Employees	
		Sports Prizes - Kingsway	
		<a href="#">Truck Centre WA Pty Ltd</a>	\$2,568.86
		Vehicle Spare Parts - Fleet	
		Repair Footsteps - 97074 - Fleet	
		<a href="#">Turf Care WA Pty Ltd</a>	\$118,122.39
		Golf Course Maintenance - Carramar Golf Course - Parks	
		Golf Course Maintenance - Marangaroo Golf Course - Parks	
		Spray Biagra - Various Locations - Parks	
		<a href="#">Turfmaster Pty Ltd</a>	\$23,210.06
		Turfing - Edgar Griffiths Reserve - Dog Park - Projects	
		<a href="#">Tyrecycle Pty Ltd</a>	\$892.21
		Tyre Collection - Waste	
		<a href="#">Valvoline (Australia) Pty Ltd</a>	\$7,405.86
		Hydraulic Oil - Stores	
		<a href="#">Viva Energy Australia Pty Ltd</a>	\$25,391.61
		Fuel Issues For The City	
		<a href="#">Vocus Communications</a>	\$247.50
		NBN Connection - YTRAC - IT	
		<a href="#">WA Garage Doors Pty Ltd</a>	\$3,080.00
		Replace Motor - Clarkson Volunteer Bushfire Office - Building Maintenance	
		<a href="#">WA Hino Sales &amp; Service</a>	\$154,018.92
		New Vehicle Purchase - Hino Auto Crew WN 34304 \$151,226.20 - Fleet Assets	
		Vehicle Spare Parts - Fleet	
		<a href="#">Wanneroo Agricultural Machinery</a>	\$2,377.45
		Vehicle Spare Parts - Fleet	
		<a href="#">Wanneroo Electric</a>	\$38,878.37
		Electrical Maintenance For The City	
		<a href="#">West Coast Shade Pty Ltd</a>	\$81,065.60
		Inspect/Install Shade Sails - Various Locations - Parks/Projects	
		<a href="#">Western Australian Local Government Association</a>	\$4,176.00
		Training - Managing Contracts In Local Government - 1 Attendee - 05.11.2019 - Parks	
		Training - Understanding Financial Reports & Budgets - 1 Attendee - 09.12.2019 - Council & Corporate Support	
		Training - Serving On Council - 1 Attendee - 05 - 06.12.2019 - Council & Corporate Support	
		Training - Understanding Financial Reports & Budgets - 1 Attendee - 09.12.2019 - Council & Corporate Support	
		Training - Meeting Procedures 10.12.2019 - 1 Attendee - Corporate Support	

		Training - Managing Contracts - 05.11.2019 - 1 Attendee - Engineering	
		Training - Meeting Procedures - December 2019 - 1 Attendee - Engineering	
		Western Resource Recovery Pty Ltd	\$2,398.00
		Empty Washdown Bay - Building Maintenance	
		Service Grease Trap - Quinns Mindarie Community Centre - Building Maintenance	
		West-Sure Group Pty Ltd	\$143.66
		Cash Collection Services - Civic Centre - Customer Relations	
		William Buck Consulting (WA) Pty Ltd	\$11,502.04
		Professional Services - Audit Committee 19.11.2019 - Risk	
		Probity Services - Tender 19166 - Contracts	
		Winc Australia Pty Limited	\$8,842.97
		Stationery For The City	
		Work Clobber	\$166.50
		Safety Boots - 1 Attendee - Construction	
		Workpower Incorporated	\$45,770.74
		Landscape Maintenance - Environmental Offset Sites - Conservation	
		Yanchep Beach Joint Venture	\$382.80
		YTRAC Internet Service - November & December 2019 - Place Management	
		Zanotech	\$330.00
		Printer Setup - Councillor - IT	
		Zenien	\$1,354.65
		IT Consulting - Girrawheen Hub - Place Management	
00003715	23/12/2019		
		National Australia Bank	
		Flexipurchase September 2019 - Breakdown Below	
		<b>Total Director Corporate Services Advance - EFTs</b>	<b>\$22,856,184.85</b>
<b>NATIONAL AUSTRALIA BANK</b>			
00003715	23/12/2019		
		National Australia Bank	
		Flexipurchase September 2019	
		Assets	
		Boya Equipment Pty Ltd - Hand-Held Herbicide Sprayers	\$176.00
		Bunnings - Hardware Purchases	\$527.44
		JB Ocean Keys - Phone Charger	\$22.95
		Mirco - Materials Required For Use In Parks	\$770.00
		Plantrite - Infill Plants - Limelight Theatre	\$93.80

		Richgro Garden - Mulch - Volunteers - Cockman House Vegie Gardens	\$356.00
		Subway Restaurant - Bus Trip Lunch	\$143.00
		The Rigging Shed - Tie Down Straps	\$53.35
		Woolworths - Event Catering	\$80.22
		<b>Assets Maintenance</b>	
		Advanced Electrical - Plastic Cable Trunking - Quinns Fire Station	\$82.50
		Advanced Lock Key - Keys & Locks	\$83.00
		ARC Ltd - Air Conditioning - Annual Licence Fee	\$225.00
		Ashdown Ingram - Vehicle Spare Parts	\$126.99
		Audi Centre Perth - Vehicle Service	\$831.15
		Av Truck Services Pty Ltd - Vehicle Spare Parts	\$713.68
		Beaurepaires - Tyre Fitting Services	\$200.00
		BP Express Currabine - Fuel For Cutter	\$15.19
		Bunnings - Hardware Purchases	\$5,907.81
		Carcare Joondalup - Charge For Unsuccessful Vehicle Collection & Vehicle Services	\$618.00
		Concrete Boys Poly & Hardware - Concrete Laying Tools	\$948.20
		Contatore Engineering - Vehicle Repairs	\$170.50
		Cooldrive Distribution - Vehicle Spare Parts	\$20.22
		CSR Building Product - Building Materials	\$215.60
		CSR Gyprock - Building Materials	\$97.80
		Direct Fasteners - Hardware Purchases	\$107.22
		Fencemakers Pty Ltd - Hardware Purchases	\$66.66
		Fielders - Custom Flashing	\$687.82
		Freds Hardware - Hardware Purchases	\$15.50
		Hoskit - Hot Water Urn - Driver Reviver Caravan	\$319.14
		Kennards Hire Pty Ltd - Equipment Waiver	\$355.00
		Mammoth Equipment - Vehicle Spare Parts	\$118.66
		Master Hose Pty Ltd - Hose Fittings - Core Drill	\$8.15
		Midland Plasterboard - Total Joint Finish	\$27.00
		MJ & SM Snow - Air Blow Gun & Test Light	\$274.23
		Northern Lawnmowers - Safety Items And Water Tanks	\$657.84
		NSM Sheet Metal - Flashing	\$66.00
		Nuford - Vehicle Service/Repairs	\$893.00
		Officeworks - Stationery Items	\$238.65
		Opposite Lock - Flags For Skid Steer Machines	\$693.00
		Pattos Paint Shop - Paint Supplies	\$504.04
		Permatech - Seal And Flex - Clarkson Skate Park	\$270.60
		PLE Computers Pty Ltd - Wireless Keyboard And Mouse	\$39.00

		Rexel Electrical Supplies - Vehicle Spare Parts	\$30.97
		RSEA Pty Ltd - Malaga - Caution Tape Rolls	\$29.85
		Microchips Australia - Microchip Scanner	\$437.30
		Spotto WA - Taxi From Audi Centre Perth	\$52.34
		Statewide Cleaning - Toilet Tissue Dispenser	\$94.09
		Stratco Balcatta - Hardware Purchases	\$103.49
		Swan Taxis - Taxi To Audi Centre Perth	\$55.07
		Trailer Parts - Vehicle Spare Parts	\$169.78
		The Flying Spanner - Tyre Repair - Light Tanker	\$385.25
		The Good Guys - Inverter Sensor Microwave Oven	\$329.00
		Toolmart Australia - Tool Purchases	\$1,027.65
		UES International - Vehicle Spare Parts	\$4.99
		Valspar - Paint Products	\$1,515.17
		WA Timber Sales - Villaboard	\$59.92
		Wanneroo Glass - Laminated Safety Glass	\$393.00
		Work Clobber - Safety Glasses & PPE	\$324.90
		<b>Business Manager Aquamotion &amp; Kingsway</b>	
		Bunnings - Hardware Purchases	\$30.28
		Dominos Pizza Woodvale - Pizzas For Grand Finals - Kingsway	\$107.10
		Kmart - HDMI Cord & USB Chargers	\$51.50
		Strandbags - Lifeguard Bumbags	\$149.90
		Woolworths - Catering - Impact Sales Training	\$137.55
		<b>Community Development</b>	
		Bunnings - Marque Leg Weights	\$19.98
		City Of Vincent - Parking Ticket - Right Tracks Co-Design Workshop	\$10.00
		Coles - Catering Items - Youth Services	\$763.06
		Council House - Parking Fees	\$55.53
		Kmart - Materials - School Holiday Program	\$73.50
		Officeworks - Youth Centre Tablets	\$83.80
		Red Dot Stores - School Expos 2019	\$12.00
		RUOK Limited - R U Ok Day Materials	\$36.74
		Woolworths - Food And Materials - Youth Services	\$26.40
		<b>Community Safety &amp; Emergency Management</b>	
		JB HiFi - Projector - Clarkson Fire Station	\$807.99
		Coles - Catering - Level 1 IC Course	\$31.72
		Subway Clarkson - Catering - Level 1 IC Course	\$106.75
		Officeworks - Mobile Printer And Powerbank	\$512.00
		Big W - Dog Bowls - Animal Care Centre	\$120.00
		<b>Council &amp; Corporate Support</b>	

		Aldi Stores - Inhouse Catering Requests	\$14.30
		Bakers Delight - Inhouse Catering Requests	\$25.80
		Coles - Inhouse Catering Requests	\$1,309.66
		Conti Wines - Wine Packs For Gifts - Network Lunch	\$64.00
		D&A Food Pty Ltd - Inhouse Catering Requests	\$230.00
		Kmart - Materials - Youth Showcase Event & Hospitality Supplies	\$38.00
		Wanneroo Deli - Inhouse Catering Requests	\$160.00
		Wanneroo Fresh - Inhouse Catering Requests	\$313.92
		Cultural Development	
		Arbee Craft Pty Ltd - Wooden Coat Hangers - Museum	\$32.12
		Big W - Materials - Early Learning Programs & Vacuum Cleaner - Alkimos	\$224.85
		Bookdepository.com - Book Club Kit Replacement	\$25.75
		Booktopia Pty Ltd - Book Club Kit & Stock Purchase	\$848.15
		Bunnings - Trolley - All About The Past Program	\$89.00
		Cleverpatch Pty Ltd - Pegs & Pipe Cleaners - Cockman House Program & Materials - Museum School Holidays	\$308.67
		Coles - Catering Items - Program Activities	\$125.85
		D.J. City - Fogging Machine - Halloween Event	\$113.00
		Walking In Their Shoes - Training - Army Museum Of WA Audience Engagement - 1 Attendee	\$60.00
		Educational Art Supplies - Materials - Programs Activities	\$360.58
		Office Line - Community Information Notice Board	\$166.10
		Jaycar Clarkson - Filaments - 3D Printing	\$51.85
		Kmart - Materials - Program Activities	\$266.50
		Learning Discovery - Local Stock Purchase	\$70.00
		Museums Australia - Education Membership & Creating Education Resources For Museums Training Workshop	\$66.50
		National Library Australia - Image - Migration Display	\$52.00
		News Limited - Australian Newspaper Subscription	\$64.00
		NSM Sheet Metal - Picture Rail Clips To Hang Artwork	\$66.00
		Paypal - Arts Law Public Art Contract - Legal Version	\$350.00
		Paypal - Birdwoman Construction And Workshop	\$316.80
		Paypal - Try Meditation Girrawheen Library	\$50.00



		Presenter Fee	
		Priceless Wanneroo - Materials - Program Activities	\$6.50
		Pricesavers Joondalup - Map Of Australia	\$8.00
		QBD The Bookshop - Program Resources	\$95.68
		Spotify - Account Subscription	\$11.99
		Spotlight - Materials - Program Activities	\$156.20
		Ray & Janets Books - 4 X 2020 Monthly Calendars	\$24.00
		The Cheesecake Shop - Cake Purchase - Place Management First Birthday Celebration	\$90.00
		The Good Guys - Vacuum Cleaner Filter And Bags - Yanchep Library	\$39.00
		Trybooking Trillion Trust - Registration - Seminar "Wonderment & Nature Connections In Urban Living" - 4 October 2019	\$30.50
		Two Rocks IGA - Water Refills - Yanchep Library.	\$59.75
		<b>Customer &amp; Information Services</b>	
		ASIC - Current Company Information - Contracts	\$9.00
		Being There - Desktop Speaker/Microphone	\$350.00
		Google*Cloud - Google Cloud Monthly Fee	\$92.66
		IPAA - Registration - Seamless Digital Government: Improving Service Delivery For All 1 Attendee	\$525.00
		Lighting Analysts Incorporated - Annual Renewal Fee Of AGI32 (Street Light Design Software)	\$1,479.65
		Officeworks - Stationery Items	\$48.67
		Paypal - Stuffix Annual Renewal - KMP Hosted Backups And KMP Hosted	\$2,546.87
		Paypal - Switch Sound Format Converter - Plus - Commercial License	\$50.17
		PLE Computers Pty Ltd - 2 16GB Ram	\$258.00
		Post Wanneroo - Return Incorrect Receipt Printer	\$29.55
		<b>Marketing, Communications and Events</b>	
		Australian Flag Makers - Bunting - Dog's Breakfast	\$253.44
		Campaignmonitor.Co - Enewsletter	\$736.65
		Facebook - Advertising	\$1,021.75
		Freshworks Incorporated - Commjobs Ticketing System	\$397.27
		Imagazine Ag - Facebook Advertising	\$37.00
		Local Direct Network - Flyer Distribution - Dog's Breakfast	\$955.17
		<b>People &amp; Culture</b>	
		ASIC - Company Search	\$9.00

		Greenmeadows Medical - Employment Medical	\$346.50
		Kmart - 9 \$20 I-Reward Vouchers	\$180.00
		Raine Square - Parking Fees	\$36.45
		Secure Parking - Parking Fees	\$24.60
		<b>Total Purchasing Cards Transactions</b>	<b>\$41,740.90</b>
		<b>Total EFT's And Purchasing Cards</b>	<b>\$22,897,925.75</b>
<b>CANCELLED CHEQUES FROM PREVIOUS PERIOD</b>			
113624	03.07.2018	Australian Army Cadets Association WA	-\$1,500.00
113625	03.07.2018	Gillian Gauntlett	-\$188.30
113724	10.07.2018	Lisa & John D Green	-\$2,000.00
113830	24.07.2018	H W Gerges	-\$100.00
113882	24.07.2018	Get Home Safe Limited	-\$286.88
113940	31.07.2018	Melanie Smith	-\$25.00
113951	31.07.2018	T Burns	-\$223.27
113977	31.07.2018	Disco Cantito Association	-\$150.00
114013	07.08.2018	Harry Thorsen	-\$28.00
114041	14.08.2018	Robin Shaw	-\$32.58
114043	14.08.2018	Russell McCarthy	-\$100.00
114047	14.08.2018	David Ian McNally	-\$100.00
114054	14.08.2018	Nicholas Trajkoski	-\$62.90
114084	14.08.2018	Maggies Netball Club	-\$150.00
114112	21.08.2018	Zeke Lewis	-\$12.50
114113	21.08.2018	Karis Clements	-\$100.00
114147	28.08.2018	Robert Agacy	-\$850.00
114209	28.08.2018	Ellenbrook Football Club	-\$137.50
114210	25.08.2018	A & S Butcher	-\$3,190.00
118506	25.11.2019	Meridian Aluminium Pty Ltd	-\$6,341.24
118498	25.11.2019	2 Deadly Food & Fitness	-\$700.00
		<b>Total</b>	<b>-\$16,278.17</b>
<b>TOWN PLANNING SCHEME</b>			
		<b>Cell 1</b>	
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		<b>Cell 2</b>	
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		<b>Cell 3</b>	
		Marketforce - Advertising	\$609.60
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		<b>Cell 4</b>	
		Castledine Gregory - Legal Fees	\$34,109.62
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22

		Cell 5	
		McLeods - Legal Fees	\$3,510.00
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		Cell 6	
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		Cell 7	
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		Cell 8	
		McLeods - Legal Fees	\$7,290.00
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.22
		Cell 9	
		Strategic DCP Consulting	\$159.08
		TPS Audit Fees 30.06.2019	\$2,222.24
		<b>Total</b>	<b>\$66,950.94</b>
<b>MANUAL JOURNAL</b>			
10628/2020	09.12.2019	Bank Fee Returned Creditor Payment 10.12.2019	\$2.50
10635/2020	17.12.2019	Lodgement Fee - Registering 22 Unpaid Infringements	\$1,540.00
		<b>Total</b>	<b>\$1,542.50</b>
<b>GENERAL FUND BANK ACCOUNT</b>			
		<b>Payroll Payments - December 2019</b>	
		03.12.2019	\$10,528.43
		03.12.2019	\$1,759,078.92
		03.12.2019	\$12,048.73
		04.12.2019	\$65.32
		05.12.2019	\$193.31
		17.12.2019	\$16,755.27
		17.12.2019	\$32,896.80
		17.12.2019	\$1,765,945.13
		<b>Total</b>	<b>\$3,597,511.91</b>
		<b>Advance Recoup</b>	<b>\$23,418,867.29</b>
		<b>Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)</b>	<b>\$27,016,379.20</b>

## Property Services

### CS05-02/20 Proposed Lease - Hennaberrys for Hair - Wanneroo Library and Cultural Centre

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File Ref:	4238V02 – 19/504729
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	1
Previous Items:	CB03-02/15 - Proposed lease of Tenancy North to Tracey Cottrell, portion of Lot 101 (3) Rocca Way, Wanneroo - Ordinary Council - 03 Feb 2015 7.00pm

## Issue

To consider entering into a lease with Tracey Cottrell (trading as Hennaberrys for Hair) (**Hennaberrys**) for premises at the Wanneroo Library and Cultural Centre (**WLCC**).

## Background

### Land and WLCC

Hennaberrys currently leases an 80m<sup>2</sup> (approximate) portion of the WLCC from the City for the permitted use of 'Hair Salon'.

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 4,218m<sup>2</sup> (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 5,146m<sup>2</sup> (approximate). In addition to the tenancy occupied by Hennaberrys, the WLCC incorporates a further tenancy leased to Manumalo Pty Ltd (ACN 137 762 826) as trustee for the Agia Family Trust (**Manumalo**) (trading as Café Elixir) under a retail lease for the purpose of a 'Café and Restaurant' from a 257m<sup>2</sup> (approximate) area. Council recently approved a new lease to Manumalo (item CS05-12/19).

### Premises

Hennaberrys currently occupies the ground floor on the northern side of the WLCC (**Attachment 1** refers). The tenancy comprises three wash stations, seven cutting stations, an internal ablution, front counter, and kitchenette totalling an area of 80m<sup>2</sup> (approximate) (**Premises**).

### Prior Lease

Further to the resolution of Council on 3 February 2015 (item CB03-02/15), the City entered into a retail lease with Hennaberrys for a single five (5) year term, commencing on

2 May 2015 (**Prior Lease**). The Prior Lease was executed by the City and Hennaberrys on 15 April 2015.

The Prior Lease expires on 1 May 2020, and does not have an option for renewal.

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**).

## Detail

Administration proposes to enter into a new five (5) year lease with one option of a further five (5) year term with Hennaberrys, 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 the Retail Shops Act.

The proposed new lease will be a 'private treaty' agreement, in accordance with the following essential terms:

Lessee:	Hennaberrys
Lease Area (approximately 80m <sup>2</sup> ):	Portion of Lot 101 being an area of approximately 80m <sup>2</sup> (as per the current lease area) to Hennaberrys.
Permitted Purpose:	Hair Salon
Term:	Five (5) years
Option (Additional Term):	One option - Five (5) years
Commencement Date:	2 May 2020 (the date following expiry of the Prior Lease, 1 May 2020). It is anticipated the new lease will be executed by the parties prior to the Prior Lease expiring and therefore the will commence immediately after the expiry of the Prior Lease.
Rental:	<p>\$24,000 (plus GST) per annum</p> <p>In accordance with the City's Leasing Policy, Hennaberrys 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 Tenancy North. A valuation report dated 27 November 2019 determined a rent of \$300.00/m<sup>2</sup> per annum (plus GST) over the lettable area of 80m<sup>2</sup> was suggested. This equates to a figure of \$24,000 per annum (plus GST).</p> <p>The rent is a net amount, with outgoings and other charges separately payable by Hennaberrys.</p>
Market Rent Review:	Commencement of the Additional Term.

Annual Rent Review:	Fixed 3% rental increase per annum during the Term and the Additional Term (other than on a Market Rent Review date).
Bond:	The City already holds a bond of \$5,000 under the Prior Lease. This bond will be retained under the new lease. The bond is held in a non-interest bearing account.
Outgoings:	Electricity - sub metered and the responsibility of Hennaberrys
Rates & Taxes:	Hennaberry's responsibility – Commercial Council rates and Emergency Services Levy and any other rates, taxes, assessments and impositions
Public Liability Insurance:	Hennaberry's responsibility - \$20 million minimum
Other Insurances:	Hennaberry's responsibility - Plate Glass, Workers Compensation, Breakdown Insurance and Property Damage Cover
Cleaning:	Hennaberry's responsibility
Signage:	Hennaberry's responsibility subject to the City's Signage Policy or approval of relevant development applications
Compliance:	Hennaberry's responsibility
Pest Control:	Hennaberry's responsibility

*Special conditions:*

Building Insurance:	Hennaberry's responsibility for any insurance excess, deductible or shortfall payable by the City for any insurance claim made concerning the Premises.
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 Hennaberry's business. Restrictions (not limited to):</p> <ul style="list-style-type: none"> <li>disruption to utilities;</li> <li>disruption or closure of roads, reserves and road reserves;</li> <li>pedestrian movement and access;</li> <li>vehicle movement, access and parking;</li> <li>vibration and noise; and</li> <li>dust and dirt.</li> </ul> <p>As a result, the City or its agents and contractor works will not be considered as having breached Hennaberry's "quiet enjoyment" of the Premises and the City will not be liable to compensate Hennaberrys.</p>
Lessor Works 1):	The lease will confirm that the City will undertake the



	<p>following works (in accordance with Australian Standards or respective manufacturers recommendations, and using the City's appointed contractors) at the <b>sole cost</b> of Hennaberry's:</p> <p>a) Fire equipment compliance servicing:</p> <ul style="list-style-type: none"> <li>- inspection and testing of Fire Indicator Panels and EWIS systems; and</li> <li>- inspection, testing, tagging of extinguishers, fire blankets, hose reels and hydrants.</li> </ul> <p>b) Electrical:</p> <ul style="list-style-type: none"> <li>- testing of residual current devices (RCDs);</li> <li>- testing of emergency and exit lighting; and</li> <li>- any required electrical works at the Premises required by Hennaberrys to be undertaken by the City's contractor.</li> </ul>
Lessor Works 2):	<p>The lease will confirm that the City will undertake the following works (in accordance with Australian Standards or respective manufacturers recommendations, and using the City's appointed contractors) at the <b>sole cost</b> of the City:</p> <ul style="list-style-type: none"> <li>- Maintenance of heating, ventilation and air conditioning (HVAC) and any required capital work replacement.</li> </ul>
Cleaning and Maintenance:	<p>Hennaberry's obligations to clean and maintain the Premises will include (but not be limited to):</p> <p>a) Maintenance and general upkeep of the Premises (including the Existing Fitout (as defined in the lease)), but not limited to the doors and plate glass and external signage; and</p> <p>b) Cleaning the Premises including the external glass and fascias.</p>
Flooring and Walls:	<p>Hennaberry's responsibility to maintain the flooring and walls of the Premises and undertake and meet the cost of any associated capital works/replacement.</p>

## Consultation

The essential terms for the proposed lease have been negotiated between the City and Hennaberrys as outlined in this report.

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 Hennaberrys for its consideration.

## Comment

Administration recommends the proposed new lease of the Premises to Hennaberrys 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 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*

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

## Risk Management Considerations

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

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

## 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.

## Financial Implications

- The proposed lease will generate an income stream to the City of \$24,000.00 (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 Hennaberrys exercise the option for an additional term of five (5) years;
- Council rates will be payable by Hennaberrys 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;
- 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 recover charges for electricity directly metered to the Premises, a small proportion of water rates assessed against the Centre and Council rates as assessed against the Premises.

## Voting Requirements

Simple Majority

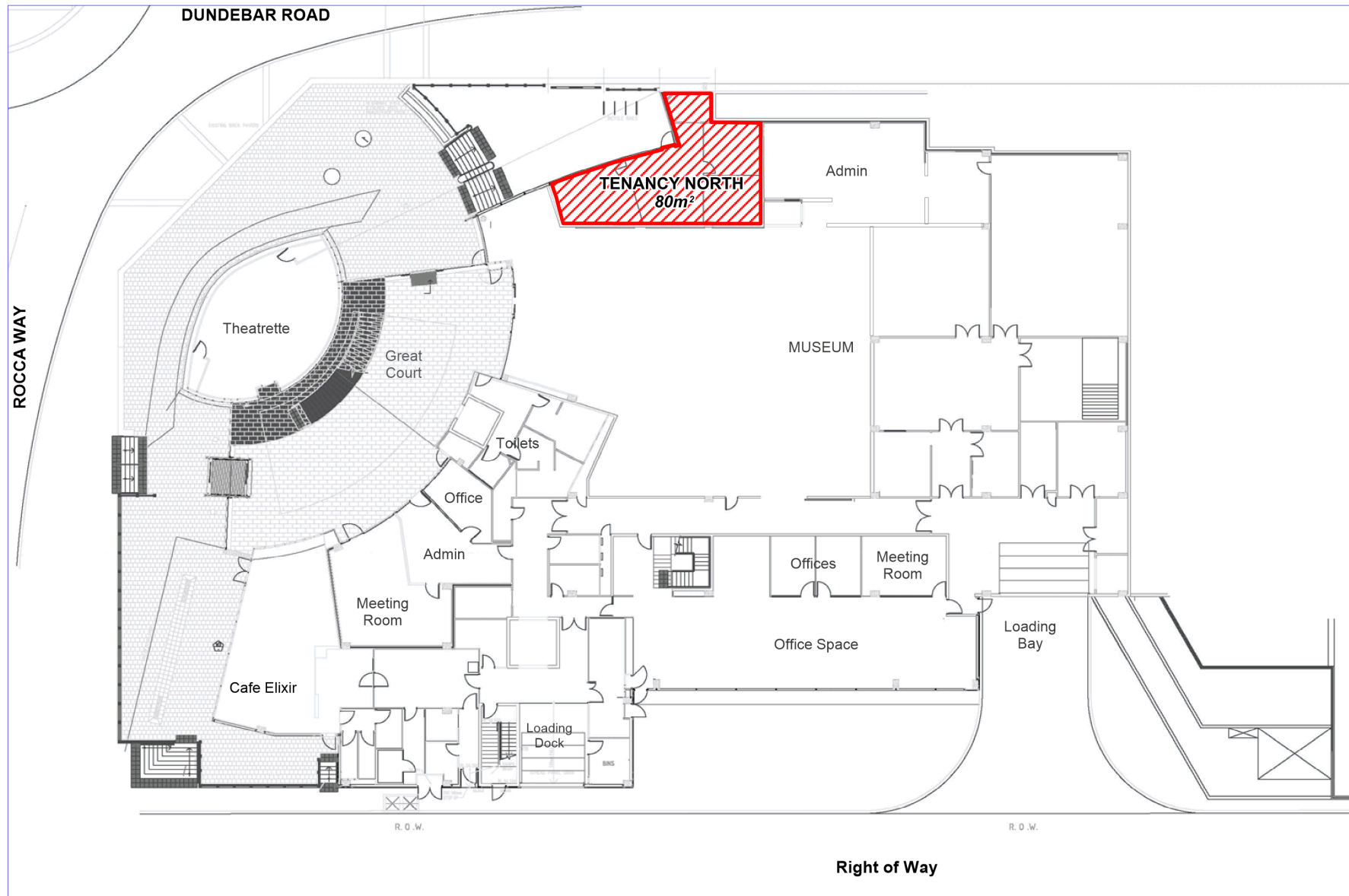
## Recommendation

That Council:-

1. **APPROVES**, in principle, a retail lease of an 80m<sup>2</sup> portion (approximate) of Lot 101 (3) Rocca Way, Wanneroo between the City of Wanneroo and Tracey Cottrell (trading as Hennaberrys for Hair) for a term of five (5) years with one option of a further five (5) year term commencing on 2 May 2020;
2. **AUTHORISES**:
  - a) The publication of a local public notice of the intention to dispose of the portion 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 between the City of Wanneroo and Tracey Cottrell (trading as Hennaberrys for Hair) in accordance with the City's Execution of Documents Policy.

Attachments:

1  Attachment 1 - Tenancy North Lease Area Plan 2015 15/5617



City of Wanneroo



LEASE AREA

**TENANCY NORTH - LEASE AREA  
WANNEROO LIBRARY & CULTURAL CENTRE  
LOT 101 (3) ROCCA WAY, WANNEROO**

SCALE: NTS

DATE: January 2015

REF: 2015-01 tenancy north



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

### CS06-02/20 Consideration of Motions Received at the Annual General Meeting of Electors'

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File Ref:	5153 – 20/23467
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	1
Previous Items:	3.1 - 2018/19 Annual Report - Electors AGM - 09 Dec 2019 6.00pm

#### Issue

To consider Motions received at the Annual General Meeting (AGM) of Electors, held on 9 December 2019.

#### Background

Section 5.33(1) of the *Local Government Act 1995* requires that all decisions made at an Annual General Meeting of Electors are to be considered at the next Ordinary Council Meeting or, if that is not practicable, at the first Ordinary Council Meeting after that meeting or at a Special Council Meeting called for that purpose, whichever occurs first.

#### Detail

No motions were received in writing prior to the meeting or from the floor for the AGM of Electors held on 9 December 2019. Council is therefore requested to accept the minutes from this meeting as detailed in **Attachment 1**.

#### Consultation

Nil

#### Comment

Nil

#### Statutory Compliance

*Local Government Act 1955* – Part 5 – Administration. Division 2 – Council meetings, committees and their meetings and electors' meetings. Subdivision 1 – Council meetings.

Section 5.33 - Decisions made at electors' meetings.

- “(1) *All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable –*
- (a) at the first ordinary council meeting after that meeting; or*
  - (b) at a special meeting called for that purpose, whichever happens first.*
- (2) *If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to 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*

4.2 *Good Governance*

4.2.1 *Provide transparent and accountable governance and leadership”*

## Risk Management Considerations

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

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

**That Council ACCEPTS the minutes of the Annual General Meeting of Electors held on 9 December 2019.**

Attachments:

1 [Download](#) Attachment 1 - Minutes of Annual General Meeting of Electors - 9 December 2019 20/23460 Minuted





# Council Minutes

## **UNCONFIRMED MINUTES**

### **ANNUAL GENERAL MEETING OF ELECTORS'**

**6:00pm, 9 December, 2019**

**Council Chambers (Level 1), Civic Centre,  
23 Dundobar Road, Wanneroo**

**UNCONFIRMED MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS****HELD ON MONDAY 9 DECEMBER, 2019****CONTENTS**

<b><u>ITEM 1</u></b>	<b><u>ATTENDANCES</u></b>	<b><u>1</u></b>
<b><u>ITEM 2</u></b>	<b><u>APOLOGIES AND LEAVE OF ABSENCE</u></b>	<b><u>2</u></b>
<b><u>ITEM 3</u></b>	<b><u>CONFIRMATION OF MINUTES</u></b>	<b><u>2</u></b>
3.1	MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS HELD ON 3 DECEMBER 2018	2
<b><u>ITEM 4</u></b>	<b><u>REPORTS</u></b>	<b><u>2</u></b>
4.1	2018/19 ANNUAL REPORT	2
<b><u>ITEM 5</u></b>	<b><u>GENERAL BUSINESS</u></b>	<b><u>2</u></b>
<b><u>ITEM 6</u></b>	<b><u>CLOSURE</u></b>	<b><u>2</u></b>

## M I N U T E S

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

*Lord*

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

*Amen*

*Please refer to agenda for details of full reports and attachments.*

Mayor Roberts opened the meeting at 6:00pm.

### **Item 1 Attendances**

TRACEY ROBERTS, JP

**Mayor**

#### **Councillors:**

NATALIE SANGALLI

North Coast Ward

LINDA AITKEN, JP

North Coast Ward

SONET COETZEE

North Coast Ward

LEWIS FLOOD

North Coast Ward

FRANK CVITAN, JP

Central Ward

JACQUELINE HUNTLEY

Central Ward

PAUL MILES

Central Ward

DOT NEWTON, JP

Central Ward

BRETT TREBY

South Ward

GLYNIS PARKER

South Ward

#### **Officers:**

DANIEL SIMMS

Chief Executive Officer

MARK DICKSON

Director, Planning and Sustainability

LIONEL NICHOLSON

A/ Director, Assets

DEBBIE TERELINCK

Director, Community & Place

NOELENE JENNINGS

Director, Corporate Strategy & Performance

RACHAEL WRIGHT

A/ Manager Council and Corporate Support

BIMSARA PATHIRATHNA

Manager Finance

JACKIE KALLEN

Communications Specialist

ANNE WELSBY

A/ Performance Reporting Officer

ZELDA JANSEN

Corporate Performance Advisor

SARAH HINGSTON	Council Support Officer
MADONNA ILLIFFE	Council Support Officer
YVETTE HEATH	Council Support Officer

**Guest Attendees:**

KELLIE TONICH	Office of the Auditor General
MICHAEL HILLGROVE	Grant Thornton

**Item 2 Apologies and Leave of Absence**

CHRIS BAKER	North Coast Ward
HUGH NGUYEN	South Ward
VINH NGUYEN	South Ward
DOMENIC ZAPPA	South Ward

**Item 3 Confirmation of Minutes****3.1 Minutes of Annual General Meeting of Electors held on 3 December 2018**

Moved Cr Newton, seconded Cr Cvitan.

That the minutes of the Annual General Meeting of Electors held on 3 December 2018 be confirmed.

**CARRIED UNANIMOUSLY**

**Item 4 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.**

**4.1 2018/19 Annual Report**

File Ref:	37244V02 – 19/477745
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	1

Moved Cr Treby, seconded Cr Sangalli.

**The contents of the City of Wanneroo 2018/19 Annual Report and the Audited Financial Statements are presented to the Electors of the City of Wanneroo.**

**CARRIED UNANIMOUSLY**

**Item 5 General Business**

Nil

**Item 6 Closure**

There being no further business, Mayor Roberts closed the meeting at 6:04pm.

**CS07-02/20 Donations to be Considered by Council - February 2020**

File Ref: 2856V011 – 20/4445  
 Responsible Officer: Director Corporate Strategy & Performance  
 Disclosure of Interest: Nil  
 Attachments: 2

**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 nil sponsorship requests, one community donation request and one request for a waiver of fees and charges, which are summarised as follows. Copies of the full applications are available from Council Support upon request.

**Comment****Sponsorship Donations**

Nil

**Community Group Donations**

<b>Applicant 1 – Lions Cancer Institute</b>	
Request amount	\$5,300.00
Description of request	A donation for fifty-three special needs children and children with cancer from Burbridge School, Koondoola to attend the special Children's Christmas Big Day Out held on 21 December 2019 in Wanneroo.
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Nil
Status of applicant organisation	Registered Charity
Exclusivity of the event or project	For fifty-three special needs children and children with cancer from Burbridge School, Koondoola.
Alignment with Council's existing philosophies, values and strategic direction	<i>Objective 1.1 – Healthy and active people – we get active in our local area and we have many opportunities to experience a healthy lifestyle.</i>

<b>Applicant 1 – Lions Cancer Institute</b>	
Alternative funding sources available or accessed by the organisation	Not stated.
Contribution to the event or activity made by the applicant or organisation	Not stated.
Previous funding assistance provided to the organisation by the City	<p>\$1,000.00 – CS08-04/14 Donation for ten special needs children from City of Wanneroo to attend the Special Children's' Big Day Out.</p> <p>\$1,000.00 – CS04-02/15 Donation for ten special needs children from City of Wanneroo to attend the Special Children's' Big Day Out.</p> <p>\$2,000.00 - CS04/07/16 Donation for twenty special needs children from the City of Wanneroo to attend the Special Children's' Big Day Out.</p> <p>\$2,000.00 – CS06-12/18 Donation for fifty special needs children from the City of Wanneroo to attend the Special Children's Day Out.</p>
Commitment to acknowledge the City of Wanneroo	Yes
Comments	<p>The cost per child to attend is \$100 which includes a professional carer, refreshments and entertainment. As this request is for students from Burbridge School, Clause 5.4 applies as follows: “...<i>funding will be to a maximum of \$2,000.00 per school, per financial year to support students attending events</i>”. Therefore, in accordance with Policy, it is recommended to approve the maximum amount outlined within the Policy which is also consistent with past donations (the difference being \$2,300 less than the requested amount).</p>
<b>Recommendation</b>	<b>APPROVE the sum of \$2,000.00 to the Lions Cancer Institute for fifty-three special needs children or children with cancer from Burbridge School, Koondoola to attend the Special Children's' Christmas Big Day Out held in three venues, South Perth, Belmont and Perth CBD on 21 December 2019.</b>
<b>Reason</b>	<b>This recommendation is in accordance with Council's Policy.</b>

<b>Applicant 2 – Narcotics Anonymous</b>	
Request amount	\$855.40
Description of request	100% waiver of fees for the hire of Yanchep Community Centre to hold Friday night Narcotics Anonymous meetings from 3 January – 20 November 2020.
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Nil
Status of applicant organisation	Not for Profit



<b>Applicant 2 – Narcotics Anonymous</b>	
Exclusivity of the event or project	Addicts seeking recovery
Alignment with Council's existing philosophies, values and strategic direction	<i>Objective 1.1 – Healthy and active people – we get active in our local area and we have many opportunities to experience a healthy lifestyle.</i>
Alternative funding sources available or accessed by the organisation	Nil
Contribution to the event or activity made by the applicant or organisation	\$10.00 per week which equates to \$470.00 based on 47 weeks hire of Yanchep Community Centre.
Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	Not stated
Comments	<p>Clause 4.3 of the Donations Sponsorships and Waiver of Fees and Charges Policy outlines consideration of requests for waiver of fees and applies to this request as follows: <i>"Only 50% of the amount charged for a waiver of fees will be considered with the exception of State or Federal functions and visits by Parliamentarians held within the City"</i>.</p> <p>Therefore, in accordance with Policy, it is recommended to approve the maximum amount outlined within the Policy (the difference being \$42.30 less than requested).</p>
<b>Recommendation</b>	<b>APPROVE a 50% waiver of fees in the sum of \$427.70 to Narcotics Anonymous for the hire of Yanchep Community Centre to hold Friday night Narcotics Anonymous meetings from 3 January – 20 November 2020.</b>
<b>Reason</b>	<b>This recommendation is in accordance with Council's Policy.</b>

### **Perth African Nations Football Council Inc.**

At the Ordinary Council meeting held on 10 December 2019 Council approved the sum of \$4,399.00 as a 50% waiver of fees 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 (CS07-12/19).

Since that Council resolution, a number of cancellations to the facility booking have been made by the Perth African Nations Football Council (due to the lack of attendance at Kingsway Soccer pitches and the Koondoola Park) which has subsequently reduced the overall facility hire fee for this event. The total hire fee for bookings during the specified period is now \$4,339.70 meaning the revised 50% waiver of fees needs to equate to \$2,169.85.

Administration is seeking approval from Council to adjust the waiver of fees previously granted to the Perth African Nations Football Council Inc. to reflect the reduction in bookings.

In accordance with Policy, Council is therefore requested to NOTE that the overall fees payable by the Perth African Nations Cup has reduced due to their cancelled facility bookings, and APPROVE an adjustment to the waiver of fees previously approved at the 10 December 2019 Ordinary Council meeting (item CS07-12/19) to the revised amount of \$2,169.85 to cover the 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.

## Statutory Compliance

Nil

## Strategic Implications

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

“1 Society

1.1 Healthy and Active People

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

## Risk Management Considerations

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

## Policy Implications

The Policy states that sponsorship applications for attendance at National Events will be capped at \$600.00 per team (up to four teams) and Regional or State capped at \$600 per club. International events will be capped at \$1,500.00 per team and schools capped at \$2,000.00 per school per financial year.

## Financial Implications

Budget 2019/2020	<b>\$120,000.00</b>	
Amount expended to date (as at 17 January 2020)	\$95,496.74	
Balance	\$24,503.26	
Total of requests for this round: Donations (in this report):		
<b>Total this Round (recommended)</b>	\$6,155.40	\$2,427.70
<i>*If approved as recommended \$2,229.15 should be deducted from the expenditure to date to reflect a return in funds.</i>		
<b>BALANCE</b>	<b>\$22,075.56</b>	

## Voting Requirements



Simple Majority

## Recommendation

### That Council:-

1. **APPROVE** the sum of \$2,000.00 to the Lions Cancer Institute for fifty-three special needs children or children with cancer from Burbridge School, Koondoola to attend the Special Children's' Christmas Big Day Out held in three venues, South Perth, Belmont and Perth CBD on 21 December 2019;
2. **APPROVE** a 50% waiver of fees in the sum of \$427.70 to Narcotics Anonymous for the hire of Yanchep Community Centre to hold Friday night Narcotics Anonymous meetings from 3 January – 20 November 2020; and
3. **NOTE** that the overall fees payable by the Perth African Nations Cup has reduced due to their cancelled facility bookings, and **APPROVE** an adjustment to the waiver of fees previously approved at the 10 December 2019 Ordinary Council meeting (item CS07-12/19) to the revised amount of \$2,169.85 to cover the 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.

#### Attachments:

- 1  Attachment 1 - Donation request Lions Cancer Institute 20/8434
- 2  Attachment 2 - Donation request Narcotics Anonymous 20/8408

# CITY OF WANNEROO DONATION REQUEST FORM

## GROUP DETAILS

Name of Organisation or Group: (Cheques will be made out to this name, please ensure an account is available)		LIONS Cancer Institute	
Contact Person (all mail will be addressed to this person)			
Postal Address			
Phone No:		Email Address:	
Incorporated? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Year of Incorporation:	ABN: ...26 52 1960 054 (If not, please complete attached Statement by Supplier.)	
Is your organisation registered for GST? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Basis of operation: <input type="checkbox"/> Commercial <input type="checkbox"/> Not For Profit <input checked="" type="checkbox"/> Registered Charity		

## ABOUT YOUR ORGANISATION

Describe the role of your organisation:	Screen People for Cancer	
Where do you operate from and in what area? (eg. Suburbs)	WANNEROO	
Membership:	No. of members: 99	How many are residents of the City of Wanneroo? 20

## ABOUT THE PROJECT OR EVENT

Name of Project or Event:	SPECIAL CHILDRENS CHRISTMAS Big Day Out		
Date and Time:	21st Dec	Location and Venue:	WANNEROO
Who can attend?	SPECIAL NEED, CANCER + TERMINALLY ILL CHILDREN		
Purpose of project or event:	to give kids a day out at Christmas.		
If in the City of Wanneroo, has an Event Approval Form been submitted? (Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N/A	Is there an entry fee <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how much is the fee? \$100
What will the donation be used for specifically?:	KIDS DAY OUT	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?	BALL OF CHILDREN'S TICKETS	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:	53 CHILDREN (WANNEROO)	\$ 5300
Amount contributed by your organisation:		\$
In kind contribution, (e.g. volunteer time):		\$
Amount from other sources, (e.g. other funding, sponsorship):		\$
Amount Requested from City of Wanneroo:		\$ 5300

**To:**

**Subject:** RE: Urgent Request for information Lions Club Institute Special Children's Christmas Big Day Out 21 December 2019

- The exact location of the event 3Venues, South Perth, Belmont, CBD
- Are the children from Burbridge School? Yes
- Cost per ticket \$100
- As per previous years, please can you advise if carers and the cost of the carers, entertainment and if refreshments were provided. Yes all included

Please do not hesitate to contact me should you have any questions.

Have a great day.



CITY OF WANNEROO

14/331

19 DEC 2019

## CITY OF WANNEROO DONATION REQUEST FORM

## GROUP DETAILS

Name of Organisation or Group: (Cheques will be made out to this name, please ensure an account is available)		NARCOTICS ANONYMOUS	
Contact Person (all mail will be addressed to this person)			
Postal Address			
Phone No:		Email Address:	
Incorporated? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Year of Incorporation: 1953	ABN: 31.240.710.035 (If not, please complete attached Statement by Supplier.)	
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:	SUPPORT GROUP FOR DRUG DEPENDENTS SEEKING SOBRIETY
Where do you operate from and in what area? (eg. Suburbs)	YANCHEP COMMUNITY CENTRE
Membership:	No. of members: 10 How many are residents of the City of Wanneroo? 10

## ABOUT THE PROJECT OR EVENT

Name of Project or Event:	YANCHEP FRIDAY NIGHT NARCOTICS ANONYMOUS MEETING		
Date and Time:	FRIDAYS 7-8pm	Location and Venue:	YANCHEP COMMUNITY CENTRE
Who can attend?	ADDICTS SEEKING RECOVERY		
Purpose of project or event:	HELP EACH OTHER MAINTAIN SOBRIETY		
If in the City of Wanneroo, has an Event Approval Form been submitted? (Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is there an entry fee	If yes, how much is the fee?
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	.....
What will the donation be used for specifically?	NO DONATION NEEDED, JUST WAIVER OF FEES	Will income be generated as a result of event or project?	If yes, how will this be used?
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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:	\$ 23 PER MEETING (WEEKLY)
Amount contributed by your organisation:	\$ 10 PER MEETING (WEEKLY)
In kind contribution, (e.g. volunteer time):	\$ NONE
Amount from other sources, (e.g. other funding, sponsorship):	\$ NONE
Amount Requested from City of Wanneroo:	\$ 13 PER WEEKLY MEETING

11/115106



## **Chief Executive Office**

### **Governance & Legal**

#### **CE01-02/20 Attendance at Events Policy (Council Members and CEO)**

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File Ref:	2409V02 – 20/32895
Responsible Officer:	Executive Manager Governance and Legal
Disclosure of Interest:	Nil
Attachments:	1

### **Issue**

The reforms to the Local Government Act 1995 as adopted through the *Local Government Legislation Amendment Act 2019* provide a new framework for the receipt of gifts and declaration of interest by Council Members and the Chief Executive Officer. The framework also requires that Council adopt a policy in relation to the attendance of Council Members and the CEO at events such as concerts, conferences and functions.

### **Background**

The new framework enacted in October 2019 focusses on transparency and accountability by considering the nature of the relationship between the recipient and the donor of the gift, with a particular focus on the disclosure requirements relating to why the person has received the gift and dealing with the possible influence created by the gift by the disclosure of interest provisions.

Although legislation has been amended to include the requirement that interests need to be declared relating to the receipt of gifts, the Local Government Act 1995 has not changed regarding the declaration of interests that affect a person's ability to remain impartial by virtue of a personal relationship, membership of an association or receipt of a gift.

### **Detail**

Certain gifts received by Council Members and the CEO valued at over \$300 are specifically excluded from the disclosure of interest provisions, such as those received from specified entities, including a gift that is received in accordance with a Council adopted "Attendance at Events" policy.

Principally Council needs to consider when adopting the "Attendance at Events" policy, what the benefits are to the community or the local government in having Council Members and the CEO attend certain events. The policy provides a framework for the acceptance of invitations to various events, clarifies who will pay for tickets or the equivalent value of the invitation, the predominant purpose being to enable Council Members and the CEO to attend events as representatives of Council (in respect of Council Members) or of the City (in respect of the CEO) without restricting their ability to participate in Council meetings and the decision making process. It is not intended to be used as a mechanism to avoid disclosure of interest provisions where significant matters are likely to come before Council that relate to the provider of the tickets or invitation to an event.

Tickets or invitations to events should be provided to the local government and not individual Council Members. A ticket or invitation provided by a donor to an individual in their capacity as a Council Member or CEO is to be treated as a gift to that person (and will be subject to the disclosure of interest provisions) unless the tickets or invitation are referred to the local government and can be considered in accordance with Council's adopted policy.

Excluded gifts are still a gift that must be disclosed and published in the City's gifts register if over the value of \$300 and received in the capacity of being a Council Member or the CEO.

## Consultation

Other comparable local government policies, the Department of Local Government, Sport and Cultural Industries guidelines and draft template were reviewed in preparing the proposed policy.

## Comment

Council Members and the CEO are expected to make decisions in the best interests of the community and consider each issue on its merits. Fair, equitable and uncompromised decision-making may be influenced, or perceived to be influenced through financial relationships, personal relationships and the receipt of gifts.

Council, being accountable to the local community, is in the best position to determine the design and content of the "Attendance at Events" policy and is to actively consider the purpose of and benefits to the community when approving Council Members and CEO's attendance at events.

The proposed draft policy is included at **Attachment 1**.

## Statutory Compliance

*Local Government Act 1995*

### **5.90A. Policy for attendance at events**

- (1) *In this section —  
**event** includes the following —*
  - (a) a concert;
  - (b) a conference;
  - (c) a function;
  - (d) a sporting event;
  - (e) an occasion of a kind prescribed for the purposes of this definition.
- (2) *A local government must prepare and adopt\* a policy that deals with matters relating to the attendance of council members and the CEO at events, including —*
  - (a) the provision of tickets to events; and
  - (b) payments in respect of attendance; and
  - (c) approval of attendance by the local government and criteria for approval; and
  - (d) any prescribed matter.

*\* Absolute majority required.*
- (3) *A local government may amend\* the policy.*

*\* Absolute majority required.*
- (4) *When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.*

- (5) *The CEO must publish an up-to-date version of the policy on the local government's official website.*

## 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
C0-C01 – Compliance Framework	Moderate
Accountability	Action Planning Option
CEO	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Strategic/Corporate risk register and aligns with the guidelines provided by the Department of Local Government, Sport and Cultural Industries. Policies and Procedures have been or are currently being developed to manage the risk.

## Policy Implications

It is a legislative requirement to adopt an “Attendance at Events” policy for the acceptance of invitations by Council Members and the CEO to various events and to clarify who will pay for tickets or the equivalent value of the invitation, the purpose being to enable Council Members to attend events as a representative of Council without restricting their ability to participate in Council meetings and the decision making process.

## Financial Implications

While attending events is generally considered an important function for Council Members and the CEO to represent the local government, if there are costs involved, especially significant costs, it can lead to criticism from the community for spending ratepayer's money if the tangible benefits are not identified. Similarly, if Council is accepting tickets, including those as a result of sponsorship, there can be a perception of bias when matters affecting that organisation come before Council.

## Voting Requirements

Absolute Majority

## Recommendation

**That Council ADOPT BY ABSOLUTE MAJORITY the “Attendance at Events Policy (Council Members and CEO)” as set out in Attachment 1.**

Attachments:

1. [Attachment 1 - Attendance at Events Policy \(Council Members and CEO\)](#) 20/1170 Minuted

## Attendance at Events Policy (Council Members and CEO)

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<b>Policy Owner:</b>	Council
<b>Contact Person:</b>	Executive Manager Governance and Legal
<b>Date of Approval:</b>	Date the policy was approved by Council and Resolution Number

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### POLICY STATEMENT

The purpose of this policy is to provide a framework to enable Council Members and the CEO to attend Events as representatives of Council without restricting their participation in the Council decision making process.

### POLICY OBJECTIVE

Section 5.90A of the Local Government Act 1995 requires that local governments must adopt an "Attendance at Events" policy as part of the Local Government's Gifts Framework to ensure transparency and accountability in decision-making. Decision-making could be influenced, or perceived to be influenced in a number of ways, including through financial and personal relationships and the receipt of gifts.

### SCOPE

This policy applies to Council Members and the CEO in respect of their acceptance of invitations to Events where it is offered at a discounted rate or free of charge, as part of a sponsorship agreement or paid for by the City of Wanneroo (the **City**). The acceptance of this benefit (if not paid for by the local government) is considered a gift and is subject to the disclosure of interest provisions unless the Event is detailed or is expressly approved under this policy.

Council Members and the CEO are not required to disclose interests in relation to gifts or Event invitations from the following entities:

- Western Australian Local Government Association (**WALGA**);
- Local Government Professionals Australia WA (**LG Pro**);
- Australian Local Government Association (**ALGA**);
- A department of the public service;
- A government department of another State, a Territory or the Commonwealth;
- A local government or regional local government,

however Council Members and the CEO are statutorily obligated to disclose the receipt and acceptance of the gift or Event invitation in accordance with Section 5.87A and 5.87B.

### DEFINITIONS

<b>Act</b>	means the Local Government Act 1995
<b>Donor</b>	means the giver of a gift
<b>Event(s)</b>	means concerts, conferences, functions, sporting events and other hospitality occasions.
<b>Gifts Framework</b>	means the provisions of the Local Government Act 1995 being sections 5.87A and 5.87B that set out the legislative framework.

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## IMPLICATIONS

The City's Strategic Community Plan requires that the City operate in a way which is transparent, open, honest and accountable. This policy demonstrates Council's commitment to good governance and leadership through identifying those Events Council Members and the CEO may attend in their official capacity without restricting their participation in the Council decision process.

The interest relating to gift provisions recognise that a relationship is created between the donor and a recipient of a gift which could be perceived to affect, influence and possibly prejudice the decisions made by the gift receiver. This applies to any gift received, not just a gift that must to be disclosed in accordance with sections 5.87A and 5.87B of the Act.

Notwithstanding this, there are certain Events whereby attendance by Council Members and/or the CEO provides a clear benefit to the City, the community and/or the professional development of the respective Council Member or the CEO, and due to this benefit the respective Council Member and/or the CEO are encouraged to attend.

## LEGISLATION

*5.90A. Policy for attendance at events.*

- (1) *In this section event includes the following —*
  - (a) *a concert;*
  - (b) *a conference;*
  - (c) *a function;*
  - (d) *a sporting event;*
  - (e) *an occasion of a kind prescribed for the purposes of this definition.*
- (2) *A local government must prepare and adopt\* a policy that deals with matters relating to the attendance of Elected Members and the CEO at events, including —*
  - (a) *the provision of tickets to events; and*
  - (b) *payments in respect of attendance; and*
  - (c) *approval of attendance by the local government and criteria for approval; and*
  - (d) *any prescribed matter.*

*\* Absolute majority required.*
- (3) *A local government may amend\* the policy.*  
*\* Absolute majority required.*
- (4) *When preparing the policy or an amendment to the policy, the local government must comply with any prescribed requirements relating to the form or content of a policy under this section.*
- (5) *The CEO must publish an up-to-date version of the policy on the local government's official website.*

## IMPLEMENTATION

Attendance at Events by Council Members and CEO will be administered in accordance with the following guidelines and procedures.

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## 1. Key Considerations

Whether a benefit such as an invitation to an event or hospitality given to an Council Member or the CEO is a gift for the purposes of the Act and Regulations, the key consideration are:

- a) who is providing the invitation to the Event (the donor);
- b) the cost to attend the Event, (or estimated value of the Event per invitation) and any other expenses such as travel and accommodation;
- c) the location of the Event in relation to the local government (within the district or out of the district);
- d) the role of the Council Member or CEO when attending the Event (participant, observer, presenter) and the value of their contribution. If the value of the contribution outweighs the value of the benefit it will not be a gift for the purposes of the Act and Regulations;
- e) the benefit of Council Member or CEO representation at the Event;
- f) the number of invitations / tickets received;
- g) whether the Event is sponsored by the City; and
- h) whether the Event is paid for by the City.

## 2. Attendance at Events

- a) Any Event invitation accepted by an Council Member or CEO without payment, where a member of the public is required to pay, unless noted in this policy, will generally be classified as a gift to which the declaration of interest provisions apply.
- b) Where attendance by an Council Member or the CEO at an Event where a member of the public is required to pay is in the interests of the City (such as for their professional development or to undertake a function as an Council Member), the City may pay for the cost of the Event. The declaration of interest provisions would not apply.
- c) If the City does not pay for the Council Member or CEO's attendance at an Event, it would be classified as a 'gift' unless the contribution by the Council Member or CEO to the Event (such as by way of presenting a paper or speaking engagement) is reasonably considered to outweigh the value of registration or other benefit given to the Council Member or CEO.
- d) Acceptance of reasonable and modest hospitality by an Council Member or CEO at an unpaid Event run by a local community group where the Council Member or CEO attends the Event in his or her capacity as an Council Member or CEO would not generally be classified as a 'gift' where the contribution by the Council Member or CEO to the Event is reasonably considered to outweigh the value of the hospitality.



- e) Any Event that is not noted as a pre-approved Event or otherwise approved in accordance with this policy, or the Event invitation is received in a personal capacity would not be considered an approved Event.
- f) If the Event is a free Event to the public, then no action is required.
- g) If the Event is ticketed and the Council Member or CEO pays the full ticketed price and does not seek reimbursement, then no action is required.
- h) If the Event is ticketed and the Council Member or CEO pays a discounted rate or is provided with a free ticket, then the recipient must adhere to the gift and declaration of interest provisions.

### 3. Pre-Approved Events

The City approves attendance by Council Members and the CEO at the following Events (**Pre-Approved Events**):

- a) Advocacy lobbying or Ministerial briefings.
- b) Awards functions specifically related to local government.
- c) City hosted ceremonies and functions.
- d) City-run tournaments or Events.
- e) Community cultural Events/festivals/art exhibitions.
- f) Events hosted by Clubs or Not for Profit Organisations within the City to which the Council Member or CEO are officially invited.
- g) Events run by schools and universities within the City.
- h) Free City Events.
- i) Industry and Economic briefings, specifically related to the function of government.
- j) Meetings of clubs or organisations.
- k) Major professional bodies associated with government at a local, state and federal level.
- l) Opening or launch of an Event or facility within the City.
- m) Where Mayor or CEO representation has been formally requested.

### 4. Approval Process

- a) All invitations to Events for a Council Member or CEO must be in writing and addressed to the City.
- b) Invitations to Events valued at \$300 and over (or the cumulative value of \$300 and over within a 12 month period) are considered gifts for the purposes of the

Gift Framework and must be disclosed however declarations of interest are not required if the Event is listed in this policy as a pre-approved Event.

- c) Invitation to Events that are not addressed to the City and are not listed as a Pre-Approved Event must be disclosed in accordance with the gift and the declaration of interest provisions of the Local Government Act.
- d) Where an invitation or ticket to an Event is received that is not a Pre-Approved Event, approval to attend and accept may be requested as follows:
  - (i) for Council Member acceptance and attendance, approval by the CEO; and
  - (ii) for CEO acceptance and attendance, approval by the Mayor.
- e) Requests for approval are to be forwarded to the Manager, Council and Corporate Support for processing on the approved form available through Council and Corporate Support.
- f) Where an Council Member or the CEO request has been approved and there is a fee associated with attending the Event, then the cost, excluding the attendance of a partner, is to be paid for by the City subject to budget.

## **5. Approval Process Considerations**

5.1 The following are the pertinent factors that must be considered in determining approving attendance at a non-Pre-Approved Event, subject to 5.2:

- a) The donor providing the invitation or ticket to the Event (for example, the donor is a person who is undertaking or seeking to undertake an activity involving a Council discretion);
- b) The location of the Event in relation to the City (whether within the district);
- c) The role that the Council Member or CEO will have when attending the Event (participant, observer, presenter) and the value of their contribution;
- d) Whether the Event is sponsored by the City;
- e) The benefit to the City of a Council Member or the CEO attending;
- f) Alignment to the City's Strategic Objectives;
- g) The number of City representatives already approved to attend; and
- h) Any justification provided by the applicant when the Event is submitted for approval.

5.2 Events that will not be considered for approval are:-

- a) Political party Events and fundraisers.
- b) City sponsored functions or Events.
- c) Social Events.
- d) Entertainment Events with no link to the City.

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- e) Events that primarily benefit Council Members in a personal capacity or in a role other than their role at the City.

## **ROLES AND RESPONSIBILITIES**

1. The CEO must report to Council annually of all decisions to approve or refuse Council Members and CEO attendance at Events that are not Pre-Approved Events in accordance with this policy.
2. The CEO is to cause an up to date version of this policy (as amended from time to time) to be published to the City's website.
3. Council and Corporate support are to:-
  - a) include a provision in the City's annual budget to address the costs associated with this policy; and
  - b) adopt procedures for the processing and approval of applications by Council Members and CEO to attend Events in accordance with this policy.

## **DISPUTE RESOLUTION**

All disputes in regard to this policy will be referred to the Director Corporate Strategy and Performance in the first instance. In the event that the Council Member/CEO and the Director cannot reach an agreement, the matter will be submitted to Council for determination.

## **EVALUATION AND REVIEW PROVISIONS**

The policy is to be reviewed every two years through consultation with Council Members to ensure that it meets its objective and provides clear accountability requirements unless legislative amendments require an immediate review.

## **RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS**

Request for approval to attend an Event - (20/1164)

## **RESPONSIBILITY FOR IMPLEMENTATION**

*Council and Corporate Support*

<b>Version</b>	<b>Next Review</b>	<b>Record No:</b>
(Insert date and Resolution No.)	February 2022	TBC

## Item 9 Motions on Notice

### MN01-02/20 Cr Brett Treby – Azelia Street - Traffic Issues

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File Ref:	3120V03 – 20/17729
Author:	Cr Brett Treby
Action Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	1

#### Issue

To consider measures to reduce instances of poor driver behaviour and improve road safety on Azelia Street, Alexander Heights.

#### Background

The community has expressed concerns regarding speeding traffic, hooning and related road safety issues on Azelia Street, Alexander Heights, including reports of a recent crash on 4 January 2020 at the Azelia Street/The Avenue intersection.

**Attachment 1** shows a location plan of the area.

#### Detail

Azelia Street is classified as a Local Distributor Road and operates under the default built-up-area speed limit of 50 km/h. The road loops around to connect with The Avenue at either end with the intersection configurations being; a roundabout at the southern end and a T-intersection at the northern end. The section of Azelia Street south of Errina Road is approximately 7.3m wide with narrow median islands installed south of Hillcrest Road. The section of Azelia Street north of Errina Road is approximately 10.0m wide without any traffic treatments.

Administration has collected traffic data for Azelia Street and conducted a review in accordance with the City's Local Area Traffic Management Policy (LATMP). Although the scores for Azelia Street indicates that it does not qualify for traffic treatments under the LATMP, the traffic data for Azelia Street shows the 54% of vehicles are travelling above the 50km/h speed limit with an 85<sup>th</sup> percentile speed of 58 km/h.

The crash data for Azelia Street provided by Administration indicates a total of eight crashes for the four year period 2014-2018. Of these, one crash occurred at the northern intersection with The Avenue (T-intersection); one crash was at the Errina Road intersection (T-intersection), three crashes at the southern intersection with The Avenue (roundabout) and three crashes in between intersections.

#### Consultation

No formal community consultation has been undertaken with residents on this matter to date. Should Council support the development of a traffic management scheme for Azelia Street, engagement with the community can be identified and undertaken in accordance with the City's Community Engagement Policy.

#### Comment

In view of the concerns expressed by the community, it is appropriate that Administration develops a suitable traffic management scheme for implementation on the section of Azelia

Street (north) between Errina Road and The Avenue for inclusion in the City's Long Term Capital Works Program.

The development of a traffic management scheme should consider the existing road environment, pedestrian and traffic safety concerns, identification of suitable traffic management devices and their location in Azelia Street; and associated costs.

To provide best value to the community, it will be appropriate to seek external funding opportunities for improvements to Azelia Street such as the State and National Black Spot Program.

### Statutory Compliance

Nil.

### Strategic Implications

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

“3 *Environment (Built)*

3.5 *Connected and Accessible City*

3.5.1 *Deliver local transport infrastructure including roads, footpaths and cycle ways to improve accessibility”*

### Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
Director Planning & Sustainability & Director Assets	Manage

Risk Title	Risk Rating
CO-O23 Safety of Community	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 Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

### Policy Implications

The City's Local Area Traffic Management Policy is used by the City to identify and prioritise the installation of traffic treatments where they provide greatest benefit to the community.

### Financial Implications

The cost of a suitable traffic management scheme is dependent on the proposed treatments and scope of works required and is not known at this stage. Suitable treatments are dependent on road layout, location of driveways & intersections and the locations of utility services. The development of a suitable traffic management scheme as recommended in this Motion will include the preparation of a cost estimate and an assessment of external funding opportunities.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **REQUESTS Administration to develop a suitable traffic management scheme for implementation in Azelia Street (north) between Errina Road and the Avenue; and lists it for consideration for inclusion in the City's Long Term Capital Works Program as part of the next review of the Long Term Financial Plan; and**
2. **REQUESTS Administration to seek external funding opportunities such as the Main Roads WA Black Spot Program to implement a suitable traffic management scheme for implementation in Azelia Street.**

## Administration Comment

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Azelia Street is constructed with two geometrically distinct sections, to the north and to the south of the Errina Road intersection. The southern section is approximately 7.3m wide and has a raised and painted median along a portion of the section (Hillcrest Road to The Avenue). Under the City's LATMP, this section of Azelia Street currently has a Traffic Management Score (TMS) of 17. Given the narrow road environment and the presence of the existing median treatment, it is considered that this section of Azelia Street (Hillcrest Road to The Avenue) does not require installation of additional traffic treatments. Should some form of additional traffic treatment be considered for this section, it would need to be in the form of vertical deflection devices such as speed humps.

The northern section of Azelia Street constructed as a 10.0m wide single carriageway. Under the City's LATMP, this section of Azelia Street has a Traffic Management Score (TMS) of 39. As the road is much wider and more open in this section, it would be possible to install a 3.0m wide median treatment with street trees and additional pedestrian crossing points. If feasible, this type of treatment would provide clear amenity benefits to the community in terms of additional tree canopy and improved pedestrian connectivity while providing road safety benefits through creating a more enclosed environment and providing narrower, better defined traffic lanes.

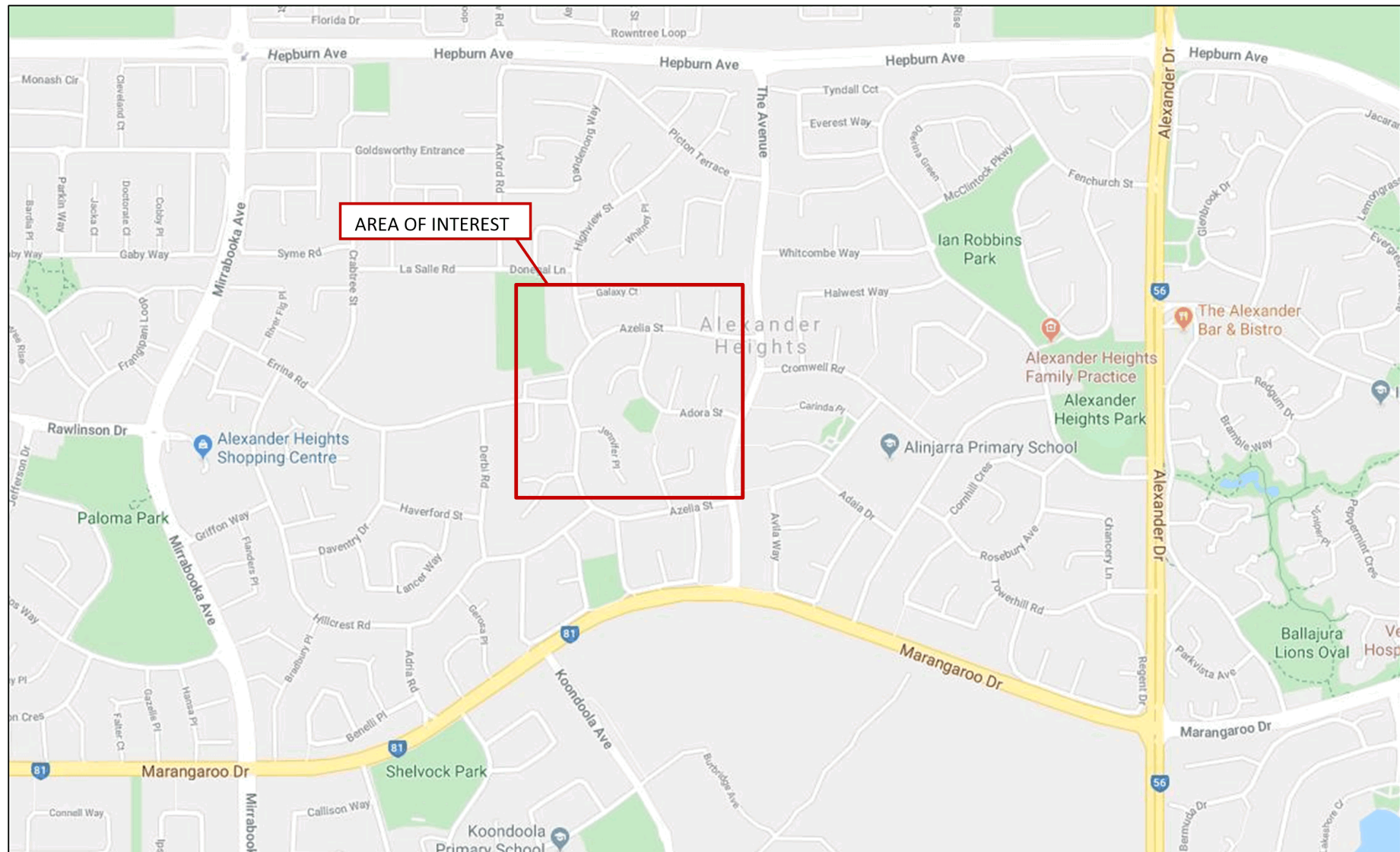
Administration has also received previous requests from the community regarding speeding and hooning and requests for traffic treatments & improvements to pedestrian crossing facilities on Azelia Street along the northern section.

Administration will be able to explore external funding opportunities to make safety improvements on Azelia Street through grant funding noting that grants are merit based and in order to be successful, there are selection criteria which will need to be met.

Attachments:

1 [!\[\]\(104fbf564e2e5a8fbd84f31656d114c7\_img.jpg\)](#). Attachment 1 - Azelia Street, Landsdale Area Map 20/24255





AZELIA STREET, ALEXANDER HEIGHTS – AREA MAP

**Item 10 Urgent Business****Item 11 Confidential****CR01-02/20 Proposed Sale of Lot 9001 (54) Mullingar Way, Landsdale**

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File Ref: 39361 – 19/447647

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:*

- (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*

**CR02-02/20 Commingled Recyclables Processing**

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File Ref: 3836 – 20/43230

Responsible Officer: Director Assets

*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*

**Item 12 Date of Next Meeting**

The next Briefing Session has been scheduled for 6:00pm on Tuesday 3 March 2020, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

**Item 13 Closure**



## COUNCIL CHAMBERS SEATING DIAGRAM

SCREEN

Mayor  
Tracey Roberts  
JP

Daniel Simms  
CEO

Mustafa Yildiz  
Executive Manager  
Governance & Legal

