



Council Minutes

CONFIRMED MINUTES

ORDINARY COUNCIL MEETING

7:00pm, 28 JULY, 2020

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

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.



CONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 28 JULY, 2020

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MINUTES

Mayor Roberts declared the meeting open at 7:00pm and read the prayer.

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.

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
HUGH NGUYEN	South Ward
VINH NGUYEN	South Ward
BRETT TREBY	South Ward
GLYNIS PARKER	South Ward
DOMENIC ZAPPA	South Ward

Officers:

DANIEL SIMMS	Chief Executive Officer
MARK DICKSON	Director, Planning and Sustainability
HARMINDER SINGH	Director, Assets
SHANE SPINKS	A/Director, Community & Place
NOELENE JENNINGS	Director, Corporate Strategy & Performance
MUSTAFA YILDIZ	Executive Manager Governance and Legal
NATASHA SMART	Manager Council & Corporate Support
CRAIG WANSBROUGH	Manager Land Development
EMILLE VAN HEYNINGEN	Manager Strategic Land Use Planning & Environment

SCOTT CAIRNS	Manager Waste Services
GREG BOWERING	Manager Approval Services
GRANT CHETTLEBURGH	Manager Parks & Conservation Management
RUBY KHAN	Communications & Brand Business Partner
MADONNA ILIFFE	Council Support Officer

Guest Attendee:

MICHAEL CHAPELL	Managing Director, Pracsys Consultants
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Item 2 Apologies and Leave of Absence

CHRIS BAKER	North Coast Ward (Leave of Absence)
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There were 26 members of the public and two members of the press in attendance.

Item 3 Public Question Time**Questions received in writing prior to the Council Meeting****PQ01-07/20 Mr G Chislett – Topsail Loop, ALKIMOS**

Regarding the construction of the sporting complex at Alkimos Beach Primary School. Why was this complex built here? Who and what sporting associations stand to benefit from this infrastructure? Was there a feasibility study performed to establish which sporting ground would be more suitable for this type of community works with budgets in mind?..... WHY? I have many more questions upon consultation.

Response by Director, Community & Place:

The need for a pavilion to service the sporting open space and wider community was established in the Active Reserve Master Plan (adopted by Council 2015) in line with the adopted Structure Plan (2013), and one that is considered standard provision for a neighbourhood sporting open space. More recently the North Coast Growth Corridor Community Facilities Plan outlines the need to provide core essential infrastructure that supports the community. As such the building will benefit the local sporting clubs, including Alkimos Lacrosse Club, Alkimos Ball Club and Brighton Seahawks Junior Football Club. Earthworks for the open space commenced in 2014 and was ready for public use early 2015.

The facility also provides changing facilities for use by the school, public toilets and a multipurpose room that will be available for hire to the wider community for functions, classes and other community based activities such as playgroup, arts and crafts, and meetings. This facility is the first of its type in Alkimos, and will serve the local clubs and community for many years to come. Construction is expected to be completed in November 2020, and operational soon after for community use.

PQ02-07/20 Mr P Snape – Marriot Turn, CURRAMBINE

I am inquiring about 87 Innovation Circuit Wangara, it is now be set up as smash repair workshop, I was always told that East of Hartman Drive is NOT zone for this type of workshop, I am very surprised that the owner has put all this infrastructure in place when it has not been approved I am under the understanding that the owner has ask for amendment 184, then I am under the impression that it goes to WA town planning and then public submissions, again my only concern is that the owner has already set this work shop up without approval (or is this a for gone conclusion) Also has this set a precedent that this will allow more smash repair work shop in this area.

Response by A/Director, Planning & Sustainability:

No. 87 Innovation Circuit, Wangara has planning approval to operate as a “Motor Vehicle Repairs” facility. The proposal included works such as the provision of service bays and external signage. The City’s Compliance Officers conducted a site inspection on Friday 26 June 2020 and have confirmed that all works currently being undertaken on site relates to the approval for Motor Vehicle Repairs which does not allow car body rebuilding and spray painting.

The site does not have approval to operate as a “Smash Repair Station” at this point in time. However, the City has received proposed Amendment No. 184 to the City’s District Planning Scheme No. 2 (DPS 2) which is seeking to amend District Planning Scheme no.2 to allow an additional use of “Smash Repair Station” at No. 87 Innovation Circuit, Wangara.

The Western Australian planning system allows for landowners/proponents to propose amendments to the City’s District Planning Scheme No.2. The process is outlined briefly below:

- Upon receipt of the proposal, the City will complete an initial assessment and it will be presented to Council who will decide whether to initiate the amendment and to determine whether the amendment is a basic, standard or complex amendment in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. Should Council choose to initiate the amendment, the amendment documents will be referred to the Environmental Protection Authority to determine whether there is a need for an environmental assessment and to provide approval to advertise the amendment application;
- On receipt of approval to advertise, the City will arrange for this to be advertised for public comment. Any person may lodge a submission, providing comments for or against the proposed amendment during the advertising period;
- Following the advertising period, the City will prepare a report considering the submissions for Council’s determination. Council can resolve to support or not support the scheme amendment, in which Council’s comments and recommendations will be forwarded to the Western Australian Planning Commission (WAPC); and
- The Western Australian Planning Commission will then consider the proposal along with the submissions and recommendation of Council and in turn make its recommendation to the Minister for Planning who may choose to approve or refuse the amendment. The final determination rests with the Minister. Following final approval the amendment is published in the Government Gazette and takes effect from that date. The City then makes the required changes to the scheme text and maps.

Proposed Amendment No. 184 to the City’s DPS 2 is currently intended to be presented to the 28 July 2020 Council Meeting for Council to decide whether to initiate the amendment for advertising.

PQ03-07/20 Mr P Walker – Bowmore Drive, WANNEROO

1. *The council has a Payments to Employees in Addition to a Contract or Award Policy.*
 - a) *In the last financial year, how many times was this policy utilised and what was the basis or justification for making additional payments and in what category?*
 - b) *What was the total value of payments made, if any?*

Response by Director, Corporate Strategy & Performance:

The City of Wanneroo has a Policy compliant with S5.50 which is available to the public on its internet. The City paid a total of approximately \$6,000 during the past twelve months for 2 employees, paid for commercial reasons under Confidential Deeds of Settlement.

2. *Payments to Employees in Addition to a Contract or Award Policy*

Council has published the above policy in compliance with the s5.50 of the LG Act. It is noted that a retirement gift of \$1,500 was provided to a retiring employee during the last FY, however there is no provision whatsoever in the policy for this type of payment. What was the legal basis for paying the \$1,500?

Response by Director, Corporate Strategy & Performance:

The objective of the City's Payments to Employees in Addition to a Contract or Award Policy, sets out circumstances when a voluntary severance payment may be made. Retirements are covered within an internal administrative procedure, which the CEO has authority to make decisions in this regard.

3. *The council earlier this year amended the KPI for local spend from 30% to 20%. This an egregious breach of council's obligation to the local community. Why was this KPI reduced?*

Response by Director, Corporate Strategy & Performance:

The reason for the amendment (which is also reflected in the CBP KPIs) is that previously the KPI of 30% of 'local spend' related to purchasing from suppliers located within the boundaries of the City of Wanneroo or the City of Joondalup.

Council's determination that 'local' within the context of the City's Purchasing Policy meant primarily within the boundaries of the City of Wanneroo, hence the KPI was adjusted accordingly to 20% of purchase orders placed.

Questions received at the Council Meeting**PQ04-07/20 Mr M Munroe – Floresta Street, SINGARA**

- 1. As a resident of the area, will the Kangaroos be culled as a result of the proposed development referred to under item PS02-07/20 on tonight's Agenda?*

Response by Director, Planning & Sustainability:

The intent is there would be Vegetation and Fauna Management Plan as well as a Kangaroo Management Plan prepared by the applicant that would address how to deal with the existing kangaroo population on the site. Department of Water and Environmental Regulations would be consulted to ensure compliance to their policy, but the intention is the kangaroo population that is currently on the site would be humanely relocated to another location.

Questions received at the Council Meeting and taken on notice**PQ05-07/20 Ms M McIntyre – Newmarket Parade, BUTLER**

A response will be provided to Ms McIntyre following further investigation and will form part of the 25 August 2020 Ordinary Council Meeting Minutes.

Item 4 Confirmation of Minutes**OC01-07/20 Minutes of Ordinary Council Meeting held on 30 June 2020**

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Ordinary Council Meeting held on 30 June 2020 be confirmed.

CARRIED UNANIMOUSLY

SOC02-07/20 Minutes of Special Council Meeting held on 20 July 2020

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Special Council Meeting held on 20 July 2020 be confirmed.

CARRIED UNANIMOUSLY

SOC03-07/20 Minutes of Special Council Meeting held on 21 July 2020

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Special Council Meeting held on 21 July 2020 be confirmed.

CARRIED UNANIMOUSLY

Item 5 Announcements by the Mayor without Discussion**OA01-07/20 WALGA Declaration of Climate Change – Mayoral Acceptance**

In October 2019, an enthusiastic Year 10 student called Aiden Campbell sent a petition to the City of Wanneroo to raise climate change awareness.

Aiden also presented, via deputation, to Council clearly demonstrating his knowledge about climate change awareness.

In March this year a resolution was endorsed by Council and I am pleased to present a WALGA certificate of declaration of climate change outlining the initiatives the City will take in tackling this global issue.

The City very much acknowledges the significant impact climate change has on our everyday lives and we want to personally thank Aiden for empowering this discussion so we can all work towards becoming more sustainable and reduce the effects of climate change.

Item 6 Questions from Council Members**CQ01-07/20 Outstanding Rates Prior to 2020 (Cr Newton)**

Prior to 2020 and the effects of the COVID-19 Pandemic how much was outstanding to the City in non-payment of rates?

Response by Director, Corporate Strategy & Performance:

The City has been tracking the outstanding rates during the COVID-19 period and for context till 30 June 2019 there was \$13,816,982 of rates still owing. The following is a breakdown of rates outstanding from 31 March to 30 June 2020:

- As at 31 March 2020 the amount outstanding was \$19,287,018 (pre-COVID-19);
- As at 30 April 2020 the amount outstanding was \$16,954,661;
- As at 31 May 2020 the amount outstanding was \$14,576,033; and
- As at 30 June 2020 the amount outstanding was \$11,946,576 (post COVID-19).

Item 7 Petitions**New Petitions Received**

Nil

Update on Petitions

UP01-07/20 PT01-06/20 To stop the proposed Differential Rates and give a 0% increase as promised on 7 April 2020

File Ref: 20/257268
Responsible Officer: Noelene Jennings

Mayor Roberts presented a petition of 1,893 unverified signatories including 406 signatories that identified as living within the City of Wanneroo district, requesting Council to stop the proposed Differential Rates and give a 0% increase as promised on 7 April 2020.

Update:

A response will be presented at the 25 August 2020 Ordinary Council Meeting.

UP02-07/20 PT02-06/20 Address the problems of volume and speed of traffic on Ashley and Walburg Roads

File Ref: 20/267977
Responsible Officer: Harminder Singh

Cr Cvitan presented a petition of 62 signatories requesting Council address the problems of volume and speed of traffic on Ashley and Walburg Roads.

Update:

A report will be presented at the 22 September 2020 Ordinary Council Meeting.

Item 8 Reports

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

The CEO declared an impartiality interest for item PS03-07/20 Consideration of Amendment No. 182 to the District Planning Scheme No.2 to allow Aged Persons Dwelling as Additional Use as Mr Charles Johnson, who is providing Planning advice to the proponent, was previously the CEO for the City of Wanneroo.

Mr Dickson declared an impartiality interest for item PS03-07/20 Consideration of Amendment No. 182 to the District Planning Scheme No.2 to allow Aged Persons Dwelling as Additional Use as Mr Charles Johnson, who is providing Planning advice to the proponent, was previously the CEO for the City of Wanneroo.

Mr Singh declared an impartiality interest for item PS03-07/20 Consideration of Amendment No. 182 to the District Planning Scheme No.2 to allow Aged Persons Dwelling as Additional Use as Mr Charles Johnson, who is providing Planning advice to the proponent, was previously the CEO for the City of Wanneroo.

Mayor Tracey Roberts declared an impartiality interest for item CP02-07/20 Community Funding Program March 2020 Round as she is the Patron of the Wanneroo Christmas Lunch.

Planning and Sustainability**Strategic Land Use Planning & Environment****PS01-07/20 Consideration of Operational Actions Relating to Developer Contribution Arrangements**

File Ref:	5734V04 – 20/251097
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	1

Moved Cr Cvitan, Seconded Cr Newton

That Council APPROVES the operational actions contained in Attachment 1 to this report.

CARRIED UNANIMOUSLY

DCP Operational Determinations

Tax Invoice/Credit Note Request									Recommendation
Item	Landowner	Cell/DCP Area	Address	Approval	Credits	Contributions	Payable/Receivable	Comment	It is Recommended that Council:
1	Ricciardo	Cell 7	41 Parri Rd Wangara	DA2020/453		\$ 189,112.28	Credit Note	DA2020/453 - Tax Invoice Cancelled (Credit Note) - Landowner requested a change to the name in the invoice as the property has now changed ownership since the application was submitted.	Approves the preparation of a Credit Note to A Ricciardo for \$189,112.28
2	LT02 Pty Ltd 25 Nyrang Street Lidcombe NSW 2141	Cell 7	41 Parri Rd Wangara	DA2020/453		\$ 189,112.28	Tax Invoice	DA2020/453 - New Tax Invoice (to replace above) in the new landowners name	Approves the preparation of a Tax Invoice to LT02 Pty Ltd for \$189,112.28
3	Buckley Land Pty Ltd	Cell 2	Lot 701 (10) Caporn Street, Sinagra	WAPC 157862		\$ 808,080.00		WAPC 157862 (DP47159) - Contributions for 31 lots less 1 Existing House Lot (EHL) paid (Refer to Cell 2 - Lot 701) = 30 lots @ \$26,936 = \$808,080	Approves the preparation of a Tax Invoice to Buckley Land Pty Ltd for \$808,080
Payment for Cell Work									Recommendation
Item	Landowner	Cell/DCP Area	Address	Approval	Credits	Contributions	Payable/Receivable	Comment	
1	Summerbreeze Pty Ltd	Cell 5	Lot 9001 (61) Harrogate Vista Landsdale	WAPC 149850	\$ 89,294.40	\$ -	\$ 89,294.40	Residual Credit - Summerbreeze Pty Ltd has a developer balance requiring payment from the Cell 5 account, which is associated with the provision of POS from a previous stage of subdivision. In this regard, Summerbreeze have a remaining credit available from the previous stage of subdivision (WAPC 142273/149850) of \$89,294.40. The previous stages involved a credit for 3,002 m2 of POS, plus a historic POS credit. These credits were offset against the landowners contributions, resulting in a residual credit of \$89,294.40. Since 2015/16, the City has retained the landowners credit pending future stages of subdivision. The landowner has recently lodged for subdivision of the remaining stages, which also involves the provision of additional POS in accordance with the Cell 5 ASP and involves the vesting of 4977 m2 of POS (refer item 3 in this table). On this basis, Administration supports the release of the residual credit to enable the landowner to reconcile all outstanding credits and liabilities with the City.	Approves the payment of a residual credit held for Summerbreeze Pty Ltd for \$89,294.40 from the Cell 5 Cell account.
2	Frank and Robyn Seragusana	Cell 5	Lot 9000 (37) Denman Gardens Landsdale	WAPC 148068	\$ 14,563.60	\$ -	\$ 14,563.60	Residual Credit - Frank and Robyn Seragusana have a developer balance requiring payment from the Cell 5 account. In 2016/17 the landowner subdivided (WAPC 148068) their property and were required to make 4 contributions towards Cell 5, equating to \$123,636.40. The landowner was entitled to a Historic POS credit under DPS2 of \$138,200, which resulted in a net credit to the landowner of \$14,563.60. The City retained the landowners credit within Cell 5 pending further subdivision, which has not eventuated. In response to the City's letter to the East Wimmeroo landowners (associated with the City's COVID-19 economic stimulus initiatives), the landowners contacted the City and requested the City to make a reimbursement of the residual credit. Administration supports the release of the residual credit to enable the landowner to reconcile all outstanding credits and liabilities with the City and to assist in the release of Cell funds to landowners that are entitled to payment or compensation in accordance with DPS2.	Approves the payment of a residual credit held for Frank and Robyn Seragusana for \$14,563.60 from the Cell 5 account.
3	Summerbreeze Pty Ltd	Cell 5	Lot 9001 (61) Harrogate Vista Landsdale	WAPC 158447	\$ 1,108,626.70	\$ 154,545.00	\$ 954,081.70	Payment for POS - On the 9th of December 2019, the WAPC granted subdivision approval for Lot 9001 Harrogate Vista, Landsdale (WAPC 158447). The approval requires the vesting of 0.4977 Ha of POS in accordance with the Cell 5 ASP. In accordance with DPS2, the compensation payable for POS is required to be made at the Cell 5 Agreed Valuation of \$2,227,500 per/hectare. The Agreed Value was approved by Council (Annual Review December 2019) and equates to \$1,108,626.75. The proposed subdivision also requires contributions to be paid on 5 residential lots (at \$30,909 per lot), which equates to \$154,545, which will be offset against the POS credit and results in a balance payable to landowner of \$954,081.75. In accordance with established procedure, the landowner is required to enter into an acceptance of payment for compensation to formalise the compensation payable and payment will not be released to the landowner until such time as the land has been vested in the Crown.	Approves the payment of \$954,081.75 to Summerbreeze Pty Ltd as the balance payment for the provision of Public Open Space from the Cell 5 account.
4	Queensway Gardens Pty Ltd	Cell 9	Lots 56 & 57 Queensway Landsdale	WAPC 155841	\$ 469,692.35		\$ 469,692.35	POS Development costs re-imbursment - The East Wimmeroo Cell 9 cost sharing arrangement is the only Cell that includes POS Development to a minimum standard as a Cell Work. The development of the POS has occurred in accordance with the City's Wetland Management Plan and approved landscape plans associated with the subdivision of the property (WAPC 155841). In accordance with normal practice, the landowner now completed the development works and has submitted Tax Invoices to validate and support their claim for reimbursement in accordance with the Cell 9 Cost Sharing Arrangements and DPS2. The landowner has now provided an overarching tax invoice for the total claim and all expenditure has been reviewed by Finance Officers to validate the entitlement, which has been authorised by Administration as being consistent with required minimum POS development standards. The reimbursement amount excludes GST. In accordance with established procedures, the landowner is required to enter into an acceptance of payment agreement for compensation to the Cell Works to formalise the compensation payable.	Approves the payment of \$469,692.35 (excludes GST) to Queensway Gardens Pty Ltd for the development of POS works from the Cell 9 account.
5	CSG Property Trust	Cell 9		WAPC 154885	\$ 1,146,494.25	\$ 539,046.00	\$ 607,448.25	Payment for POS - On the 26th of June 2017, the WAPC granted subdivision approval for Lot 9019 Ngarara Road, Landsdale. The approval requires the vesting of 0.5147 Ha of POS in accordance with the Cell 9 ASP. In accordance with DPS2, the compensation payable for POS is required to be made at the Cell 9 Agreed Valuation of \$2,227,500 per/hectare. The Agreed Value was approved by Council (Annual Review May 2020) and equates to \$1,146,494.25. The proposed subdivision also requires contributions to be paid on 18 residential lots (at \$29,947 per lot), which equates to \$539,046 and will be offset against the POS credit, resulting in a balance payable to the landowner of \$607,448.25. In accordance with established procedures, the landowner is required to enter into an acceptance of payment agreement for compensation to formalise the compensation payable.	Approves payment of \$607,448.25 to CSG Property Trust as the balance payment for the provision of Public Open Space from the Cell 9 account.
Total					\$ 2,828,671.30	\$ 693,591.00	\$ 2,135,080.30	Nett Payments	

Approval Services

PS02-07/20 Consideration of Amendment No. 18 to the East Wanneroo Cell 2 Agreed Structure Plan No. 4

File Ref:	3378-18 – 20/226831
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	14

Moved Cr Newton, Seconded Cr Huntley

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. 18 to the East Wanneroo Cell 2 Agreed Structure Plan No. 4 be APPROVED subject to the following modifications:
 - a) Add the following provisions to Part 1.7: Additional Information of the Addendum Text:
 - i. Where subdivision is proposed adjacent to a lot under separate ownership, written confirmation is to be provided from the adjoining landowner confirming there is a mutual agreement on the proposed subdivision alignment;
 - ii. A Vegetation and Fauna Management Plan to be provided at the first stage of subdivision and updated as required at each additional stage in accordance with the City of Wanneroo's Local Planning Policy 3.3: Fauna Management and Environmental Management Plan Guidelines; and
 - iii. A Kangaroo Management Plan to be provided at the first stage of subdivision and updated as required at each additional stage in accordance with the requirements of the Department of Biodiversity, Conservation and Attractions.
 - b) Delete the following provision from Part 1.5: Local Development Plans:
 - i. Where a residential density is not specifically stated in Appendix 1 of the Medium-Density Housing Standards, the R-MD provision for the immediately lower density will be applied (i.e. the R-MD 40 provisions will be applied to a R50 density area).
 - c) Modify the existing ASP 4 Part 1 text and structure plan map to address the following:
 - i. The land currently designated Buffer Precinct be redesignated to Residential Precinct;
 - ii. 'Part 3.4: Buffer Precinct' of the ASP 4 text be reviewed by the DPLH to remove the textual provisions which have been satisfied, preventing the

need for a further amendment to the structure plan in future; and

- iii. Retain the provisions within 'Part 3.4: Buffer Precinct' relating to subdivision and development of land within the odour buffer to ensure they are still applicable until the poultry farm operations cease.
 - d) Update the Traffic Impact Assessment prepared by Cardno dated 9 July 2019 to address the comments provided by Main Roads related to the traffic modelling, included in the City of Wanneroo's schedule of submissions included as Attachment 3.
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.

Motion to Amend

Moved Cr Miles, Seconded Cr Huntley

Under recommendation 1. c) remove existing points ii. and iii. and replace with a new point ii.

- c. **Modify the existing ASP 4 Part 1 text and structure plan map to address the following:**
 - i. **The land currently designated Buffer Precinct be redesignated to Residential Precinct and the Buffer Precinct be removed from the ASP 4 map;**
 - ~~ii. 'Part 3.4: Buffer Precinct' of the ASP 4 text be reviewed by DPLH to remove the textual provisions which have been satisfied, preventing the need for a further amendment to the structure plan in future; and~~
 - ~~iii. Retain the provisions within 'Part 3.4: Buffer Precinct' relating to subdivision and development of land within the odour buffer to ensure they are still applicable until the poultry farm operations cease.~~
 - ii. ***'Part 3.4: Buffer Precinct' of the ASP 4 text relating to subdivision and development be replaced with the following wording, to align with Part 1.3 of the Addendum: 'prior to any occupation of development within the odour buffer, the poultry farm operations must have ceased, and any relevant contamination or odour creating sources must have been appropriately remediated.' This will ensure a consistent approach is implemented to controlling development within the odour buffer, and will prevent any residential dwelling being occupied while the poultry farm is operating.***

CARRIED UNANIMOUSLY

Substantive Motion as Amended**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. 18 to the East Wanneroo Cell 2 Agreed Structure Plan No. 4 be APPROVED subject to the following modifications:
 - a) Add the following provisions to Part 1.7: Additional Information of the Addendum Text:
 - i. Where subdivision is proposed adjacent to a lot under separate ownership, written confirmation is to be provided from the adjoining landowner confirming there is a mutual agreement on the proposed subdivision alignment;
 - ii. A Vegetation and Fauna Management Plan to be provided at the first stage of subdivision and updated as required at each additional stage in accordance with the City of Wanneroo's Local Planning Policy 3.3: Fauna Management and Environmental Management Plan Guidelines; and
 - iii. A Kangaroo Management Plan to be provided at the first stage of subdivision and updated as required at each additional stage in accordance with the requirements of the Department of Biodiversity, Conservation and Attractions.
 - b) Delete the following provision from Part 1.5: Local Development Plans:
 - i. Where a residential density is not specifically stated in Appendix 1 of the Medium-Density Housing Standards, the R-MD provision for the immediately lower density will be applied (i.e. the R-MD 40 provisions will be applied to a R50 density area).
 - c) Modify the existing ASP 4 Part 1 text and structure plan map to address the following:
 - i. The land currently designated Buffer Precinct be redesignated to Residential Precinct; and
 - ii. Part 3.4: Buffer Precinct' of the ASP 4 text relating to subdivision and development be replaced with the following wording, to align with Part 1.3 of the Addendum: 'prior to any occupation of development within the odour buffer, the poultry farm operations must have ceased, and any relevant contamination or odour creating sources must have been appropriately remediated.' This will ensure a consistent approach is implemented to controlling development within the odour buffer, and will prevent any residential dwelling being occupied while the poultry farm is operating.
 - d) Update the Traffic Impact Assessment prepared by Cardno dated 9 July 2019 to address the comments provided by Main Roads related to the traffic modelling, included in the City of Wanneroo's schedule of submissions included as Attachment 3.

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.

The substantive motion as amended was put and

CARRIED UNANIMOUSLY

ATTACHMENT 3

CITY OF WANNEROO
AMENDMENT NO. 18 TO THE EAST WANNEROO CELL 2 ASP 4
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 25 March 2020)

No.	Summary of Submission	Administration Comment	Recommendation
Submitter 1			
1.1	I would like to request that a dog and aquatic play area is included within the park space. It would be valuable to all dog owners in the area if they had a place for dogs to cool off in Summer as Lake Joondalup is not suitable for swimming.	The structure plan amendment does not go into detail regarding the proposed amenities provided within the Public Open Space (POS). This will be determined at a later date by Administration. However, a number of POS masterplans were included in support of the amendment and have been included as an attachment to the Council report.	No modification required.
1.2	I support the proposal in general but have concerns about the size of the blocks. When you have a lot of cheap small blocks you end up with people living on top of each other with small front gardens.	The proposed residential densities and built form have been discussed in the body of the report and are consistent with the local and state planning framework which encourages higher density development in proximity to activity centres (Wanneroo Town Centre).	No modification required.
1.3	I would like to see all the blocks no less than 400m ² .	Noted.	No modification required.
Submitter 2			
2.1	Can the development be done beautifully by leaving some trees scattered through the development, rather than just bulldozing the whole area so all that is left is a sea of roofs.	As discussed in the body of the report the POS has been redistributed to improve the retention of mature native vegetation. In addition a Tree Retention Plan will be provided at subdivision stage to identify opportunities to retain vegetation not only in the POS but also other areas such as road reserves.	No modification required.
2.2	I commend you for the few green spaces you have allowed but I don't think it's enough and feel that on the whole the City does not replant enough trees, as opposed to the City of	Noted.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	Joondalup, which has done a tremendous job.		
Submitter 3			
3.1	As a private citizen I fully support the proposal.	Noted.	No modification required.
3.2	We are a young family and having a primary school within walking distance would be a great benefit.	Noted.	No modification required.
Submitter 4			
4.1	As a resident who lives close to this proposed development site I love seeing all the native fauna every morning as I walk the dog.	Noted.	No modification required.
4.2	I am concerned about the native flora and fauna that live on this site. Is there a relocation plan in place, and if so, is it publically available? If not, will a plan be developed and made publically available?	As discussed in the body of the report the applicant will be required to provide a Vegetation and Fauna Management Plan (VFMP) and a Kangaroo Management Plan (KMP) at subdivision stage. This is in addition to a Tree Retention Plan. Fauna relocation and possible tree transplanting will be managed through the VFMP, KMP and Tree Retention Plan. This documentation is not made publically available for comment.	Modifications requested to Part 1.7 to include the requirement for a VFMP and KMP at subdivision stage.
Submitter 5			
5.1	I feel the traffic management issues that will occur with 600–800 new dwellings in an already busy environment needs to be considered thoroughly and would like to note the following regarding traffic management:	See comments below.	
5.1.1	Vincent Road does not intersect with Pinjar Road, it intersects with Messina Drive, which then intersects with Pinjar Road. Messina Drive is currently a short road, with five roads already linking into it.	Agree, Vincent Road does not intersect with Pinjar Road. It is noted that both of these roads are outside the scope of Amendment No. 18. Messina Drive is currently a short road due to the restriction on redevelopment proposed by the odour buffer. Messina Drive has always been identified for extension under ASP 4.	No modification required.
5.1.2	The Site is expected to generate a total of 1,018 vehicles in the AM peak hour and 1,017	The proposal seeks to amend the subject site contained within the existing ASP 4. As the amendment does not	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	vehicles in the PM peak hour. However, this proposal does not take into account the proposed dwellings that are to be built on the old Benara Nursery site off Vincent road, north-east of this current proposal. I would like Council to consider the total impact of these developments, and the future primary school, on traffic flows.	trigger any changes to traffic generated from the Benara Nursery site (lots north and east of the subject site) there is no nexus to undertake traffic modelling for this land. It is also noted that the site in question recently underwent an amendment to the structure plan (Amendment No. 15) that was supported by a Traffic Impact Assessment. The traffic modelling is discussed further below in response to Main Roads' submission.	
5.1.3	The nearest bus stop in the area is in Ashby on Carosa Road. There are no bus routes in Sinagra on Pinjar or Vincent Roads and public transport routes to service these areas should be planned as a matter of urgency.	The location of bus stops is determined by the Public Transport Authority. However, the neighbourhood connector roads which are proposed in accordance with liveable Neighbourhoods can accommodate bus routes in the future if and when the demand arises. It is also noted that the PTA had no objection to the proposed amendment.	No modification required.
5.1.4	Even now Vincent Road can be like a chicane, with people parking on both sides of the roadway and not in garages or driveways, which impacts on safe travel. I imagine this will also be an issue in the new development given the increase in traffic expected and the development that will occur on the Benara Nurseries site. Planning for safe travel needs to be considered.	The parking of vehicles and driver behaviour on Vincent Road is outside the scope of this amendment. Further, the parking of vehicles on local roads is encouraged by Liveable Neighbourhoods as it acts as a speed calming measure. Administration anticipates that once the subject site and broader area is fully developed the road connectivity will be vastly improved as more through movement between these areas will be made available.	No modification required.
5.1.5	The intersection of Dundobar Road/Franklin Road, which has a posted speed limit of 80km/h, can have very long wait times during peak periods. Considering the extra vehicle movements as a result of this proposal perhaps thought should be given to installing a roundabout at this intersection.	The Dundobar Road/Franklin Road intersection is approximately 1.5 kilometres from the subject site and is not considered to be directly impacted by the proposed amendment.	No modification required.
5.1.6	The TIA states that <i>"It is expected that during periods of increased traffic and delay times the vehicles will use alternative routes to exit the</i>	The proposed amendment is supported by a number of neighbourhood connector roads which provide good permeability for vehicles through the subject site and the	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	<i>site.</i> What will the Council do when this happens, as it creates rat runs and pushes the problem onto other areas?	broader area covered by ASP 4. This reference relates specifically to the right turn movement out of the subject site heading northbound in the peak periods, which will be an infrequent movement. Vehicles that need to regularly make this movement can easily head north to Pinjar Road or south to Dundobar Road via the future Messina Drive where the movement can be made at a signalised intersection. Redistribution of this movement will have no impact on the surrounding road network.	
Submitter 6			
6.1	I am very happy with the plan that has been created and ecstatic with a plan for a new primary school.	Noted.	No modification required.
6.2	The only thing I hope doesn't happen is that the site is developed with tiny cottage blocks as it's not the way we should have to live. In WA we have so much room and I think this way of living looks terrible.	The proposed residential densities and built form have been discussed in the body of the report and are consistent with the local and state planning framework which encourages higher density development in proximity to activity centres (Wanneroo Town Centre).	No modification required.
Submitter 7			
7.1	Supports the amendment for the following reasons: 1. Occasionally receives a cat food smell from the Ingham's site at night which makes sitting outside not enjoyable when the smell is present. 2. Adding additional parks and a Primary School will strengthen Sinagra's interest and provide residents more convenience. 3. It will attract more young families to build in the suburb.	Noted.	No modification required.
Submitter 8			
8.1	Messina Drive is currently a loose cul-de-sac	Messina Drive is identified under ASP 4 as a Neighbourhood	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	with very few cars required to travel to the end of the street.	Connector. The odour buffer has prevented any development within 500 metres of the poultry sheds and subsequently there has been need or ability to extend Messina Drive. The anticipated increase in vehicles on Messina Drive is therefore consistent with the current planning framework.	
8.2	I am concerned about the increased level of traffic travelling past our residence on Messina Drive as a result of this proposal.	Please see response to point 8.1 above.	No modification required.
8.3	The TIA lacks assessment on traffic management on Messina Drive due to people using it as a shortcut to the shops or to bypass the Wanneroo Road/Pinjar Road intersection.	Please see response to point 8.1 and 5.1.6 above.	No modification required.
8.4	What kind of noise levels will be experienced during construction at the end of Messina Drive?	Noise generated during construction will be controlled through a Construction Management Plan. This will be undertaken at a subsequent stage of the planning process.	No modification required.
8.5	Standard four way intersections are roundabouts, is that the plan for the intersection of Francina View/Torrenova Way?	The Francina View/Torrenova Way intersection is outside the amendment area. It is noted that intersection controls are determined through the subdivision process.	No modification required.
Submitter 9			
9.1	I am excited about the prospect of additional green space, however I have some concerns about the current bush reserve adjacent to Boyagin Park. I am hoping the plan does not include the removal of existing vegetation.	The land directly adjacent to Boyagin Park is outside the amendment area and forms part of the Draft Wanneroo Town Centre Activity Centre Structure Plan (ACP 90). It is noted that Draft ACP 90 intends to retain a portion of this land adjacent to Boyagin Park as POS. The POS north-west of Boyagin Park has been relocated through this amendment as discussed in the body of the report.	No modification required.
9.2	I agree open space and parks are important for communities, but I also think it's important that children maintain a connection to our natural bushland. Removing the space adjacent to Boyagin Park will mean fewer chances for children to experience the bush and care for the	As discussed in the body of the report the redistributed POS strategy is considered to provide the best conservation and social values given the ability to retain a large number of mature trees with a relatively cleared understorey.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	environment.		
9.3	I am hoping there are plans to retain as much bushland and trees as possible.	Please see response to point 4.2 above.	No modification required.
9.4	We have born witness to so many climate related issues over the last few years and to save a small number of trees retained in a development is incredibly important.	Noted.	No modification required.
Submitter 10			
10.1	Supports the proposed amendment.	Noted.	No modification required.
10.2	Acting on behalf of the landowner of Lot 802 (23) Torrenova Way, Sinagra, requests inclusion of this lot and other adjoining sites impacted by the 'buffer precinct' within the amendment to ensure the planning is coordinated for the area.	As discussed in the body of the report, as of 12 June 2020 all the land contained within the odour buffer has been transferred to Urban under the Metropolitan Region Scheme. Given this land would be capable of immediate development following ceasing of the poultry farm operations Administration has recommended that the WAPC consider transferring this land to the Residential Precinct. Subdivision and development will still be guided by the provisions contained within Part 3.4.3 of the ASP 4 text (subject to refinement).	Modification recommended for WAPC to consider transferring this land from Buffer Precinct to Residential Precinct, avoiding adjoining landowners needing to further amend ASP 4.
10.3	Lot 802 (23) Torrenova Way, Sinagra is capable of immediate development with the provision of essential services already available.	Noted.	No modification required.
Submitter 11			
11.1	Supports the proposed amendment in principle.	Noted.	No modification required.
Submitter 12 – on Behalf of Quito/Benara Nurseries			
12.1	The use of an Addendum to ASP 4 clouds the potential impact that the proposed modification will have on the existing ASP map and adjoining landowners.	The ASP 4 map has been updated to reflect the detail of the proposed Addendum.	The ASP 4 map has already been updated to provide greater clarity on the proposed layout and potential impacts on surrounding landowners.
12.2	Addendum 1 fails to illustrate the following:	The interface of the ASP Addendum and relocation of POS	Modification recommended as per

No.	Summary of Submission	Administration Comment	Recommendation
	<ul style="list-style-type: none"> • The angled neighbourhood connector and bus route (Messina Drive), which currently passes through the south-western corner of Lot 20, is proposed on Stockland's series of maps to divert south and will, therefore, require a further modification to the existing ASP. • Stockland's series of maps propose to alter the width of the Primary School site as it appears on the existing ASP, which creates a disconnect with the boundaries of the adjoining Public Open Space and the roads either side of Quito's land, the eastern one of which is also a neighbourhood connector and bus route. • Stockland's series of maps propose to delete the Public Open Space in the south-eastern corner of Lot 1665 which, on the existing ASP forms part of a larger POS which the ASP aims to consolidate from quadrants ceded by Lot 1665, Quito's land, Servite's land and Boyagin Park. While the rationale for the proposed redistribution of POS within Lot 1665 is understood, this deletion of Lot 1665's contribution to the larger POS creates a disconnect with Quito's POS which cannot be relocated or deleted as it has a drainage function. 	<p>has been discussed in the body of the report. The relocation of the POS is supported. Administration had similar concerns regarding the interface of the proposal with the adjoining landholdings. This led to a meeting between Administration, the applicant and the Department of Planning, Lands and Heritage (DPLH) whereby DPLH advised that the level of detail proposed was sufficient with the final integration of the sites to be determined at subdivision stage. Administration also understands that these concerns have largely been addressed through the 'Developer Coordination Plan,' which is attached to the Council Report and was developed in consultation with Quito's Planning Consultant (see additional comments provided below).</p> <p>To ensure there is seamless integration of these sites with an agreed interface Administration has recommended the following modification to part 1.7: Additional Information of the ASP text:</p> <p><i>"Where subdivision is proposed adjacent to a lot under separate ownership, written confirmation is to be provided from the adjoining landowner confirming there is a mutual agreement on the proposed subdivision alignment."</i></p>	Administrations comment.
12.3	We understand the planning logic behind the realignment of Messina Drive, however this would constitute a further amendment to ASP 4 to realign the portion of Messina Drive outside of the amendment area.	The realignment of Messina Drive is being considered through Amendment No.17 to ASP 4 which is currently under consideration by the WAPC.	No modification required.
12.4	The proposed amendment facilitates a far better	The realignment of the local roads connected to Messina	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	neighbourhood connector/bus route between Messina Drive and Servite Terrace, however this requires Quito to modify its east-west connections to Messina Drive.	Drive have been addressed through Amendment No. 17, which is currently under consideration by the WAPC. It is noted that this is outside the scope of the amendment area.	
12.5	Amendment No. 18 proposes to widen the primary school site. It is recommended that the adjoining POS is also widened to integrate with the widening of the school site, with the road realigned and a portion of the POS redistributed to the east on Quito's land to enhance community access to POS in the eastern portion of ASP 4 –see attached concept plan.	As discussed in the body of the report and under point 12.2 above, the final alignment of the primary school site with the co-located POS will be determined at subdivision stage. The Developer Coordination Plan prepared by the parties demonstrates a general agreeance on the future layout. Administration's recommended modification regarding interfacing with the adjoining lots will ensure there is no misalignment of these sites.	Modification suggested as per point 12.2 above.
12.6	Quito has issue with the proposed road layout on the eastern boundary.	Please see responses to point 12.2 and 12.7.	No modification required.
12.7	The neighbourhood connector on the southern boundary of Lot 1665 has been realigned and is now proposed to run directly through the POS on Quito's Lot 13 (39 Griffiths Road, Sinagra). This POS has a drainage function and Quito is unable to consider deleting it from ASP 4. Quito's land is bound by the existing Bibbulman Road and therefore Stockland must make a compromise in their design. This current east-west Neighbourhood Connector is simply not acceptable to Quito.	The proposed road which is illustrated on the concept plan is a local road and not a neighbourhood connector, and is therefore not captured on the ASP 4 map. The final alignment of this road will be determined at subdivision stage, however the requirement for this POS to be retained is noted by Administration. This reinforces the importance of Administrations recommendation under point 12.2 requiring agreement between with the adjoining landowners prior to an application being made for subdivision. Administration retains its support for the redistribution of the POS due to the improved conservation and social values it provides.	
12.8	Quito suggests that Stockland consider adding a north-south road fronting the western side of Quito's POS.	Please see responses to point 12.2 and 12.7 above, noting the Developer Coordination Plan indicates this suggestion is supported by the applicant.	
12.9	Quito proposes the introduction of a north-south connector on their western boundary, primarily to accommodate a gravity sewer and capture stormwater, as well as afford options for	Please see response to point 12.7 above. This is outside the scope of the amendment area and can be confirmed at subdivision stage. Future subdivision will be required to have due regard to, but is not bound by, ASP 4 and therefore a	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	proposed amendment to easily integrate with Quito's adjoining land, which again would require an amendment to the ASP – see attached concept plan.	further amendment to the structure plan may not be required.	
12.10	Quito expects that Stockland would share the cost of the north-south road proposed by Quito on their western boundary. The existing ASP 4 map illustrates a staggered pair of existing north-south roads, one located on Stockland's site and one on Quito's. Therefore, cost sharing of this revised road layout is consistent with the existing ASP.	Noted. This will need to be agreed between Stockland and Quito.	No modification required.
12.11	Quito requests that the City and WAPC consider Amendment No. 18 be modified to include the variations proposed by Quito, which are necessary to integrate with Stockland's proposed layout. This would alleviate the need for a further amendment to be undertaken to ASP 4 as a result of Amendment No. 18.	As discussed in the body of the report and in points 12.2 and 12.7 above, the level of detail is considered acceptable on the advice of DPLH, with the integration of these sites to be determined prior to an application being made for subdivision.	No modification required.
Addendum Comments to Submission 12			
12.12	Following discussion with Urbis we have received a 'Resolution Plan' regarding the issues raised, which indicates agreement on the north-south connections either side of the Primary School site, supports the proposed east-west connections subject to minor coordination refinement and modified the southern Neighbourhood Connector by adding a north-south link fronting the POS on Quito's land.	Noted.	No modification required.
12.13	Urbis have acknowledged that the POS on Quito's site will have a drainage function,	Noted.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	however it is still not recognised that the north-south road which has been proposed by Quito on its western side of the common boundary is required to capture stormwater drainage and convey it to the POS, and accommodate a gravity sewer.		
12.14	Quito reiterates the absolute need for a north-south connector road located in Quito's land along the common boundary, with the construction costs to be shared by Stockland given it would replace a pair of existing north-south roads, with the northern portion being located on Stockland's land, making the contributions from the developers equal.	Noted. The cost sharing of delivering infrastructure will need to be agreed between Stockland and Quito and is not a structure planning consideration or a matter for Administration.	No modification required.
Submitter 13			
13.1	The Planning Report notes that <i>'Reasonable efforts are to be made to preserve trees of significant value in road reserves, parks and recreation reserves.'</i> What does the term reasonable mean? Who determines what reasonable means? Does it need to satisfy a group who is campaigning to see more trees in Wanneroo?	The location of POS has been determined based on the ability to retain native vegetation within the subject site. This will be confirmed through the VFMP and Tree Retention Plan provided at subdivision stage, whereby the applicant will demonstrate the efforts made to retain vegetation. As noted in the body of the report it can be challenging to retain trees outside of POS due to the constraints associated with subdivision, such as engineering and servicing requirements. Tree preservation is not required to satisfy a local community group.	No modification required.
13.2	Clause 2.1.7 of the Explanatory Report states that <i>'tree protection remains an overarching design principle of the estate, with tree retention forming part of the subdivision requirements.'</i> Who will monitor and keep the developer accountable?	Please see responses to points 4.2 and 13.1 above. This will be monitored by Administration through the technical documentation required at subdivision stage.	No modification required.
13.3	Clause 1.5 of the Planning Report states that	If an LDP is required, Administration will liaise with the	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	LDP's shall <i>'ensure that dwellings provide an attractive interface and appearance of the estate to Wanneroo Road.'</i> Who defines attractive? Who is accountable for this objective? Is public comment allowed? Will there be developer guidelines?	applicant to determine any design requirements considered necessary. Upon receipt of an LDP Administration may elect to advertise the proposal in accordance with Clause 50 of the Deemed Provisions of District Planning Scheme. No. 2 (DPS 2) if it is considered that the proposal may impact a nearby landowner/occupier.	
13.4	Will the tree retention plan be advertised before trees are removed and it's too late for an objection?	The Tree Retention Plan does not require advertising.	No modification required.
13.5	What reassurances can be given that future development will not be built right up to Wanneroo Road, like the 7-Eleven on the corner of Crisafulli Avenue? This is not safe and also prevents any future road widening.	The applicant is proposing POS adjacent to Wanneroo Road. Therefore, there will be no development abutting the Wanneroo Road reserve. As discussed in the body of the report the applicant has also set aside land that may be required for future road widening as advised by Main Roads. The proposed layout does not prevent any future widening of Wanneroo Road.	No modification required.
13.6	Are there mandatory requirements for this development to meet current knowledge on optimum energy performance of homes in the first instance and secondly, Volume Two, NCC 2022 Part 3 Energy Efficiency requirements?	Compliance with the National Construction Code is demonstrated at the building permit stage. The proposal under consideration is an amendment to the structure plan and does not require consideration of building standards.	No modification required.
13.7	How will this level of density be designed to not contribute to the Urban Heat Island Effect?	ASP 4 is not able to conclusively assess the urban heat island effect. However, the intent to maintain trees in the POS and road reserves will be enforced through the development and subdivision requirements of the Addendum. As discussed in the body of the report the provision of POS is also consistent with the planning framework.	No modification required.
13.8	What design principles will be implemented to reduce energy use and improve thermal performance of homes?	This is not a valid structure planning consideration.	No modification required.
13.9	Clause 2.1.3.2 of the Explanatory Report states	Nothing within the amendment documentation prevents	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	that a key priority for the North-West Sub Region includes achieving a more consolidated urban form and meeting long term housing requirements. Will these requirements allow all blocks to have access to winter sun and cooling breezes in summer?	access to winter sun or cooling summer breezes.	
13.10	Will noise walls limit sunshine and breezes? Or can other forms of planning and design guidelines, such as double glazing and higher insulation grades compensate for masonry noise walls?	The relocation of the POS not only has the benefit of improving tree retention across the site but is also likely to mitigate the need to install acoustic walls. An Acoustic Report will be provided at subdivision stage in accordance with Part 1.7: Additional Information of the Addendum, which will ultimately determine if acoustic walls are required.	No modification required.
13.11	What will happen to the native fauna as a result of this proposed development? Will the trees that are important for providing a habitat be retained?	Please see response to point 4.2 above and in response to the comments provided by DBCA below.	No modification required.
13.12	Has any consideration been given to storm water being used for Public Open Space and community garden purposes?	The applicant has advised that the intent is that stormwater from smaller lots and street drainage will be discharged in to the POS where feasible. This will be subject to detailed design.	No modification required.
13.13	Is there any consideration being given to this development being net zero energy and powered by renewable energy sources such as community solar, batteries, geothermal and wind systems?	This is not a valid structure planning consideration.	No modification required.
13.14	The following design principles need to be included: 1.Orientation of floor plans for solar PV placement, living areas to north for solar ingress in winter and smaller windows east, west and south for thermal benefits both in summer and winter.	These comments have been noted, however they are not structure planning considerations.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	<p>2. Roof colours- for maximum PV efficiency, for optimum thermal performance of the building, reduced energy use, financial savings for the life of the building and reduction of UIHE to benefit the whole community.</p> <p>3. High insulation levels in ceiling (R5) and walls (R2.50) for better noise insulation, thermal performance and energy reduction.</p> <p>4. Window sizes, large on the north for winter ingress, smaller for east, west and south for optimum annual thermal performance and less cost if requiring double glazing. Use of Double glazing for noise reduction and increased energy performance.</p> <p>5. All carports/garages to be on the south side (east or west orientation) for optimum thermal performance and energy efficiency for the life of the building.</p>		
Consultation with Other Agencies			
1. Department of Water and Environmental Regulation (DWER)			
1.1	DWER does not object to the proposal and note that the Local Water Management Strategy (LWMS) that has been prepared identifies limited water issues on the site. Therefore, DWER defers detailed assessment of the LWMS to the City.	Noted.	No modification required.
2. Department of Fire and Emergency Services (DFES)			
2.1	DFES is satisfied that the BHL assessment has adequately identified the bushfire risk and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.	Noted.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
2.2	Minor modifications will need to be made to the Bushfire Management Plan (BMP). However, these can be undertaken prior to subsequent planning stages (subdivision, development).	Noted.	No modification required.
3. Public Transport Authority (PTA)			
3.1	PTA have no objection to the proposed amendment.	Noted.	No modification required.
4. Department of Education (DoE)			
4.1	The DoE objects to the proposed amendment to increase the residential yield within ASP 4.	Noted.	No modification required.
4.2	It is imperative to understand the implications of introducing new residential development, zones and/or increased residential densities as they have a correlation with the student enrolment demand.	Noted. Please see response to point 4.3 below.	No modification required.
4.3	The proposed amendment would increase the overall number of dwellings within an indicative student catchment area for the future Sinagra Primary School to 3297 dwellings. This dwelling yield is significantly greater than the threshold of 1500 dwellings per government Primary School, as prescribed by the WAPC's Development Control Policy 2.4 – School sites.	<p>The applicant has provided additional information with respect to the dwelling yield and student catchment as discussed in the body of the report. This indicates the catchment of 3297 has included existing residential development in Sinagra and surrounding areas which are not yet subject to detailed planning. The revised figure is approximately 1570 dwellings.</p> <p>DoE have also not acknowledged that the site is already subject to ASP 4, with residential densities of R20 and R40 already applied across the subject site. If the current density were maximised this could yield between 550 to 600 dwellings. The dwelling yield being proposed by the applicant is between 600 to 800 dwellings This is not considered to be inconsistent with what has already been supported by ASP 4 and is encouraged by the local and state planning framework.</p>	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
4.4	The proposed amendment would result in undue accommodation pressure on the planned Sinagra Primary School and exacerbate the existing accommodation pressure at Wanneroo Primary School.	Administration has requested DPLH liaise further with DoE to ensure the proposal will not affect the capacity or operational requirements of DoE.	No modification required. DPLH should liaise further with DoE regarding their concerns.
5. Department of Biodiversity, Conservation and Attractions (DBCA)			
5.1	Part 1 section 1.4 of the structure plan text should reflect the requirement for the preparation and implementation of a Fauna Management Plan prior to clearing of native vegetation to address the displacement of the large population of western grey kangaroos identified in Strategen's Environmental Assessment Report.	Administration agrees with this recommendation and has requested a modification to the WAPC for Part 1.7 of the Addendum to be updated to require a VFMP to be provided at subdivision stage. The applicant is agreeable to this modification as discussed in the body of the report.	Modifications requested to Part 1.7 to include the requirement for a VFMP at subdivision stage.
5.2	Urban expansion in this area may result in the displacement of the kangaroo population which can create problems for landowners and existing POS. The relocation of kangaroo numbers post development is very difficult.	Noted, please see Administration's comments below.	No modification required.
5.3	DBCA recommends the City request a Kangaroo Management Plan in addition to the requirements outlined in the City's Local Planning Policy 3.3: Fauna Management. The Plan should include as a minimum: <ul style="list-style-type: none"> • An accurate count of the number of kangaroos in the development area; • Adaptive kangaroo management options; • A community engagement and communication strategy, inclusive of a communications role to respond to community concerns relating to kangaroo management; 	Administration agrees with this recommendation and has requested a modification to the WAPC for Part 1.7 of the Addendum to be updated to require a Kangaroo Management Plan to be provided at subdivision stage. The plan should be prepared in consultation with and to the specifications of the DBCA. The applicant is agreeable to this modification as discussed in the body of the report.	Modifications requested to Part 1.7 to include the requirement for a KMP at subdivision stage.

No.	Summary of Submission	Administration Comment	Recommendation
	<ul style="list-style-type: none"> A framework for implementation through each stage of the development, for the life of the development; and Contingencies to suit the subsequent stages of development. 		
5.4	DBCA is able to provide advice on a range of management strategies and mitigate the impacts of kangaroo displacement.	Noted. The applicant has advised they will liaise with DBCA at the appropriate time in preparation of the Kangaroo Management Plan.	No modification required.
6. Main Roads WA			
6.1	Does not support the proposed amendment as presented based on the current information as its uncertain if the road network can accommodate the structure plan.	Noted.	No modification required.
6.2	<p>A revised Traffic Impact Assessment (TIA) should be undertaken to address the following:</p> <ul style="list-style-type: none"> Trip generation; Further justification on the growth rate; Intersection performance; Broaden the network model to include Pinjar Road and Dundobar Road. <p>The SIDRA analysis also needs to be updated to address the following:</p> <ul style="list-style-type: none"> Demonstrate the growth rate has been applied; Amend the Peak Flow Period from 60 minutes to 30 minutes; Adopt the default gap acceptance; and Correct all vehicle lengths in the Movement Calibration Data section in accordance with Main Roads Operational Modelling Guidelines. 	<p>Administration agrees that the TIA should be updated to address the modelling requirements of Main Roads to ensure a robust assessment is undertaken. The traffic analysis has demonstrated the road network can comfortably accommodate the proposed vehicle volumes and has proposed a logically distributed road hierarchy and network. The applicant also provided additional information in regards to Main Roads' concerns which are attached to the Council Report.</p> <p>Therefore, Amendment No. 18 is capable of being endorsed as currently presented. Administration has recommended a modification to the WAPC that the TIA is updated to reflect the requirements of Main Roads. The applicant has advised they have no objection to updating the TIA to address Main Roads' comments.</p>	Modification recommended to update the TIA to address the comments provided by Main Roads relating to traffic modelling.

No.	Summary of Submission	Administration Comment	Recommendation
6.3	The T intersection onto Wanneroo Road is subject to robust traffic modelling and must demonstrate the intersection will function effectively. If the modelling fails to demonstrate this only left-in/left-out access will be permitted.	Please see response to point 6.2 above regarding the modelling. The ultimate configuration of the Wanneroo Road/estate entry intersection will be determined at subdivision stage and it is acknowledged that this will be at the discretion of Main Roads.	No modification required.
6.4	Main Roads preference is for allotments to not have direct access on Wanneroo Road. This position is reflected within Development Control Policy 5.1 Regional Roads (Vehicular Access).	No access is being contemplated onto Wanneroo Road with the exception of the primary access point into the estate.	No modification required.
6.5	Any noise sensitive development must implement measures to ameliorate the impact of transport noise.	In accordance with Part 1.7 of the Addendum an acoustic report will be required at subdivision stage to determine if any noise amelioration is required.	No modification required.
6.6	No works, including the clearing of vegetation, landscaping or the installation of services (i.e. Wastewater) is allowed within Main Roads reserve without consultation and approval from Main Roads.	Noted.	No modification required.
6.7	It is important to note the Department of Transport's plan for Wanneroo Road between Dundobar Road and Pinjar Road.	As discussed in the body of the report the applicant is aware of this land requirement and has designed the estate so that excision of this land can occur in future without affecting any future lots or the POS requirement.	No modification required.
6.8	The project for the upgrading/widening of Wanneroo Road is not in Main Roads current four-year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.	Noted.	No modification required.
7. Department of Planning, Lands and Heritage (DPLH)			
7.1	DPLH supports in principle residential development of the amendment area after	Noted.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	operation of the poultry farm has ceased.		
7.2	<p>The amendment currently incorporates an Addendum to ASP 4 with a map specific to the amendment area. The amendment should aim to achieve a single comprehensive ASP map which incorporates the entire structure plan area which:</p> <ul style="list-style-type: none"> • Identifies the proposed changes from the existing ASP 4; • Depicts how the amendment area will integrate with surrounding land parcels; and • Reflects both approved Amendment No. 15 and proposed Amendment No. 17. 	The ASP 4 map has been updated to reflect the Addendum as discussed in the body of the report.	No further modification required.
7.3	The ASP map depicts only the neighbourhood connectors and uniform residential zoning. It is considered necessary to provide a similar level of detail to what is currently depicted on the ASP map to enable a clear understanding of how the future development within the site integrates and interfaces with the surrounding landholdings.	As discussed in the body of the report, following further discussions with DPLH Administration has been advised that the current level of information is considered acceptable.	No modification required.
7.4	<p>The amendment introduces large R-Code ranges of R25-R50 and R25-R80. The proposed density range is higher than the maximum R40 density applicable to the rest of ASP 4. The amendment should provide:</p> <ul style="list-style-type: none"> • Justification for the proposed density range; • Criteria for the allocation of specific R-Codes within these ranges; and • Rational for the allocation of higher densities, taking into consideration the landform and built form outcomes. 	The proposed density ranges have been discussed in detail in the body of the report. The applicant has revised the allocation of the density ranges and provided additional parameters to guide the use of the R80 density which has been accepted by Administration. The adoption of higher density development in this location is consistent with Local Planning Policy 3.1: Local Housing Strategy Implementation given the sites proximity to the Wanneroo Town Centre.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
7.5	The subject land still forms part of the overall ASP 4 area, therefore Part 1 of the overall ASP 4 is still applicable. The proposed amendment does not specify what changes, if any, are required to the existing Part 1. DPLH will closely consider whether existing ASP provisions need to be modified to accommodate the changes proposed by the amendment.	As noted in the body of the report Administration has recommended that DPLH work with the applicant to simplify and standardise the existing ASP 4 textual provisions. This will avoid the any redundant provisions within ASP 4 being retained, as well as the surrounding land owners needing to undertake a future ASP amendment.	No modification required.
7.6	The amendment proposal shall provide guidance on subdivision and development delivery, taking into consideration the following planning and environmental issues associated with the land: <ul style="list-style-type: none"> • Decommissioning and remediation of the poultry farm prior to titles being issued; • Bushfire management; • Provision of essential services; and • Traffic movement and vehicle access. 	This information has been provided within Part 1 and Part 2 of the Addendum documentation.	No modification required.
7.7	It is noted that a portion of the proposed POS abutting Wanneroo Road is currently zoned Urban Deferred under the MRS. This amendment should reflect the correct zoning under the MRS, and confirmation should be sought from Main Roads with regard to the road widening requirement for Wanneroo Road. This may affect the POS calculation.	This land has remained Urban Deferred under the MRS as DPLH anticipates that it will be required for road widening. This application is an amendment to ASP 4 and not to the Metropolitan Region Scheme and therefore there is no need or ability to consider rezoning this portion of land. As discussed in the body of the report this land has been included in the POS calculations as a surplus to what is required. Should this land be required for road widening in the future there will be not net loss in POS contributions from the site.	No modification required.

The CEO declared an impartiality interest for item PS03-07/20 Consideration of Amendment No. 182 to the District Planning Scheme No.2 to allow Aged Persons Dwelling as Additional Use as Mr Charles Johnson, who is providing Planning advice to the proponent, was previously the CEO for the City of Wanneroo.

Mr Dickson declared an impartiality interest for item PS03-07/20 Consideration of Amendment No. 182 to the District Planning Scheme No.2 to allow Aged Persons Dwelling as Additional Use as Mr Charles Johnson, who is providing Planning advice to the proponent, was previously the CEO for the City of Wanneroo.

Mr Singh declared an impartiality interest for item PS03-07/20 Consideration of Amendment No. 182 to the District Planning Scheme No.2 to allow Aged Persons Dwelling as Additional Use as Mr Charles Johnson, who is providing Planning advice to the proponent, was previously the CEO for the City of Wanneroo.

PS03-07/20 Proposed Amendment No.182 to District Planning Scheme No.2 - Lot 23 (198) Mary Street, Wanneroo

File Ref: 39272 – 20/275549
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 3

Moved Cr Huntley, Seconded Cr Cvitan

That Council:-

- Pursuant to Section 75 of *Planning and Development Act 2005* ADOPTS Amendment No. 182 to District Planning Scheme No. 2 to allow Retirement Village, Reception Centre, Aged and Dependent Persons' Dwelling as additional uses at Lot 23 (198) Mary Street, Wanneroo and Amends Schedule 2 of District Planning Scheme No. 2 as follows:**

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A40	1-40	198 Mary Street, Wanneroo	Lot 23	Retirement Village, Reception Centre, Aged and Dependent Persons' Dwelling Condition: Development is to be in accordance with an approved Local Development Plan for the site.

and the Scheme Map accordingly;

2. Pursuant to Section 35(2) of *Planning and Development (Local Planning Schemes) Regulations 2015* RESOLVES that Amendment No. 182 to District Planning Scheme No. 2 is a Standard Amendment for the following reason:
 - a) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
3. Pursuant to Section 81 of the *Planning and Development Act 2005* REFERS Amendment No. 182 to District Planning Scheme No. 2 to the Environmental Protection Authority; and
4. Subject to approval from the Environmental Protection Authority, ADVERTISES Amendment No. 182 to District Planning Scheme No. 2 for a period of not less than 42 days pursuant to sub-regulations 47(2) and 47(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CARRIED UNANIMOUSLY

**PS04-07/20 Reconsideration of Development Application (DA2019/216) -
Single House Additions (Retaining Walls and Landscaping) - Lot
251 (17) Knight Road, Gngara**

File Ref:	DA2019/216 – 20/240023
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Moved Cr Huntley, Seconded Cr Parker

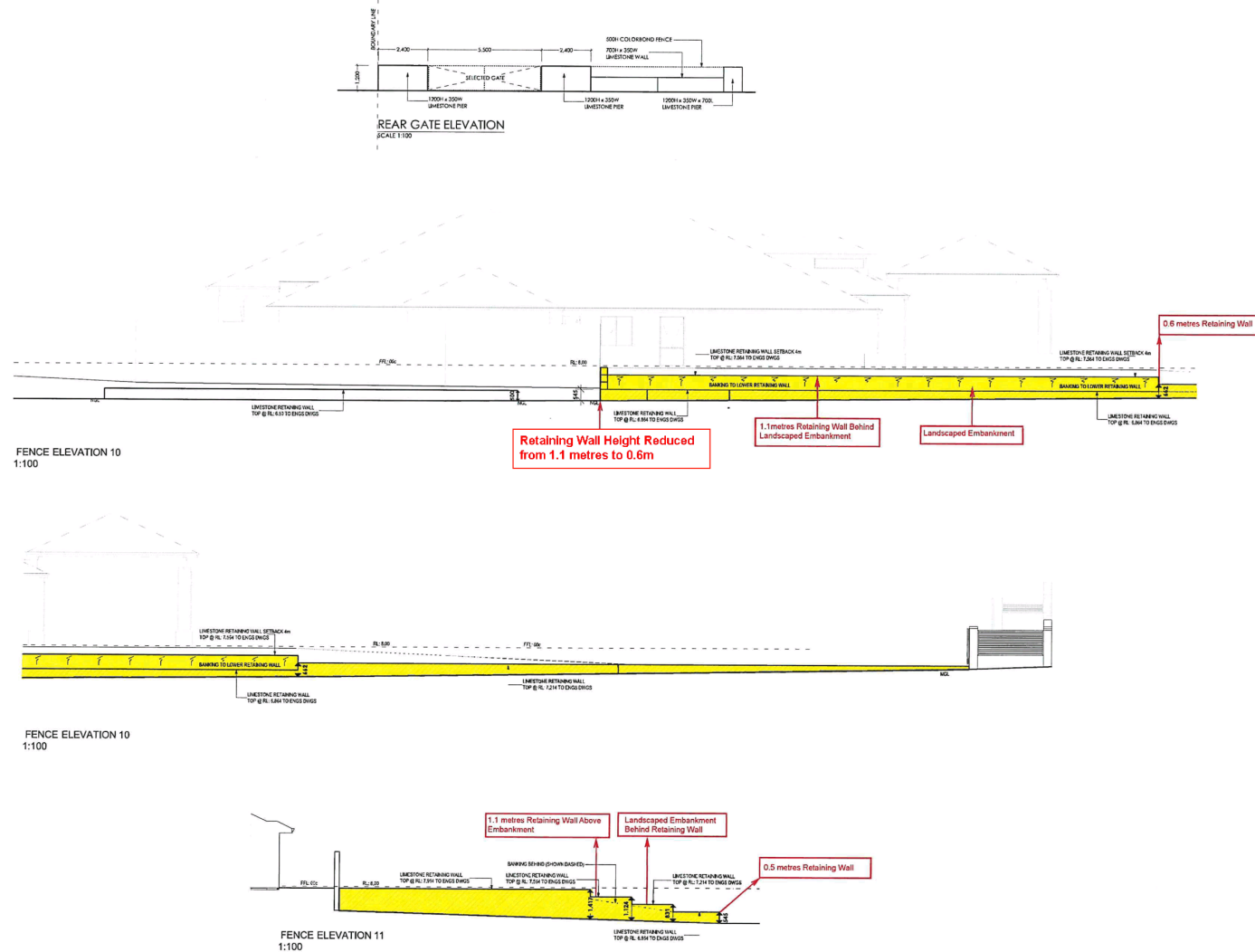
That Council:-

1. Pursuant to Section 31(2)(c) of the *State Administrative Act 2004 (WA)* resolves to reconsider its previous decision of 10 December 2019 and APPROVE the Development Application (DA2019/216), as shown in Attachments 3 and 4, for Single House Additions (Retaining Walls and Landscaping) at Lot 251 (17) Knight Road, Gngara, subject to the following conditions:
 - a) This approval only relates to the proposed Single House Additions (Retaining Walls and Landscaping), as indicated on the approved plans. It does not relate to any other development on the lot;
 - b) Planting and Landscaping to be implemented within 12 months from the date of the approval, and shall be carried out in accordance with the approved Landscaping Plan prior to occupation of the development and thereafter maintained to the satisfaction of the City;
 - c) Stormwater and any other water run-off from the structures driveway shall be collected and retained on site;
 - d) No further vegetation shall be cleared on the property without prior approval by the City; and
 - e) Land shall not be left in a loose erodible condition.
2. ADVISE the State Administrative Tribunal and submitter of the determination outcome and outline the reasons behind the determination.

CARRIED UNANIMOUSLY



Proposed Retaining Wall for Reconsideration



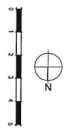
CLIENT:
A. LICASTRO
ADDRESS:
Lot 251 (#17) Knight Road,
GNANGARA.

AMENDMENT	REV. NO.	DATE	PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES WILL BE NOTIFIED BY A DRAFTING NOTE.
1	1	24-03-20	
2	2	15-03-20	
3	3	15-03-20	
4	4	15-03-20	
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7	7	15-03-20	
8	8	15-03-20	
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97	97	15-03-20	
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100	100	15-03-20	

Proposed Landscaping Plan

PLANT NAME	QTY	SIZE
CALISTEMON TREE	16	90 LT
TRINERIA BERTONIA	16	90 LT
ONICEA FALCON	16	90 LT
EUCALYPTUS VICTORIAE	9	90 LT
SYZYGIUM AUSTRALE	44	5 LT
ISOPAGON SCABRISSEOLUS	102m²	140mm
BANKSIA APPENDICULATA	22m²	140mm
BANKSIA FRAGILIOSA	22m²	140mm
PROTEA NERENS	1m²	140mm
DIPSACIS	5	30 LT
MALUS DOMESTICA	5	30 LT
RETIC SIB WALTER LAM		
NATIVE GROUND COVER		
LOW LEVEL GROUND COVER		
FRUITING PLANT		
AVAILABILITY ON PLANTING SEASON		

EXISTING TREES
BO- BANKSIA OCCIDENTALIS
BP- BANKSIA FRAGILIOSA
CS- CASUARINA SIEBOLDII
RQ- RIVER GUM
RB- RIPIDULUS BACCIFERUS
EC- EUCALYPTUS CAMALULENSIS
AF- ACACIA FLEXUOSA
LT- LEMON TREE
AT- APPLE TREE
MT- MANGO TREE
PT- PLUM TREE
FT- FIG TREE



LANDSCAPE PLAN
1:200

KNIGHT

ROAD



CLIENT:
A. LICASTRO

ADDRESS:
Lot 251 (#17) Knight Road,
GNANGARA.

AMENDMENT

LANDSCAPE AMENDMENT

WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND OTHER DOCUMENTS THAT FORM PART OF ANY DEVELOPMENT TO CONTACT INFINITY DESIGN & DRAFTING PTY LTD FOR ANY

SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE

REV No

DATE

20-20-20

PLAN ARE SUBJECT TO CHANGE FROM THE PRELIMINARY DESIGN AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES

JOB NUMBER

15030

DATE

NOV 15

SHEET

20

SCALE

1:200, 1:100

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Land Development

PS05-07/20 Consideration of Local Planning Policy 4.7: Uniform Fencing following advertising

File Ref:	4116 – 20/175035
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	6

Moved Cr Cvitan, Seconded Cr Treby

That Council:-

- 1. Pursuant to Clause 4(3)(b)(i) of the Deemed Provisions of City of Wanneroo's District Planning Scheme No. 2 PROCEEDS with the Local Planning Policy 4.7: Uniform Fencing, included as Attachment 2;**
- 2. Pursuant to Clauses 4(4) of the Deemed Provisions of District Planning Scheme No. 2 PUBLISHES notice of its adoption of Local Planning Policy 4.7: Uniform Fencing in a local newspaper and FORWARDS a copy of the adopted policy to the Department of Planning, Lands and Heritage for information; and**
- 3. NOTES the submissions received as summarised in Attachment 3 in respect to Local Planning Policy 4.7: Uniform Fencing, ENDORSES Administration's responses to these submissions, and ADVISES submitter's of its decision.**

CARRIED UNANIMOUSLY

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 4.7: Uniform Fencing



Owner	Planning and Sustainability
Implementation	Adopted 1 July 1999
Reviewed	Quadrennial
Next Review	2024

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.

Planning and Sustainability
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.

CITY OF WANNEROO
DRAFT LOCAL PLANNING POLICY 4.7 UNIFORM FENCING
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
Advertising closed 12/06/2020

No.	Submitter	Summary of Submission	Administration Comment	Recommendation
1.	Blair Homan	Against proposed fencing standard. However, For an environmentally friendly approach that would also encourage further local jobs please add the words “reconstituted hemp” into 1.1 and 1.2 of the fencing standard. With addition of the environmentally friendly reconstituted hemp addition I would be in support of the fencing standard. Please note: I have no affiliation or interest with any hemp or limestone company. Background information We already have hemp houses in WA. Reconstituted hemp materials can be made from the combination of hemp hurd and limestone. This material is then highly fire and sound resistant with a high R-value. The weather conditions in Southern WA areas such as Margaret River, Vasse Valley etc. are ideal for the outdoor growth of hemp (no THC And not psychoactive). As you would be well aware there is an abundance of lime in the Wanneroo area. The addition of these words does not mean that all fences must be made from this material but does allow greater ease for environmentally friendly products that meet relevant building standards to be approved. The addition of reconstituted hemp in CoW would be seen internationally as a very environmentally friendly and viable option. If a reconstituted hemp block needs to be destroyed it can simply crushed up and disposed of in with no ill effects on the environment.	Hemp Block material performance in external environments is yet to be thoroughly tested and demonstrated. Furthermore, there are no known applications of Hemp Block in a subdivision uniform fencing context, and case studies relate to building applications (e.g. residential housing). The limited use of this material in the Western Australia would make maintenance and replacement difficult for City residents.	No change.
2.	Department of Planning, Lands and Heritage	I refer to a request for comment received by the Department of Planning, Lands and Heritage dated 1 May 2020 referring to the Draft Amended Local Planning Policy 4.7: Uniform Fencing. I can advise that Land Use Management have no comments on the proposed changes on the basis that no Crown land assets appear to be affected.	Noted.	No change.
3.	Sean King Managing Director PC Walls	Further to the above we wish to challenge the types of acceptable uniform fencing as detailed in item 1.2. PC Walls design, supply and install walls using precast patterned concrete panels and piers. I have attached a copy of our brochure for your information. More details can be found on our website (www.pcwalls.com.au). We have installed these types of walls throughout Perth and Bunbury for land developments and residential houses as noise and boundary walls over the last 10 years. We believe this system offers a cost competitive option which is both attractive and durable. We request that item 1.2 of the planning policy be amended to include this type of wall. Please contact me if you require any additional information on this matter.	Agreed.	It is recommended that Section 1.2 of <i>City of Wanneroo Uniform Fencing Standards</i> be updated to include precast concrete panels and piers.

CITY OF WANNEROO
DRAFT LOCAL PLANNING POLICY 4.7 UNIFORM FENCING
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
Advertising closed 12/06/2020

No.	Submitter	Summary of Submission	Administration Comment	Recommendation
4.	Department of Water & Environmental Regulation	The Department of Water and Environmental Regulation has assessed the above local planning policy amendments and has no objections.	Noted.	No change.
5.	Department of Health	The Department of Health has no objection to the proposed policy.	Noted.	No change.

PS06-07/20 Consideration of Local Planning Policy 4.5: Subdivisional Retaining Walls following Advertising

File Ref: 38655 – 20/174072
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 3

Moved Cr Cvitan, Seconded Cr Treby

That Council:-

- 1. Pursuant to Clause 4(3)(b)(i) of the Deemed Provisions of City of Wanneroo's District Planning Scheme No. 2 PROCEEDS with the Local Planning Policy 4.5: Subdivisional Retaining Walls, included as Attachment 2;**
- 2. Pursuant to Clauses 4(4) of the Deemed Provisions of District Planning Scheme No. 2 PUBLISHES notice of its adoption of Local Planning Policy 4.5: Subdivisional Retaining Walls in a local newspaper and FORWARDS a copy of the adopted policy to the Department of Planning, Lands & Heritage for information; and**
- 3. NOTES the submissions received as summarised in Attachment 3 in respect to Local Planning Policy 4.5: Subdivisional Retaining Walls, ENDORSES Administration's responses to these submissions, and ADVISES submitter's of its decision.**

CARRIED UNANIMOUSLY

Planning and Sustainability
Local Planning Policy 4.5: Subdivisional Retaining Walls



Owner	Planning and Sustainability
Implementation	Adopted 24 July 2012
Reviewed	Quadrennial
Next Review	2024

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.

Purpose and Application

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'*.

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 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.

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

Planning and Sustainability
Local Planning Policy 4.5: Subdivisional Retaining Walls



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 of 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.

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.

Planning and Sustainability
Local Planning Policy 4.5: Subdivisional Retaining Walls



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

Planning and Sustainability
Local Planning Policy 4.5: Subdivisional Retaining Walls



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 3.0)	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 5.0)**

CITY OF WANNEROO
DRAFT LOCAL PLANNING POLICY 4.5 SUBDIVISIONAL RETAINING WALLS
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
Advertising closed 12/06/2020

No.	Submitter	Summary of Submission	Administration Comment	Recommendation
1.	Department of Planning, Lands and Heritage	I refer to a request for comment received by the Department of Planning, Lands and Heritage dated 1 May 2020 referring to the Draft Amended Local Planning Policy 4.5: Subdivisional Retaining Walls. I can advise that Land Use Management have no comments on the proposed changes on the basis that no Crown land assets appear to be affected.	Noted.	No change.
2.	Department of Water & Environmental Regulation	The Department of Water and Environmental Regulation has assessed the above local planning policy amendments and has no objections.	Noted.	No change.
3.	Department of Health	The Department of Health has no objection to the proposed policy.	Noted.	No change.

Assets

Asset Operations & Services

AS01-07/20 State & National Government Black Spot Program 2021 2022

File Ref: 3120V05 – 20/290309
Responsible Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 2

Moved Cr Zappa, Seconded Cr Treby

That Council:-

1. **ENDORSES** the submission of the following City of Wanneroo projects for funding consideration as part of the 2021/22 State and Australian Government Black Spot Programs:
 - a) **Marangaroo Drive / Girrawheen Avenue intersection, Girrawheen – modified dual-lane roundabout;**
 - b) **Marmion Avenue / Santa Barbara Parade, Quinn's Rocks – left-turn slip lane; and**
2. **NOTES** that the Long Term Capital Works Program will require amendment to reflect the funding of projects approved through the 2021/22 State and Australian Government Black Spot Programs.

CARRIED UNANIMOUSLY

Parks & Conservation Management

AS02-07/20 Tender 20085 - The Provision of Specialised Mowing Services To Active Reserves

File Ref: 39275 – 20/238475
Responsible Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Newton, Seconded Cr Cvitan

THAT Council ACCEPTS the tender submitted by Sanpoint Pty Ltd trading as LD Total for Separable Portion 1 and the tender submitted by Green Options Pty Ltd for Separable Portion 2 for the Provision of Specialised Mowing to Active Reserves, as per the schedule of rates in the tender submission and in accordance with the conditions of tendering.

CARRIED UNANIMOUSLY

Waste Services

AS03-07/20 Tender No. 20121 - Procurement of Mobile Garbage Bins and Roll Out of a Three-Bin Service

File Ref:	38548 – 20/283786
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	Nil

Moved Cr Parker, Seconded Cr Cvitan

That Council:

1. **ACCEPTS** the tender submitted by Mastec for Separable Portions 1 and 2 of Tender No. 20121, for the Procurement of Mobile Garbage Bins and the Roll-Out of a Three Bin Service, as per the schedule of rates in the tender submission; and
2. **DECLINES** all tenders for Separable Portions 3 and 4 of Tender No. 20121, for the Procurement of Mobile Garbage Bins and the Roll-Out of a Three Bin Service.

CARRIED UNANIMOUSLY

Community & Place

Community Facilities

CP01-07/20 North Coast Aquatic and Recreation Centre Business Case

File Ref:	34228V02 – 20/291361
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	2

Moved Mayor Roberts, Seconded Cr Sangalli

With the consent of the Mover and Seconder point 5. was added to the recommendation as an Administrative change.

That Council:-

1. **ENDORSES** the North Coast Aquatic and Recreation Centre Business Case, as detailed in Attachment 2;
2. **AUTHORISES** Administration to commence planning works towards the provision of the North Coast Aquatic and Recreation Centre at Alkimos Central as per the recommendations of the Business Case;
3. **REQUESTS** Administration to undertake further analysis of Options 1 and 2 of the Summary Business Case (Attachment 2) to enable consideration of indoor and outdoor options for the aquatic components;

4. **NOTES** that community consultation regarding the location and conceptual design elements of the facility will occur following Council consideration of the work as per recommendation 3 above; and
5. **REQUEST** Administration to include in the forthcoming review of the Long Term Financial Plan provision of funding for the provision of an Aquatic and Recreational Facility in Alkimos in the short term and a further Aquatic and Recreational Facility in Yanchep starting 2037.

CARRIED UNANIMOUSLY

CITY OF WANNEROO

Northern Coastal Growth Corridor Aquatic and Recreation Facility:

Summary Business Case



pracsys.



CITY OF WANNEROO

Northern Coastal Growth Corridor
Aquatic and Recreation Facility:
Summary Business Case

JULY 2020



Document Control				
Document Version	Description	Prepared By	Approved By	Date Approved
v 1.0	Summary Business Case	Lucy Heales Mark Timoney	Lucy Heales	17 July 2020

Disclaimer

This report has been prepared for the **City of Wanneroo**. The information contained in this document has been prepared with care by the authors and includes information from apparently reliable secondary data sources which the authors have relied on for completeness and accuracy. However, the authors do not guarantee the information, nor is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information and it is the responsibility of interested parties to satisfy themselves in all respects.

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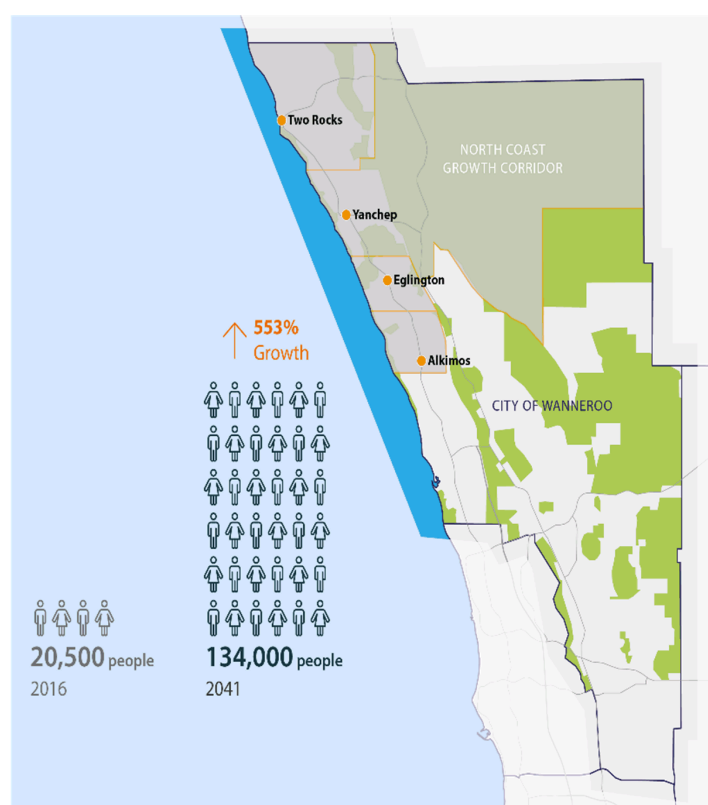
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1 INTRODUCTION

The provision of adequate sporting and recreation infrastructure is an important responsibility for governments in Australia as an area of market failure that provides large positive externalities. While directly impacting individuals, the financial cost of physical inactivity is largely born by the health system and therefore the taxpayer.

1.1 Northern Coastal Growth Corridor



The Northern Coastal Growth Corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks. It is made up of the areas of Alkimos, Eglington, 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 of Wanneroo (the City) is one of the fastest growing outer metropolitan local governments in the Perth Metropolitan Area. The majority of the growth is happening within NCGC that is projected to increase from 20,500 people in 2016 to 134,000 people in 2041 (553% growth). This population growth will

naturally increase the demand for community infrastructure, including sporting infrastructure.

1.2 Project Objectives

The City of Wanneroo is undertaking a thorough planning and research process to assess options for short-term and medium-term solutions to address current and future population needs in the most appropriate development location. The key objectives are:

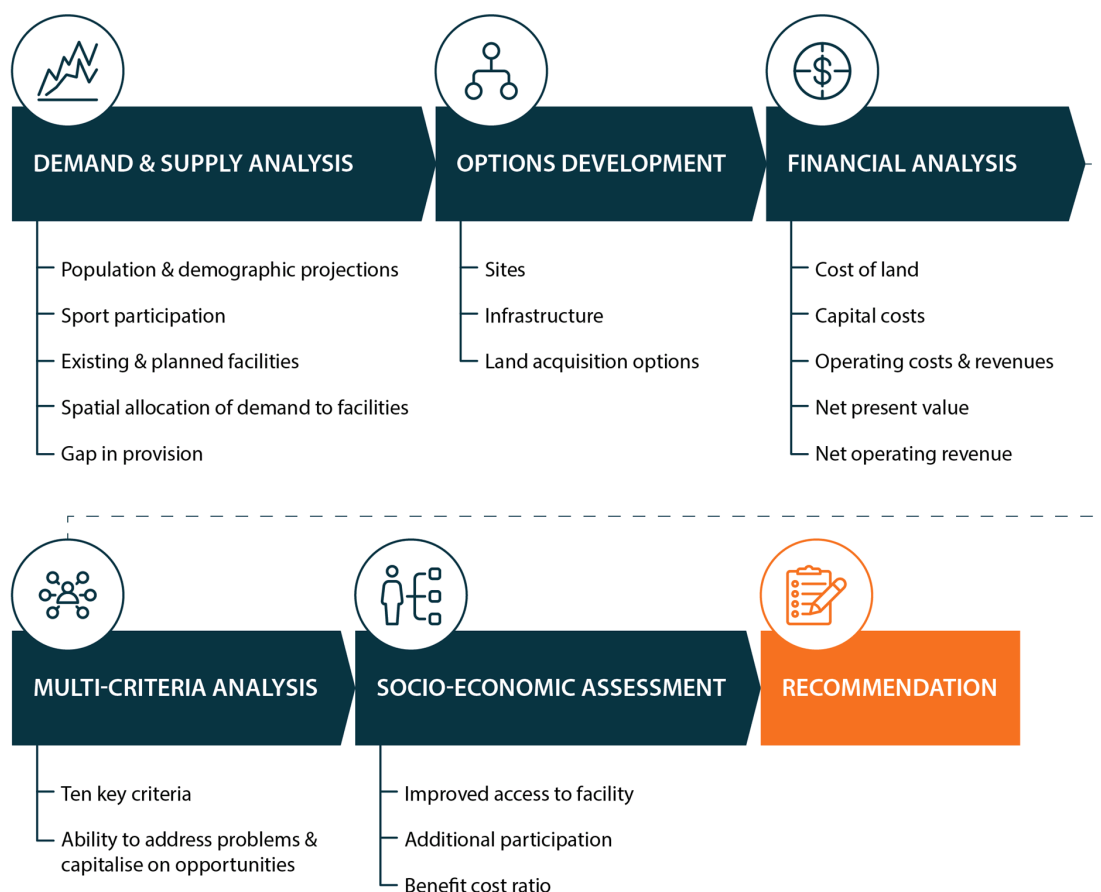
- Identify the need for the facility in the short, medium and long term
- Identify potential locations and associated advantages and constraints
- Assess options based on financial analysis, multi-criteria analysis, and socio-economic assessment

The goal of the analysis is to provide evidence to allow Council to make an informed decision.



1.3 Project Process

To effectively provide an evidence-based recommendation to Council, a thorough and comprehensive process was undertaken:



Demand and supply for aquatic and recreation infrastructure was analysed based on the current and projected population, trends in sports participation, and existing and planned facilities. The results of this analysis were input into a spatial model to identify where and when an infrastructure was most needed.

Options were developed based on available locations and acquisition options, and the proposed mix of pool and recreation elements. A financial analysis was then conducted incorporating elements of cost of land, capital costs, operating costs, and revenues derived from the facility.

A multi criteria analysis was conducted to provide an all-encompassing comparison between developed options. And finally, a socio-economic assessment identified and values community benefits associated with the development.



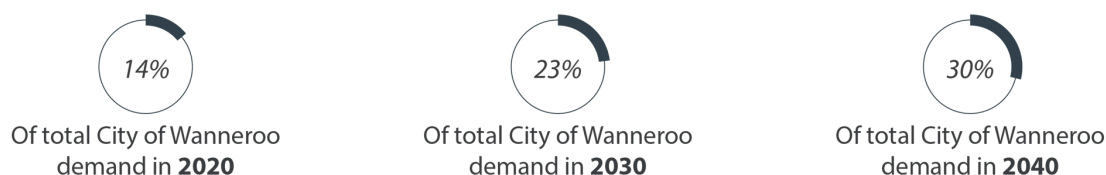
2 NEED FOR THE FACILITY

Spatial model (Sports Gravity Model) was used to allocate and understand current and future demand and identify the gap in the infrastructure provision. The model distributes demand from the broader area to available sporting facilities on the basis of catchment areas, linking people (demand) to facilities (supply), and taking into account how far people are prepared to travel to such a facility. The estimated visits made to sports facilities are not artificially restricted or calculated by reference to administrative boundaries, such as local authority areas. Users are generally expected to use their closest facility.

Swimming is the most popular sport for the NCGC demographic, due to the high proportion of children in the region. The only current aquatic facility servicing the City of Wanneroo is Wanneroo Aquamotion. For many Wanneroo residents (particularly NCGC residents), the closest facilities are HBF Arena and Craigie Leisure Centre, located in the City of Joondalup. These facilities are 12km and 18km south of the southern extremities of the NCGC, respectively. These facilities are therefore unlikely to support desirable levels of participation in physical activity for residents of the NCGC. Proximity to facilities and associated travel time are critical determinants of facility utilisation.

The demand from the City of Wanneroo residents will increase by 45% by 2030 and 85% by 2040. Given the projected population-driven demand for aquatic activities, there is an apparent undersupply of aquatic and sports court facilities within the NCGC. Swimming is the most popular sport for the NCGC demographic, due to the high proportion of children in the region, but the closest swimming pools are 12 and 18 kilometres away from the southern border. These facilities are therefore unlikely to support optimal levels of physical activity for NCGC residents as proximity to facilities and associated travel time are critical determinants of facility utilisation.

NCGC PARTICIPANTS REPRESENT:



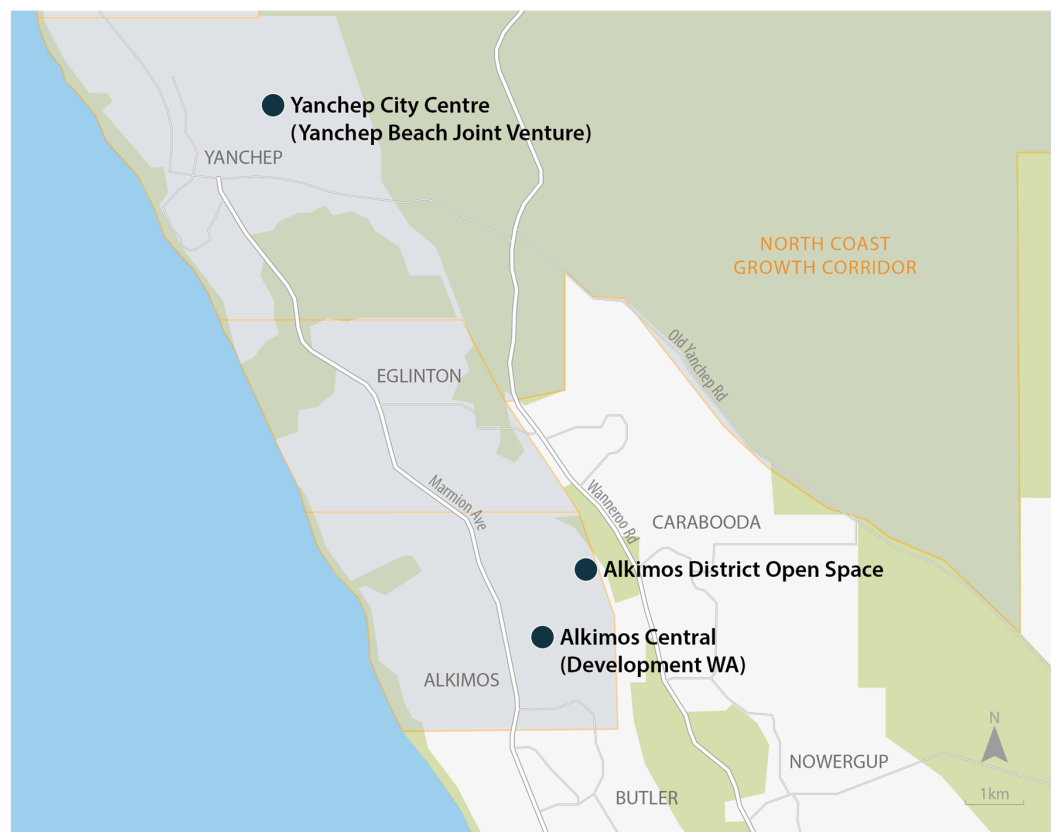
The current potential demand from NCGC residents requires approximately 1,000m² of aquatic space. This demand is set to grow to 2,400m² by 2030 and almost 4,000m² by 2040.

The demand for key court sports will also increase by 44% by 2030 and 81% by 2040, that will require the provision of additional multi-courts.



3 OPTIONS DEVELOPMENT

3.1 Location Options



Through consultation and analysis, three potential site options were identified: Alkimos Central, Yanchep City Centre and Alkimos District Open Space.

Development WA has estimated that appropriate land will be available within Alkimos Central mid-2021, with opportunity for engloba acquisition or as a serviced lot. Five potential sites were proposed. An opportunity to rezone the land from Commercial to Civic and Cultural will reduce the land valuation. The Developer Contribution Plan has a 1.5 ha land component and can potentially be used to cover some of the cost. The site will be connected to public transport and key roads, and will create an opportunity for collocation with other civic infrastructure to create a community hub. Development WA are open for a discussion with the City to explore potential funding options.

The Yanchep Beach Joint Venture (YBJV) proposed a lot within the future wellness precinct to be established in the city centre. The site will also be available around mid-2021 and will be connected to public infrastructure. YBJV offered a peppercorn lease option with rates and taxes to be paid by the City and with a condition for it to be a regional facility and first facility in the region. It was indicated that there is a potential for acquisition, however, YBJV were unable to provide an indicative cost of the option.



There is a district open space area of approximately 10 ha located within the existing Alkimos Parks and Recreation reserve area. This land is already government-owned and is therefore permitted to be used for active recreation purposes. The site would incur some additional costs, including site clearing and the cost of environmental offsets. It is also important to note that the clearing process and environmental surveys will likely delay the construction by around two years compared to the other options. There is high level of uncertainty associated with the potential costs and delays associated with the option.

3.2 Infrastructure Options

Contemporary aquatic centre planning practices indicate that facilities should be configured to meet a variety of needs. The majority of revenue at sport and recreation facilities is derived from health / wellness / fitness areas and swim schools. Indeed, at major aquatic and leisure facilities these spaces account for 60 to 70% of facility revenue.

There is a trend to co-locate health and fitness facilities and other dry facilities with swimming pools to create multi-purpose leisure venues that create community hubs.

Elements of water play are important to the success of a facility, particularly in family-oriented communities. NCGC has a much larger proportion of young children than the Greater Perth average, meaning any facility developed must have a focus on young children.

Based on previous work, consultation and trends analysis, aquatic elements that support families such as training pools, children leisure pools, splash pads, warm water pools and spa should be the priority. These facilities should then be supplemented by a leisure pool during Stage 2, with the construction of a 25 metre or 50 metre lap pool occurring as part of Stage 3.

Aquatic infrastructure is proposed to be supplemented by recreational facilities, such as the multipurpose courts, the health and fitness suite and the creche to achieve efficiencies, reduce costs and create a true community hub.

3.3 Options Mix

Facility development options have been designed based on the mix of suitable locations, land acquisition options and proposed facility elements.

Option	1	2	3	4	5	6	7	8
Location	Alkimos Central Land Acquisition		Alkimos District Open Space		Yanchep City Centre Lease		Yanchep City Centre Land Acquisition	
Pool Size	25m	50m	25m	50m	25m	50m	25m	50m
Courts	7				4 + 3			
Health Fitness & Creche	Included							



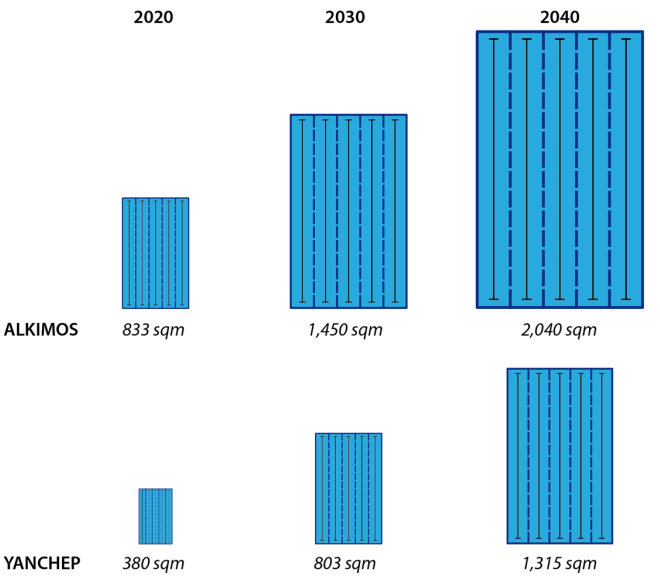
4 OPTIONS ASSESSMENT

Options have been evaluated via financial, multi-criteria and socio-economic analyses.

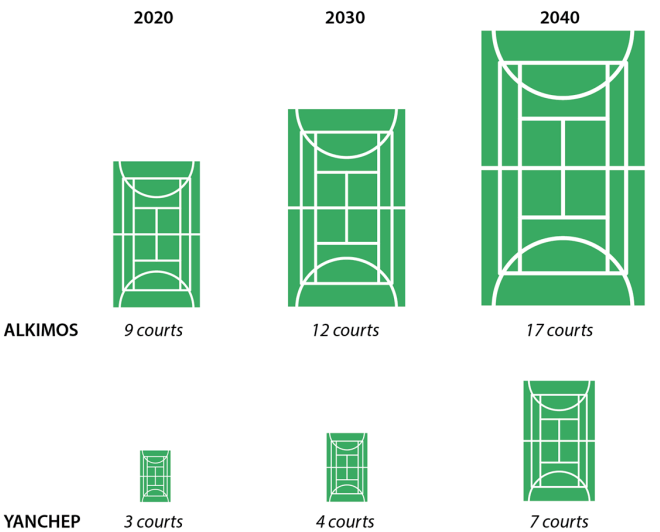
4.1 Demand

A potential facility in Alkimos would already attract significant demand, sufficient to establish a facility with at least 830m² of programmable aquatic space. This is due to its central location within the City of Wanneroo coastal suburbs. The Alkimos facility will be the most attractive facility for residents of Alkimos / Eglinton, Yanchep / Two Rocks and Butler / Jindalee.

POOL SPACE



COURT SPACE





The potential facility in Yanchep will not attract sufficient demand in the short-term to match current settlement patterns and market demand principles. Residents of Butler / Jindalee and a portion of Alkimos residents will continue to find HBF Arena a more convenient / attractive proposition and therefore will be unlikely to travel northwards to Yanchep. However, in the longer-term (after 2037), continued population expansion will likely require a second facility. Yanchep and Two Rocks are expected to grow faster than other areas of the NCGC after 2030, and it is therefore logical to build a second facility in Yanchep / Two Rocks to service population in the northern portion of the NCGC region.

4.2 Financial Analysis

Financial analysis was conducted to determine the financial viability of each option. It is common for social infrastructure to run at a loss, particularly when significant initial investment is required. Financial analysis was modelled to determine the profit or loss over a 20-year period of operation. Operating revenues were modelled based on the results of demand analysis. Estimates of costs including land acquisition or lease, site development, construction, land taxes and rates (if applicable), asset renewal and disposal, and operating costs. Costs were modelled based on consultation with land developers, quantity surveyors and from similar aquatic and recreation facilities.

Financial analysis results showed that a facility located within Alkimos provides a more financially viable opportunity compared to Yanchep, with Alkimos Central providing an opportunity to generate net operating revenue (excluding loan repayment) that will help to pay off the capital investment debt. A 25m swimming pool development returns higher net present value when compared to the 50m swimming pool for all options. Options 1 (Alkimos Central + 25m pool) and 2 (Alkimos Central + 50m pool) will require less ongoing investment than options within Yanchep.

4.3 Multi-Criteria Analysis

Criteria	Options								Weighting
	1	2	3	4	5	6	7	8	
Criterion 1 – Proximity to Demand	10	10	10	10	5	5	5	5	15%
Criterion 2 – Site Development Readiness	9	9	3	3	9	9	9	9	10%
Criterion 3 – Cost of Land	3	3	10	10	9	9	5	5	10%
Criterion 4 – Accessibility	8	8	5	5	7	7	7	7	5%
Criterion 5 – Risk	10	9	3	2	5	4	9	8	15%
Criterion 6 – Economic and Social Benefits	9	10	9	10	7	7	7	7	15%
Criterion 7 – Planning Context	10	7	5	5	7	10	7	10	5%
Criterion 8 – Community Hub Opportunity	10	10	3	3	8	8	8	8	5%
Criterion 9 – Multi Use Opportunities	10	7	10	7	10	7	10	7	5%
Criterion 10 – NPV	8	6	10	9	6	5	4	3	15%
Total Weighted Score	8.7	8.1	7.3	7.0	6.9	6.6	6.8	6.5	10



Ten criteria were developed to compare the attractiveness of each development option based on their ability to address highlighted problems and capitalise on identified opportunities. Option 1 (Alkimos Central + 25m pool) was the highest scoring option, achieving near-maximum scores over the majority of criteria except the cost of land.














Option 1 addresses the current problem by providing access to facilities for NCGC residents and residents of neighbouring suburbs, it also has the potential to draw sufficient demand to achieve surplus operating revenue to aid loan repayments. The option has less risk in terms of land development and infrastructure provision and provides more flexibility of use, therefore catering for a larger population segment. The site will be ready for construction in late 2021, and will have easy access for the general public via METRONET Alkimos station, transport hub and road.

4.4 Socio-Economic Impact

Impact Pathways are central to the assessment of economic and social impacts. Impact Pathways are a method of summarising the process by which value is created through a Project.

The provision of adequate sporting and recreation infrastructure is an important responsibility for governments in Australia as an area of market failure that provides large positive externalities. While directly impacting individuals, the financial cost of physical inactivity is largely born by the health system and therefore the taxpayer.

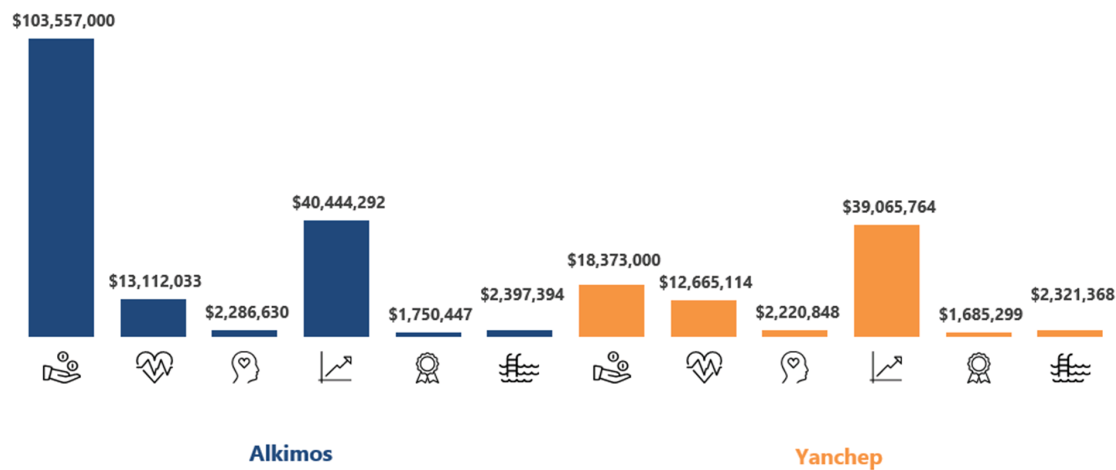
There are three main outcome streams associated with the project: improved access to sports infrastructure; eliminating barriers to additional participation; and the transformational impact on the activity centre. Each of the benefit streams has a potential to generate significant benefits.

Benefits Stream	Benefit
Improved Access for Participants	 Travel Cost Savings
Additional Participation	 Improved Physical and Mental Health
	 Increased Productivity
	 One-off Health Benefit
	 Volunteering Benefits
	 Human Capital Uplift
	 Drowning Prevention
	 Social Cohesion
	 Reduction in Crime
	 Elite Sporting Development
	 Community Use
Transformational Impact on Activity Centre	 Developer Benefits
	 Private Benefits



It is expected that improved access to the facility will create travel-time savings (a measure of improved access) for existing populations. Alkimos was estimated to save around \$104 million and Yanchep \$18 million in travel costs over 20-years.

Additional sport participation will bring many individual and community benefits including health improvements, increased productivity, volunteering benefits, human capital uplift, drowning prevention, social cohesion, reduction in crime, and elite sporting development. These benefits have been quantified by location to account for the true value they can deliver to the community.



Overall, the development within Alkimos is likely to achieve a BCR of between 3.09 and 3.41 (depending on the option) and within Yanchep a BCR of 1.17 and 1.39.

The development will have a major transformational impact on the activity centre with expected value uplifts and improvement in the speed of sale of residential land lots due to the significant investment in the area and increased amenity.

Delaying the development or waiting until sufficient demand arises within Yanchep will result in significant community benefits loss and will continue a pattern of inequity of access.



5 RECOMMENDATION

Based on the assessment, Option 1, Alkimos Central + 25m pool with additional health and recreation elements is the recommended option in the short to medium term.

The option effectively addresses the current problem with access to facilities; has the potential to draw demand to achieve net operating revenue; is associated with less risk in terms of land development and infrastructure; provides more flexibility of use; is ready for construction in late 2021; will have easy access for the general public via the METRONET Alkimos station, transport hub and road; achieves the largest socio-economic benefits; and will have a major positive transformational impact on Alkimos Central.

The significant social and economic benefits enabled by the Alkimos options provides a strong rationale for development in the near future. Delaying the development or waiting until sufficient demand arises within Yanchep will result in a significant loss of community benefits and will perpetuate a pattern of inequity of access.

It is important to highlight that the development will have a major transformational impact on the activity centre with expected value uplifts and it will aid in the speed of sale within the local housing market.

Development WA have indicated their interest and support for the project, and are open for discussion with the City with regards to funding opportunities and other arrangements.

In the longer term (around 2037), continued population expansion may require a second facility in Yanchep / Two Rocks to service population in the northern portion of the NCGC region. The City should continue to monitor population growth and changes in demand within the NCGC to re-assess when the second facility within Yanchep may be needed.

CITY OF WANNEROO

Northern Coastal Growth Corridor Aquatic and Recreation Facility:

Full Business Case



CITY OF WANNEROO

Northern Coastal Growth Corridor
Aquatic and Recreation Facility:
Business Case

JULY 2020

NCGC Aquatic & Recreation Facility: Business Case



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Disclaimer

This report has been prepared for the **City of Wanneroo**. The information contained in this document has been prepared with care by the authors and includes information from apparently reliable secondary data sources which the authors have relied on for completeness and accuracy. However, the authors do not guarantee the information, nor is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information and it is the responsibility of interested parties to satisfy themselves in all respects.

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NCGC Aquatic & Recreation Facility: Business Case



Potential Conflict of Interest Disclosure

Systems Edge Management Pty. Ltd. (trading as Pracsys) declares to the best of its ability that:

- Pracsys and its employees have no interest, real or apparent, from any outcomes, recommendations or results made within this report.
- Pracsys and its employees have conducted all contracted works robustly and without compromise of independence
- Pracsys and its employees have conducted all consultation with land developers and other stakeholders with integrity, honesty and without bias.

Previous Work Undertaken

Development WA Predecessor: Pracsys has previously undertaken the following work for Development WA predecessor company, LandCorp. The nature of work was centred around providing robust, evidence-based analysis and decision-making tools for LandCorp in their assessment of industrial land and activity centres. Pracsys has never been engaged by Development WA or LandCorp in providing advice in relations to this or similar projects.

Project	Year
LandCorp: Mandurah Transit Oriented Development	2009
LandCorp: Karratha Townsite Revitalisation	2010
LandCorp & Department of Planning: Perth Waterfront Precinct Development	2010
LandCorp: Pinjarra Training Facility	2010
LandCorp: Claremont North East Precinct	2011
LandCorp: Karratha Property Drivers	2011
LandCorp: Broome North Aged Care	2012
LandCorp: Cockburn Coast Business Case	2012
LandCorp: Cockburn Coast Economic Development Strategy	2012
LandCorp: Mandurah Junction Place Making Strategy	2012
LandCorp: Broome North Commercial Strategy	2013
LandCorp: Browse LNG Land Development Assessment	2013
LandCorp: Industrial Centre Performance Model	2013
Department of Housing, LandCorp, Great Southern, South West, Midwest and Gascoyne Development Commissions: Housing Online Management System	2014
City of Albany, Shires of Murray and Plantagenet, Landcorp: City of Albany Industrial Land Forecasting	2015
City of Albany, Shires of Murray and Plantagenet, Landcorp: South Coast Industrial Ecology Mapping and Industry Attraction Strategy	2015
LandCorp: Industrial Land Online Management System (ILOMS)	2015
LandCorp: Kalgoorlie Boulder Industrial Land Use and Availability Assessment	2016
LandCorp Regional Clusters Analysis	2016
MRA, LandCorp and DoP: Elizabeth Quay Economic Analysis and Business Case	2017
LandCorp: Regional Clusters Analysis 2	2017
Metropolitan Redevelopment Authority Sense of Place Evaluation	2017
LandCorp: Economic Impact of LandCorp Project Model	2018

Yanchep Beach Joint Venture: Pracsys has not undertaken any work for Yanchep Beach Joint

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Venture.

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1 EXECUTIVE SUMMARY

The provision of adequate sporting and recreation infrastructure is an important responsibility for governments in Australia as an area of market failure that provides large positive externalities. While directly impacting individuals, the financial cost of physical inactivity is largely born by the health system and therefore the taxpayer.

Aquatic and recreational centres are significant pieces of community infrastructure. The City of Wanneroo is undertaking a thorough planning and research process to assess options for short-term and medium-term solutions to address current and future population needs in the most appropriate development location.

1.1 Need for the Facility

Access to community sport infrastructure enables physical activity and supports health, wellbeing, and social capital in the community. It is a critical requirement for livable cities.

The North Coastal Growth Corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks. It is made up of the areas of Alkimos, Eglington, 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 NCGC is divided into two distinct areas:

- Alkimos Eglington; and
- Yanchep Two-Rocks

Each of these areas has been the subject of a District Structure Plan. Given the significant amount of planning already undertaken for each of these areas as part of the district planning process, this report addresses each of these sub-areas individually and the growth corridor as a whole to determine the required level of community facility provision.

Given the projected population-driven demand for aquatic activities, there is an apparent undersupply of aquatic and sports court facilities within the NCGC. Swimming is the most popular sport for the NCGC demographic, due to the high proportion of children in the region but the closest swimming pools are 12 and 18 kilometres away from the southern border. These facilities are therefore unlikely to support optimal levels of physical activity for NCGC residents. Proximity to facilities and associated travel time are critical determinants of facility utilisation.

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NCGC participants represent 14% of total City of Wanneroo demand for swimming facilities in 2020. This proportion is set to increase to 23% by 2030 and 30% by 2040 due to projected population growth patterns and changes in demographics. Current potential demand from NCGC residents requires approximately 1,000m² of aquatic space. This demand is set to grow to 2,400m² by 2030 and almost 4,000m² by 2040.

1.2 Location Options

Through consultation and analysis, three potential site options were identified: Alkimos Central, Yanchep City Centre and Alkimos District Open Space.

Development WA has estimated that appropriate land will be available within Alkimos Central mid-2021.

The Yanchep Beach Joint Venture (YBJV) proposed a lot within the future wellness precinct to be established in the city centre. YBJV have previously indicated to the City that YBJV is prepared to offer a peppercorn lease of the land. YBJV would not rule out selling the land to the City at the end of a lease period.

There is a district open space area of approximately 10 ha located within the existing Alkimos Parks and Recreation reserve area. This land is already government-owned and is therefore permitted to be used for active recreation purposes. The site would incur some additional costs, including site clearing and the cost of environmental offsets. It is also important to note that the clearing process and environmental surveys will likely delay the construction by around two years compared to other options.

1.3 Infrastructure Options

Contemporary aquatic centre planning practices indicate that facilities should be configured to meet a variety of needs. Up to 70% of revenue at sport and recreation facilities is derived from health / wellness / fitness areas and swim schools.

There is a trend to co-locate health and fitness facilities and other dry facilities with swimming pools to create multi-purpose leisure venues that create community hubs.

Elements of water play are important to the success of a facility, particularly in family-oriented communities. NCGC has a much larger proportion of young children than the Greater Perth average, meaning any facility developed must have a focus on young children.

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Based on previous work, consultation and trends analysis, aquatic elements that support families such as training pools, children leisure pools, splash pads, warm water pools and spa should be delivered during the first stage. These facilities should then be supplemented by a leisure pool during Stage 2, with the construction of a 25 metre or 50 metre lap pool occurring as part of Stage 3.

Aquatic infrastructure is proposed to be supplemented by recreational facilities, such as the multipurpose courts, the health and fitness suite and the creche to achieve efficiencies, reduce costs and create a true community hub.

1.4 Options Assessment

Facility development options have been designed based on the mix of suitable locations, land acquisition options and proposed facility elements. Options have been evaluated via financial, multi-criteria and socio-economic analyses.

Demand

A potential facility in Alkimos would already attract significant demand, sufficient to establish a facility with at least 830m² of programmable aquatic space. This is due to its central location within the City of Wanneroo coastal suburbs. The Alkimos facility will be the most attractive facility for residents of Alkimos / Eglinton, Yanchep / Two Rocks and Butler / Jindalee.

The potential facility in Yanchep will not attract sufficient demand in the short-term to match current settlement patterns and market demand principles. Residents of Butler / Jindalee and a portion of Alkimos residents will continue to find HBF Arena a more convenient / attractive proposition and therefore will be unlikely to travel northwards to Yanchep. However, in the longer-term (after 2037), continued population expansion will likely require a second facility. Yanchep and Two Rocks are expected to grow faster than other areas of the NCGC after 2030, and it is therefore logical to build a second facility in Yanchep / Two Rocks to service population in the northern portion of the NCGC region.

Financial Analysis

It is common for social infrastructure to run at a loss, particularly when significant initial investment is required. The Alkimos location provides a more financially viable opportunity compared to the Yanchep options. A 25m swimming pool development returns higher NPV compared to the 50m swimming pool in all options. Options 1 (Alkimos Central + 25m pool) and 2 (Alkimos Central + 50m pool) have an opportunity to generate significant net revenue that will help to pay off the capital investment debt.



Multi-Criteria Analysis

Ten criteria were developed to compare the attractiveness of each development option based on their ability to address highlighted problems and capitalise on identified opportunities. Option 1 (Alkimos Central + 25m pool) was the highest scoring option, achieving near-maximum scores over the majority of criteria except the cost of land.

Option 1 addresses the current problem by providing access to facilities for NCGC residents and residents of neighbouring suburbs, it also has the potential to draw sufficient demand to achieve surplus operating revenue to aid loan repayments. The option has less risk in terms of land development and infrastructure provision and provides more flexibility of use, therefore catering for a larger population segment. The site will be ready for construction in late 2021, and will have easy access for the general public via METRONET Alkimos station, transport hub and road.

Socio-Economic Impact

There are two main outcome streams: improved access to sports infrastructure; and eliminating barriers to additional participation. Improved access to the facility will create travel-time savings for existing populations. Alkimos was estimated to save around \$104 million and Yanchep \$18 million in travel costs over 20-years.

Additional facility use will bring many individual and community benefits including health improvements, increased productivity, volunteering benefits, human capital uplift, drowning prevention, social cohesion, reduction in crime, and elite sporting development. Overall, the development within Alkimos is likely to achieve a BCR of between 3.09 and 3.41 (depending on the option) and within Yanchep a BCR of 1.17 and 1.39.

The development will have a major transformational impact on the activity centre with expected value uplifts and improvement in the speed of sale of residential land lots.

1.5 Recommendation

Based on the assessment, Option 1, Alkimos Central + 25m pool is the recommended option in the short to medium term. Significant social and economic benefits provide a strong rationale for the development in the near future. Delaying the development or waiting until sufficient demand arises within Yanchep will result in significant loss of community benefits and will perpetuate a pattern of inequity of access.

Development WA have indicated their interest and support for the project, and are open for discussion with the City with regards to funding opportunities and other arrangements.

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In the longer term (around 2037), continued population expansion may require a second facility in Yanchep / Two Rocks to service population in the northern portion of the NCGC region. The City should continue to monitor population growth and changes in demand within the NCGC to re-assess when the second facility within Yanchep may be needed.

The City should continue to monitor population growth and changes in demand within the NCGC to re-assess when the second facility within Yanchep may be needed.

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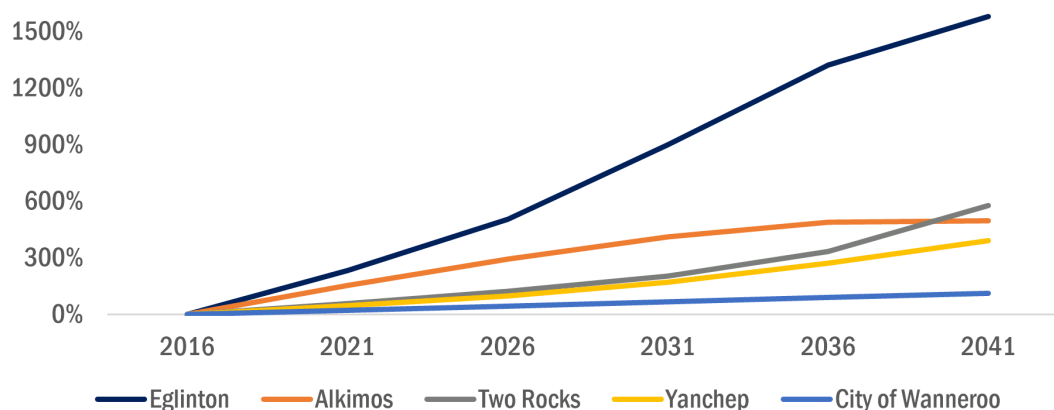


2 INTRODUCTION

The City of Wanneroo (the City) is one of the fastest growing outer metropolitan local government in the Perth Metropolitan Area. Between 2016 (latest ABS Census) and 2041, the population for the City of Wanneroo is forecast to increase by 217,744 persons (111.52% growth), at an average annual change of 3.04%.¹

The majority of this growth is happening within the Northern Coastal Growth Corridor (NCGC) that encompasses the new and rapidly developing suburbs of Two Rocks, Yanchep, Eglinton and Alkimos. NCGC is projected to increase from 20,500 people in 2016 to 134,000 people in 2041 (553% growth).² This population growth will naturally increase the demand for community infrastructure, including sporting infrastructure.

Figure 1. Population Growth Within the NCGC (suburb level)



Source: Forecast.id 2020

To cater for this growth, the City has prepared a comprehensive NCGC Community Facilities Plan (2012 and 2020 review) (the Plan) that details the appropriate provision of community facilities. The Plan justifies the need for an indoor aquatic facility within NCGC, preferably co-located with a recreation centre.

The provision of adequate sporting and recreation infrastructure is an important responsibility for governments in Australia as an area of market failure that provides large positive externalities. While directly impacting individuals, the financial cost of physical inactivity is largely born by the health system and therefore the taxpayer.

¹ Forecast.id 2020

² Forecast.id 2020

NCGC Aquatic & Recreation Facility: Business Case



Aquatic and recreational centers are significant pieces of community infrastructure, and the City is undertaking a thorough planning and research process to determine the most appropriate option. In 2019 the detailed Needs and Feasibility Study and Business Case for an aquatic facility within NCGC was prepared. The study confirmed the need for an aquatic facility, justifying at least two small or one large aquatic and recreation centre(s) by 2041, and recommended developing a business case for either an indoor facility with a 25m pool and sports courts or a 50m outdoor pool. The Council has highlighted the importance of bringing the timeline for the project forward and assessing options for short-term and medium-term solutions to address population needs and identifying an appropriate location for the development.

The objective of this Business Case is to provide evidence to allow Council to make an informed decision as to the provision of the Aquatic and Recreation Facility in NCGC including location and timing. The report grows and expands on the findings of previous work undertaken and tests the magnitude and timing of the demand for the facility. It provides a detailed analysis of options including financial analysis, multicriteria analysis and social and economic impact assessment.

The approach included land developers consultation to understand potential location and costs associated, significant market research and benchmarking, gravity modelling, industry experts consultation in regards to key components, gravity modelling to understand demand magnitude and patterns and financial, economic and social impacts analysis.

The report is organized as follows:

- **Section 3 NCGC Demand and Supply Analysis** estimates the potential unmet demand in the area and also evaluates the potential number of visits attracted to the new facility depending on its location.
- **Section 4 Options Development** assesses potential sites for the development based on the developer consultation and analysis and evaluates potential infrastructure elements. As a result, distinct development options are proposed based on the location, infrastructure and land acquisition type.
- **Section 5 Financial Analysis** estimates costs and revenues associated with each of the options and presents key financial indicators.
- **Section 6 Multi-Criteria Analysis** provides an all-encompassing comparison of the attractiveness of each development option based on its ability to address the problems and capitalise on identified opportunities.

NCGC Aquatic & Recreation Facility: Business Case



-
- **Section 7 Socio-Economic Assessment** identifies and values community benefits associated with the development.
 - **Section 8 Conclusion** provides the recommendation as to the preferred option to address the needs of the community.



3 NCGC DEMAND AND SUPPLY ANALYSIS

This section estimates current and future demand and supply for aquatic and recreational facilities within the appropriate catchment for NCGC residents. Spatial model was used to allocate and understand current and future demand and identify the gap in the infrastructure provision. It is important to understand the magnitude, location and timing of demand.

3.1 Approach

In its simplest form, demand for sporting facilities is a function of population and participation rates. The relationship between potential participants and existing facilities, which is based on the proximity and attractiveness of those facilities, should be considered when estimating the demand that can be drawn to a facility. Previous analysis allocated the demand from NCGC residents to the proposed new facility without consideration for the location of the facility, existing supply and demand from beyond NCGC. This section aims to estimate the potential demand more accurately.

Pracsys has developed a Sports Gravity Model (the Model) that distributes demand from the study area to available sporting facilities on the basis of catchment areas, linking people (demand) to facilities (supply), and taking into account how far people are prepared to travel to such a facility. The Model enables the assessment of the current provision of sporting facilities and the calculation of the number of potential participants that can be attracted to a new facility based on alternative locations and time intervals.

The estimated visits made to sports facilities are not artificially restricted or calculated by reference to administrative boundaries, such as local authority areas. Users are generally expected to use their closest facility. It is estimated that based on the average willingness to travel to facilities, NCGC residents are likely to travel within the Wanneroo-Joondalup area to access sporting facilities. Bordering regional areas were excluded from the catchment as they contain a relatively low number of residents and generally provide local facilities for their residents (for example, Gingin Aquatic Centre). Further details of the Sports Gravity Model methodology are provided in Appendix A.

3.2 Current and Projected Demand

Participation in a sport is estimated based on the proportion of people living in the study area who regularly undertake sports activities that require the infrastructure in question. The model splits population into sub-groups to account for differences in participation due to demographic differences and in particular age.

NCGC Aquatic & Recreation Facility: Business Case



Participation as a proportion of population data was supplemented by the frequency of participation by age group to calculate the total number of visits generated by the study area. Only participation rates through venues such as recreational clubs and leisure centres were used to estimate the demand for the facilities in questions. This means that, for example, swimming at a private pool, at the gym, at the beach and at educational facilities is excluded. This allows calculation of the demand for aquatic centre swimming only. For more details, please see Appendix A.

A high proportion of demand is nearly always concentrated into a limited number of peak hours per week when most people have time and want to participate, usually after 5pm on weekdays and on weekends. Sports England has estimated that around 85% of demand for organised sports facilities and around 63% of demand for swimming pools occurs in peak period.³

Aquatic Demand

Swimming is the most popular sports for the NCGC demographic due to the high proportion of children. The participation in swimming through venues as a proportion of population is presented below.

Figure 2. Participation in Swimming

Age Group	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+
Participation as a % of population	28%	46%	30%	16%	10%	7%	8%	10%	9%	6%	5%
Participation per week	0.82	1.03	1.2	1.74	1.31	1.76	1.81	1.84	2.54	2.58	2.71

Source: AusPlay 2019

The total demand for aquatic facilities by residents of NCGC in 2020 is 6,411 visits per week or around 333,385 visits per annum, generated from around 4,382 potential participants. By 2030, the demand from NCGC residents will grow to 14,980 visits per week or 778,975 visits per annum, an increase of approximately 134% driven by significant population growth.

Figure 3. Aquatic Demand by NCGC Residents

	2016 (Census)	2020	2030	2040
Number of Participants	2,537	4,382	10,305	17,173
Weekly Demand	3,743	6,411	14,980	25,090
Peak Demand	2,358	4,039	9,437	15,807
Annual Demand	194,641	333,385	778,975	1,304,656

Source: ABS 2016, forecast.id 2020, AusPlay 2019

³ Sports England, The Facility Planning Model

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NCGC participants represent 14% of total Wanneroo demand in 2020, increasing to 23% in 2030 and 30% in 2040 due to projected population growth patterns and changes in demographics. It is important to note that while NCGC will experience the largest growth in population and therefore demand, the rest of the City will also continue to grow, particularly areas adjacent to Butler, Jindalee and Wanneroo City Centre. Overall, the demand from City of Wanneroo residents will increase 45% by 2030 and 85% by 2040. This growth will continue to put pressure on the existing facilities, particularly in the Cities of Wanneroo and Joondalup.

Current potential demand from just NCGC residents requires around 1,000 m² of aquatic space. This will grow to 2,400m² by 2030 and almost 4,000m² by 2040.⁴

Court Sport Demand

Participation rates in the most popular court sports were included in the model:

- Basketball
- Indoor Football/Soccer (includes futsal)
- Netball
- Badminton
- Volleyball

Figure 4. Participation in Court Sports

Age Group	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+
Participation as a % of population	1%	19%	29%	34%	25%	16%	10%	9%	3%	1%	0.5%
Participation per week	0.42	0.62	1.18	1.77	1.56	0.97	0.79	0.96	0.76	0.97	1.11

Source: AusPlay 2019

The total demand for indoor court facilities (combined sports) by residents of NCGC in 2020 is 3,237 visits per week or around 168,301 visits per annum, arising from around 3,100 potential participants. By 2030 the demand from NCGC residents will grow to 7,613 visits per week or 395,882 visits per annum, an increase of approximately 135% driven by significant population growth.

Figure 5. Court Demand by NCGC Residents

	2016 (Census)	2020	2030	2040
Number of Participants	1,782	3,100	7,330	12,171
Weekly Demand	1,873	3,237	7,613	12,682

⁴ Based on peak hours and 1 person per 6m² ratio. For more details please see Appendix A.

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Peak Demand	1,592	2,751	6,471	10,779
Annual Demand	97,414	168,301	395,882	659,450

Source: ABS 2016, forecast.id 2020, AusPlay 2019

Overall, the demand from the City of Wanneroo residents for courts will experience a marginally smaller increase than the demand for aquatic facilities. It is projected to grow 44% by 2030 and 81% by 2040.

In 2020 the residents of NCGC require around 12 multi-use courts. This will grow to nearly 30 multi-use courts by 2030 and almost 48 multi-use courts by 2040.



3.3 Existing Supply

Aquatic Facilities

The current aquatic facility servicing the City of Wanneroo is Wanneroo Aquamotion. However, residents are not restricted to administrative boundaries and they are generally expected to use their closest facility. For many Wanneroo residents (particularly NCGC residents), the closest facility is HBF Arena or Craigie Leisure Centre in Joondalup. It is important to note though, that both these facilities are 18km and 12km south of the southern extremities of the NCGC and therefore are unlikely to support desirable levels of participation in physical activity.

Wanneroo Aquamotion

Wanneroo Aquamotion includes the following aquatic facilities:

- 25-meter, 8 lane lap pool (500 m² space)
- Shallow family pool (200m² programmable space⁵)
- Hydrotherapy pool (40m²)
- An outside dive pool (100m²)

Based on the one-time capacity per each pool and peak hours, the current aquatic space within Wanneroo Aquamotion around 4,977 peak visits per week or 258,804 peak visits per annum.

HBF Arena

HBF Arena is the closest regional aquatic facility in the area and includes the following aquatic spaces:

- 50-meter, 10 lane Olympic size swimming pool (1,250 m² space)
- 25-meter, 3 lane lap pool (188 m² space)
- Adjacent shallow family pool (200m² programmable space)

Based on the one-time capacity per each pool and peak hours, the current aquatic space within HBF Arena caters for around 10,316 peak visits per week or 536,445 peak visits per annum.

Craigie Leisure Centre

Craigie Leisure Centre includes the following aquatic facilities:

- 25-meter, 8 lane pool lap pool (500 m² space)
- 50-meter, 8 lane lap swimming pool (1,000 m² space)

Based on the one-time capacity per each pool and peak hours, the current aquatic space within Craigie Leisure Centre caters for around 9,450 peak visits per week or 491,400 peak visits per annum.

⁵ City of Wanneroo Northern Coastal Growth Corridor Community Facilities Plan Review 2019 – 2029, p. 84



Courts

The major organised sports facility within the City of Wanneroo is Kingsway Indoor stadium. Similar to the aquatic facilities, it is not convenient for NCGC residents. HBF Arena and Edith Cowan University in Joondalup, are closest therefore most likely to be visited by NCGC residents. Several smaller facilities are located within the Joondalup – Wanneroo catchment that cater for local demand. All facilities that have been included in the Sports Gravity model are listed in Appendix A.

Kingsway Indoor Stadium and Regional Sports Complex

Kingsway includes the following organised sports facilities:

- Four multi-use indoor courts capable of basketball, netball, indoor soccer, badminton and volleyball.
- 57 outdoor netball courts that cater for a much larger population as Wanneroo Districts Netball association is located there

Based on the one-time capacity per each multi-use court and peak hours, the current court space within Kingsway Indoor Stadium and Regional Sports complex caters for around 19,084 peak visits per week or 992,377 peak visits per annum. Kingsway is likely to service a much broader catchment than Wanneroo and Joondalup with around 65% of users from Wanneroo-Joondalup area. Adjusted available capacity is therefore around 12,405 peak visits per week.

HBF Arena

HBF Arena is the closest regional facility and includes the following capacity:

- Three multi-use indoor courts capable of basketball, netball, indoor soccer, badminton and volleyball
- Two multi-use outdoor courts capable of basketball and netball
- Nine outdoor netball courts

Based on the one-time capacity per each multi-use court and peak hours, the current court space within HBF Arena caters for around 3,997 peak visits per week or 207,868 peak visits per annum.

Edith Cowan University

Edith Cowan University includes the following organised sports facilities:

- Two multi-use indoor courts capable of basketball, netball, indoor soccer, badminton and volleyball.

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- Two multi-use outdoor courts capable of basketball, netball, indoor soccer, badminton and volleyball.

Based on the one-time capacity per each multi-use court and peak hours, the current court space within Edith Cowan University caters for around 901 peak visits per week or 46,861 peak visits per annum.

Warwick Stadium

Warwick Stadium includes the following organised sports facilities:

- Eight basketball courts that can accommodate netball, volleyball and badminton.

Based on the one-time capacity per each multi-use court and peak hours, the current court space within Warwick Stadium caters for around 1,802 peak visits per week or 93,722 peak visits per annum. Warwick Stadium is also likely to cater for the population beyond Wanneroo and Joondalup given its proximity to the City of Stirling.

Potential Eglinton Courts

The City of Wanneroo is currently preparing a concept plan for the Eglinton sporting facility that will have three multi-courts. The facility is planned to be operational in 2026 – 2028 and it will cater for around 676 peak visits per week or 35,146 peak visits per annum.

3.4 Potential Demand for NCGC Facility

Aquatic Facilities

Proximity to facilities and associated travel time are critical determinants of facility utilisation. Dr Ken Marriott found that in excess of 70% of community aquatic and leisure centre members live within a 5km radius of a centre's location (in City areas). A highly relevant Western Australian study examined the associations between distances and physical activity behavior.⁶ A cross-section of adults from Perth metropolitan area were examined; the empirical evidence demonstrates that Perth metropolitan residents generally travel under 10 kilometers to access sporting facilities to undertake physical activity.

Since there is no facility within NCGC the potential participants from the catchment are either travelling long distances to access the closest facilities in Wanneroo or Joondalup or deciding to forgo the activity due to high participation barriers.

⁶ G. McCormack et al, 2006, Correlates of distances travelled to use recreational facilities for physical activity behaviours.

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In 2020 there are around 12,000 peak visits that are above available current peak capacity in the catchment, with around 1,665 being at Wanneroo Aquamotion, and the rest being distributed between HBF Arena and Craigie Leisure Centre. The large majority of this additional unmet demand is generated by population residing more than 10 kilometers away from any aquatic facility, mostly residents of NCGC and partly by adjacent suburbs.

This indicates that around 1,900 m² of aquatic space is required in 2020 to comfortably meet the demand (and potential demand) for swimming within Wanneroo-Joondalup catchment. Around half of this is demanded by the potential participants that are more than 10 kilometers away from the suitable facility.

Providing the facility at the epicenter of this additional demand will ease the pressure on existing facilities and / or will enable potential participants that currently forgo the activity to participate. The Sports Gravity Model can be used to estimate the number of visits attracted to the aquatic facility (aquatic demand) based on the location and time interval. The results are summarised in the table below.

Figure 6. Aquatic Space Potential Demand by Location

	Alkimos Location			Yanchep Location		
	2020	2030	2040	2020	2030	2040
Peak Demand per Week	7,499	13,053	18,356	3,416	7,226	11,835
Total Demand per week	11,903	20,718	29,136	5,422	11,470	18,785
Annual Demand	618,931	1,077,354	1,515,064	281,951	596,450	976,819
Min Aquatic Space equivalent (m ²)	833	1,450	2,040	380	803	1,315
Max Aquatic Space equivalent (m ²)	1,190	2,072	2,914	542	1,147	1,878

Source: Pracsys 2020. Please note these two options are mutually exclusive for comparison reasons.

It is clear that the facility in Alkimos would already attract significant demand, sufficient to establish a facility with at least 830m² of programmable aquatic space. This is due to its central location within the City of Wanneroo coastal suburbs. The Alkimos facility will be the most attractive facility for residents of Alkimos / Eglinton, Yanchep / Two Rocks and Butler / Jindalee. The facility in Alkimos will improve access and participation outcomes for all the above-mentioned suburbs.

The potential facility in Yanchep will not attract sufficient demand in the short-term due to the current settlement patterns and market demand principles. Residents of Butler / Jindalee and a portion of

NCGC Aquatic & Recreation Facility: Business Case



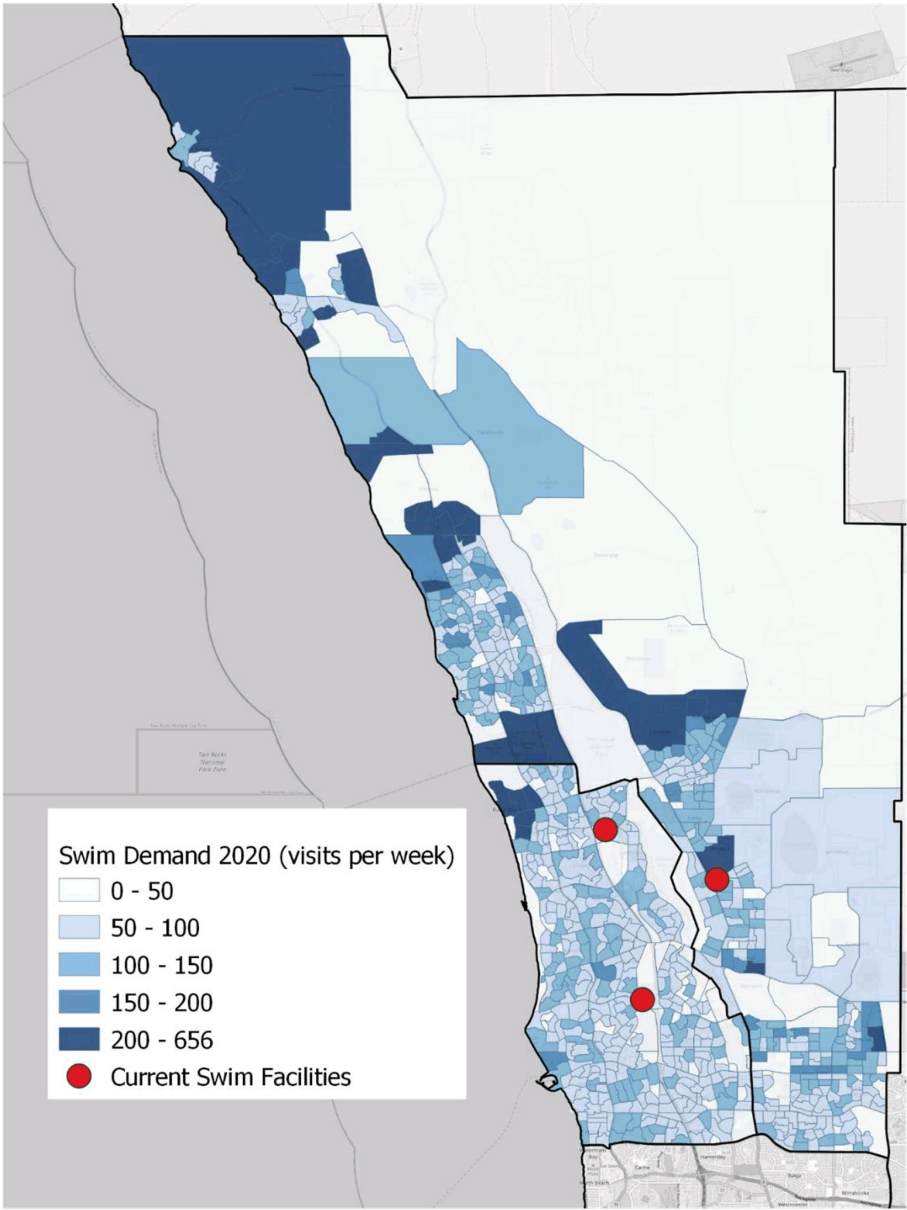
Alkimos residents would continue to find HBF Arena a more convenient / attractive proposition and therefore will unlikely travel up the coast towards Yanchep.

In the longer term (after 2037), however, population will continue to grow, and a second facility may be required. Yanchep and Two Rocks are expected to grow faster than other areas after 2030, and it is logical to build a second facility there that will service population to the northern end of the region.

The maps over page show the current and future concentration of demand and the location of current aquatic facilities. It is evident that NCGC will experience a rapid increase in demand with limited access to facilities. It is important to note that there is also a projected increase in demand around Wanneroo Aquamotion meaning its capacity to support visits from outside its direct catchment will be restricted.



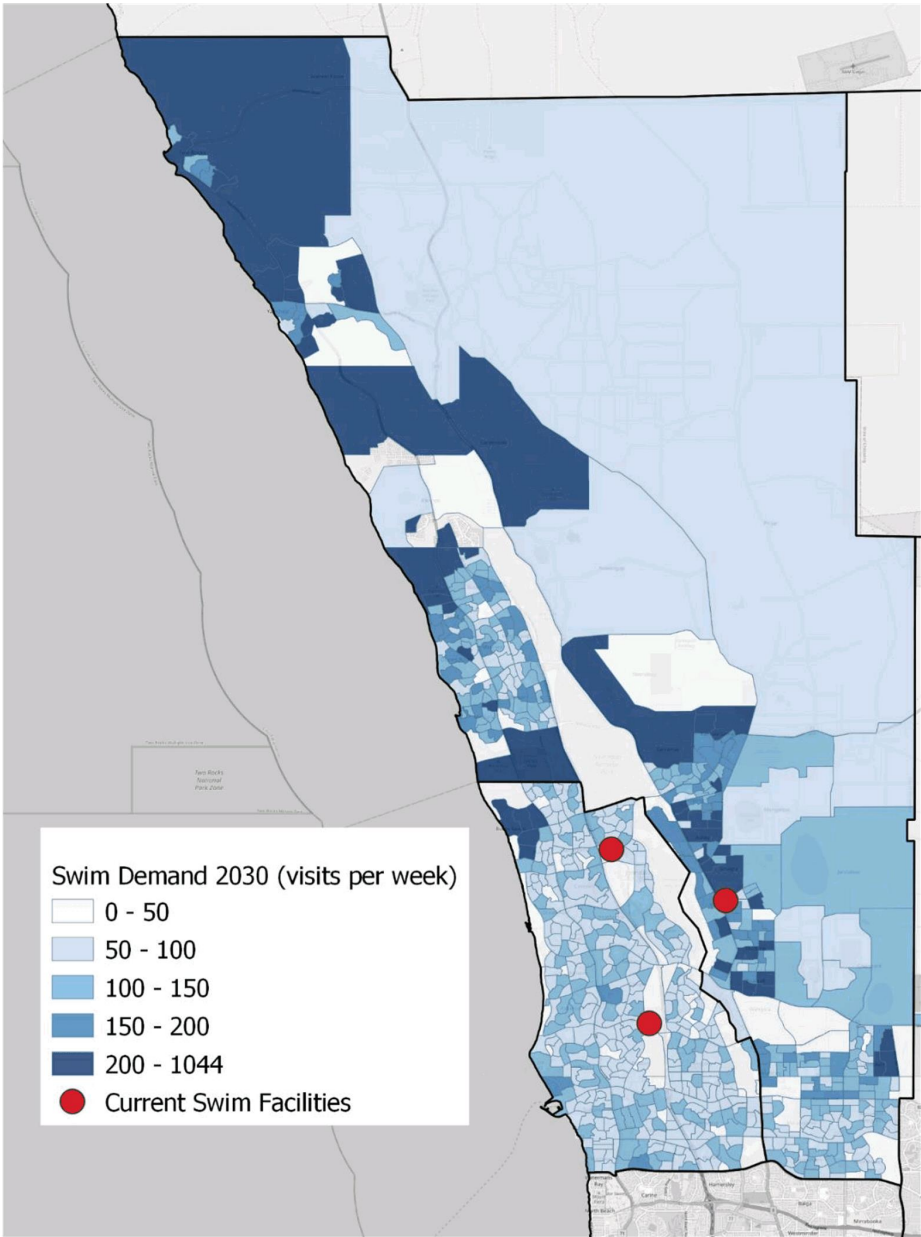
Figure 7. Demand for Swimming 2020 (Visits per Week)



Source: Pracsys 2020, Forecast.id 2020, Ausplay 2019



Figure 8. Demand for Swimming 2030 (Visits per Week)



Source: Pracsys 2020, Forecast.id 2020, Ausplay 2019

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Courts

In 2020 there are around 4,000 peak visits that are above available current peak capacity in the catchment, with the majority being from within NCGC where only smaller scale facilities are currently located. This translates to at least 18 courts required to meet the demand (and potential demand) for court-based sports within Wanneroo-Joondalup catchment.

The Sports Gravity Model can be used to estimate the number of visits attracted to the recreation facility (court demand) based on the location and time interval. The results are summarised in the table below.

Figure 9. Courts Potential Demand by Location

	Alkimos Location			Yanchep Location		
	2020	2030	2040	2020	2030	2040
Peak Demand per Week	1,949	2,791	3,783	767	916	1,563
Total Demand per week	2,293	3,284	4,450	902	1,077	1,839
Annual Demand	119,256	170,767	231,404	46,920	56,021	95,612
Courts equivalent	9	12	17	3	4	7

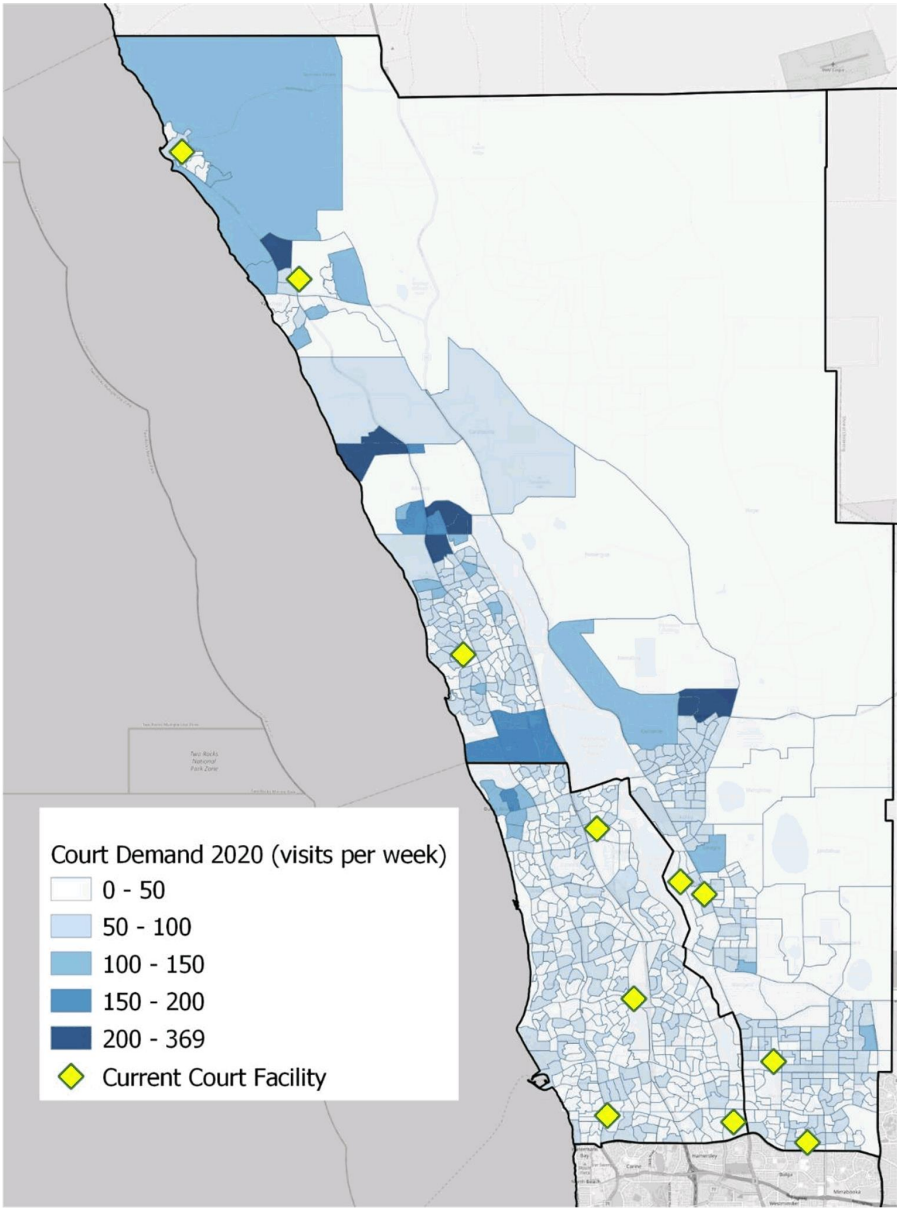
Source: Pracsys 2020. Please note these two options are mutually exclusive for comparison reasons.

The results are similar to aquatic demand. Alkimos will already be able to attract demand for around 9 courts. It is important to note that going forward the demand for courts can be partly satisfied by lower level facilities such as neighborhood recreational centers. The effect of the proposed Eglington Courts is included.

The maps over page show the current and future concentration of demand and the location of current facilities.



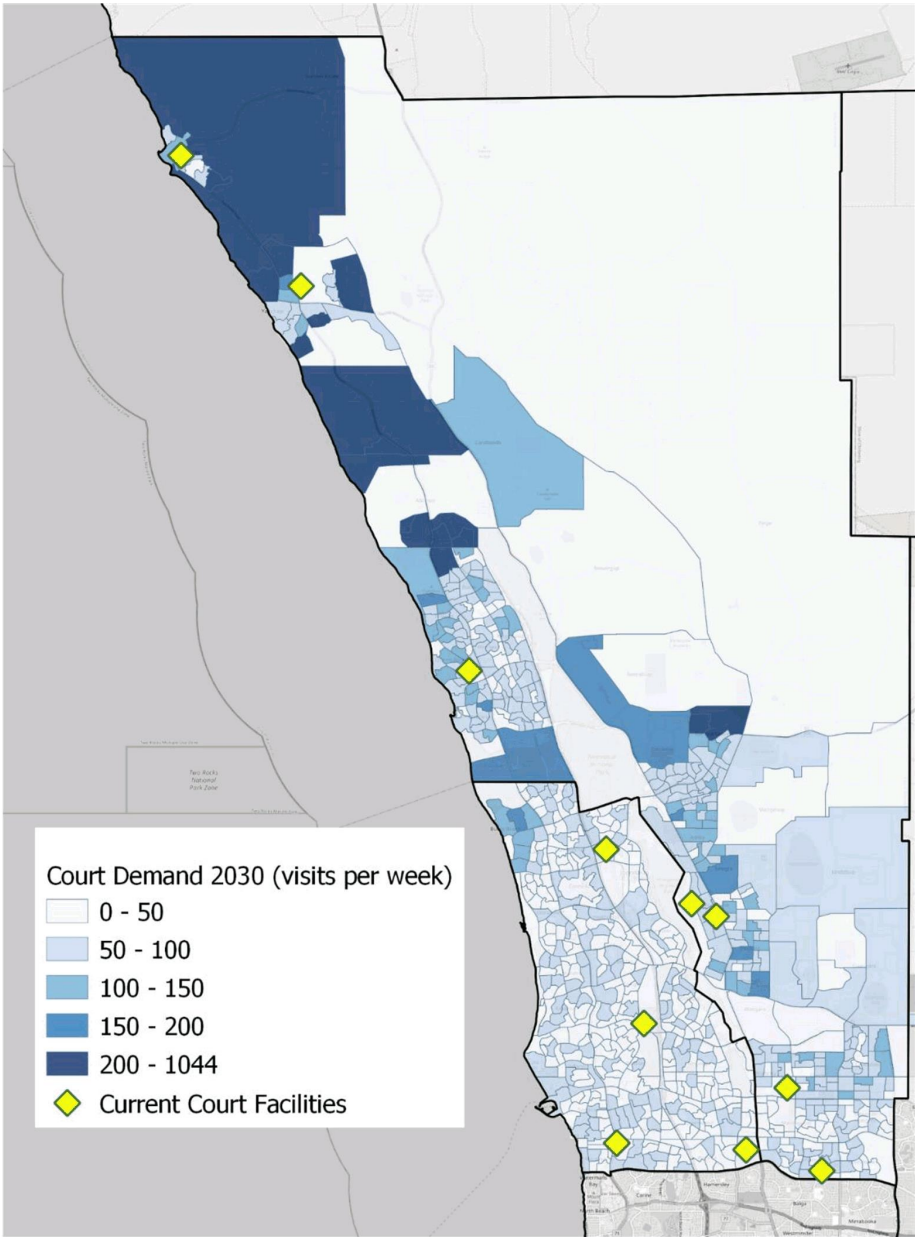
Figure 10. Demand for Court Sports 2020 (Visits per Week)



Source: Pracsys 2020, Forecast.id 2020, Ausplay 2019



Figure 11. Demand for Court Sports 2030 (Visits per Week)



Source: Pracsys 2020, Forecast.id 2020, Ausplay 2019



3.5 Key Findings

- Swimming is the most popular sport for the NCGC demographic, due to the high proportion of children in the region.
- NCGC participants represent 14% of total City of Wanneroo demand in 2020. This proportion is set to increase to 23% by 2030 and 30% by 2040 due to projected population growth patterns and changes in demographics.
- Current potential demand from NCGC residents requires approximately 1,000m² of aquatic space. This demand is set to grow to 2,400m² by 2030 and almost 4,000m² by 2040.
- Overall, court demand from City of Wanneroo residents will experience a marginally smaller increase than the demand for aquatic facilities. Court demand is projected to grow by 44% by 2030 and 81% by 2040.
- In 2020 the residents of NCGC require approximately 12 multi-use courts. This will grow to nearly 30 multi-use courts by 2030 and almost 48 multi-use courts by 2040.
- The only current aquatic facility servicing the City of Wanneroo is Wanneroo Aquamotion. For many Wanneroo residents (particularly NCGC residents), the closest facilities are HBF Arena and Craigie Leisure Centre, located in the City of Joondalup. These facilities are 12km and 18km south of the southern extremities of the NCGC, respectively. These facilities are therefore unlikely to support desirable levels of participation in physical activity for residents of the NCGC.
- Proximity to facilities and associated travel time are critical determinants of facility utilisation.
- Around 1,900m² of aquatic space is required in 2020 to comfortably meet the demand (and potential demand) for swimming within the Wanneroo-Joondalup catchment. Around half of this demand is derived from potential participants residing more than 10 kilometres away from the suitable facility.
- A potential facility in Alkimos would already attract significant demand, sufficient to establish a facility with at least 830m² of programmable aquatic space. This is due to its central location within the City of Wanneroo coastal suburbs. The Alkimos facility will be the most attractive facility for residents of Alkimos / Eglinton, Yanchep / Two Rocks and Butler / Jindalee.
- The potential facility in Yanchep will not attract sufficient demand in the short-term due to current settlement patterns and market demand principles. Residents of Butler / Jindalee and a portion of Alkimos residents will continue to find HBF Arena a more convenient / attractive proposition and therefore will be unlikely to travel northwards to Yanchep.

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-
- However, in the longer-term future (after 2037), continued population expansion may require a second facility. Yanchep and Two Rocks are expected to grow faster than other areas of the NCGC after 2030, and it is therefore logical to build a second facility in Yanchep / Two Rocks to service population in the northern portion of the NCGC region.



4 OPTIONS DEVELOPMENT

4.1 Site Assessment

The City has conducted a preliminary locations investigation as part of the 2019 Business Case with the potential preferred site being in Alkimos in close proximity to the proposed secondary centre. The site investigation work was primarily based on desktop research and qualitative assessment. Potential locations were identified in consultation⁷ with interested landowners and review of the previous site assessment. The City has received a number of expressions of interest to accommodate the facility within specific developments, allowing a more targeted site assessment.

Pracsys has conducted an initial developer consultation and the following sites were put forward for further investigation:

- Option 1 - Alkimos Central – Alkimos Secondary Centre (Figure 9) Development WA
- Option 2 - Yanchep City Centre – Yanchep Strategic Centre (Figure 13) YBJV
- Option 3 - District Open Space within Alkimos Parks and Recreation reserve area (Figure 14) Government-owned

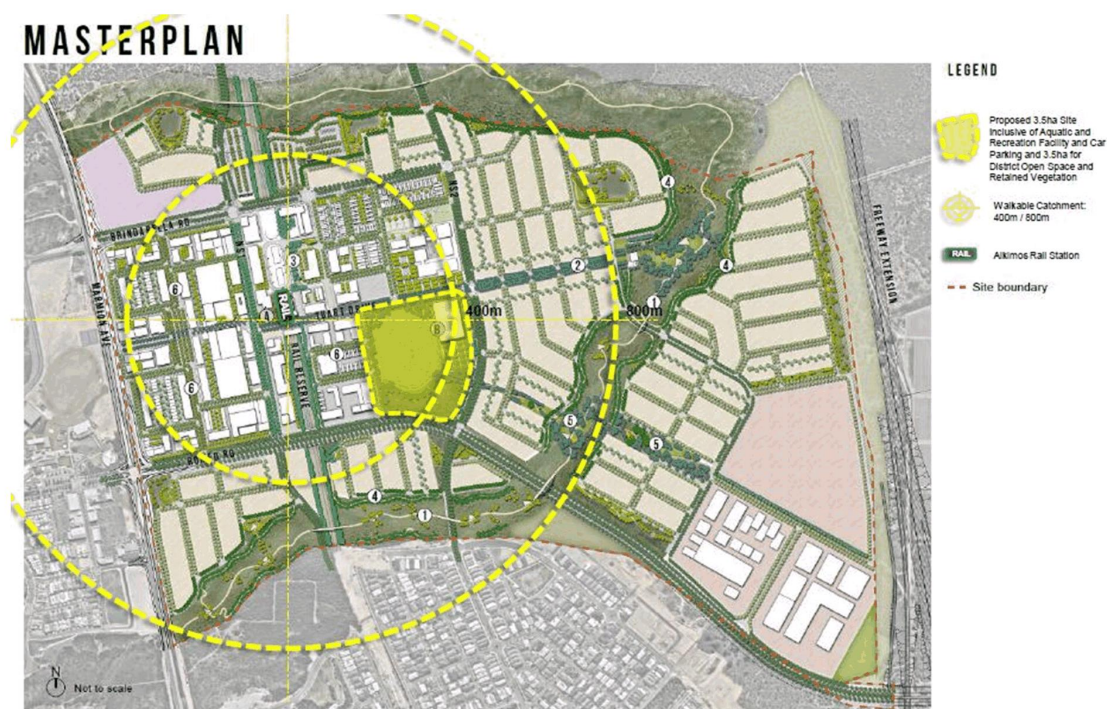
City of Wanneroo has followed up with the Development WA and YBJV to gather further information about cost and timing of the land acquisition. Key findings and characteristics are discussed below. The information was used to compare options through the financial and multi-criteria analysis.

Option 1 – Alkimos Central

As specified by Development WA⁸ Alkimos Secondary Centre (Alkimos Central) has a number of suitable locations for the Aquatic and Recreation Facility with a preferred location indicated on the map below. Please note alternative options are provided in Appendix C. The preferred site is 7ha and can house the 3.5ha facility, accommodate a full-size AFL field and retain some vegetation. Current plans indicate that key infrastructure projects are planned, including Alkimos Railway and Bus Station to be completed by 2022, and the Mitchell Freeway Extension and Romeo Road construction by 2023. The location will enable an integrated development with future nearby commercial/ office, mixed use and higher density Residential land uses. The opportunity exists for the City to create a state-of-the-art aquatic, recreation and civic hub by co-locating these Developer Contribution Plan funded facilities with the aquatic centre on a single site within close proximity to a METRONET station and transport hub.

⁷ Please see consultation details in Appendix C

⁸ Please refer to the Development WA email in Appendix C

**Figure 12. Potential Aquatic Centre Site within Alkimos Central**

Source: Development WA 2020

Development WA has provided an indicative estimate of the potential land cost; however, the actual land costing is subject to valuation advice and internal approval by Development WA's executive team and Board. Development WA has highlighted their strong desire for the City to consider locating this facility at Alkimos Central, and indicated that there may be possibilities to explore funding opportunities and alternative options such as 'land swap'. Development WA stated that initial discussion at senior management levels between the City of Wanneroo and Development WA is required before they can provide a more accurate indication of their capacity to offer alternatives.

Option 2 – Yanchep City Centre

The YBJV is supportive of the City delivering social infrastructure and are interested in seeing a regional Aquatic and Recreation Facility established in Yanchep. The proposed site is within a strategic centre as per the Map (Figure 13). The location is close to the future Yanchep station, which is scheduled for completion by 2022.⁹ The proposed site is within the future wellness precinct to be established in the city centre, including a longer-term proposal for a stadium.

⁹ <https://www.metronet.wa.gov.au/projects/yanchep-rail-extension>

Figure 13. Potential Aquatic Centre Site within Yanchep City Centre





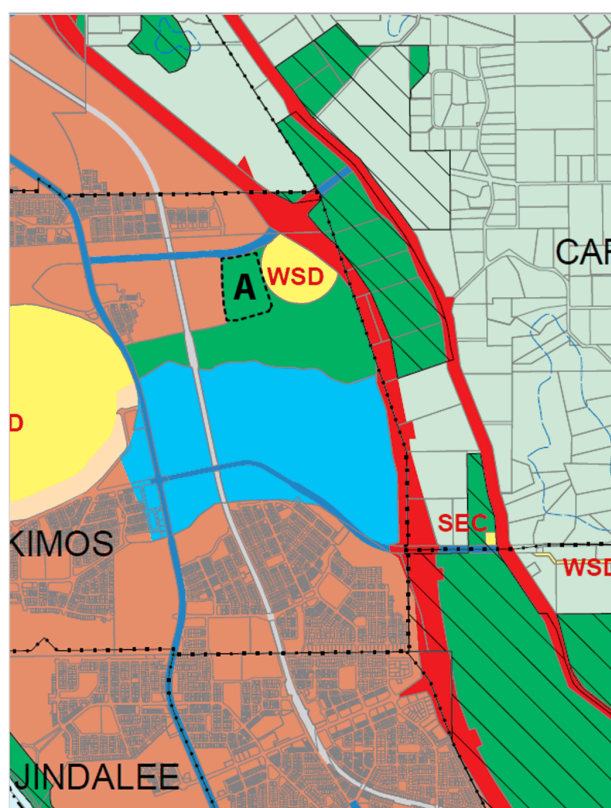
Option 3 - District Open Space within Alkimos Parks and Recreation Reserve Area

City of Wanneroo Metropolitan Region Scheme shows that there is a district open space area approximately 10 ha in area located within the existing Alkimos Parks and Recreation reserve area (marked as A in Figure 14 below). This land is already government-owned, and permitted to be used for active recreation purposes.

The area is slightly further north than the Alkimos Central Site, and would enjoy similar locational benefits. The site would incur a few additional costs that associated with development on this land including additional site clearing costs and the cost of an offset. Approximate provisional rates for this based on the similar developments within Wanneroo were included in the analysis.

It is also important to note that the clearing process and environmental surveys will likely delay the construction by around two years compared to other options.

Figure 14. Potential Aquatic Centre Site within Alkimos Parks and Recreation Reserve Area



Source: SGL 2019



4.2 Infrastructure Considered

Recent Trends and Best Practice

The design concepts and costings for various elements were prepared as part of the 2019 Business Case development. The concepts were used as a basis for the options developed for this report; however, some critical changes to the concepts are suggested based on the demand analysis and industry consultation.

When identifying the appropriate mix of components, it is important to consider the needs and demands of the community, the health and fitness market and the leisure market.

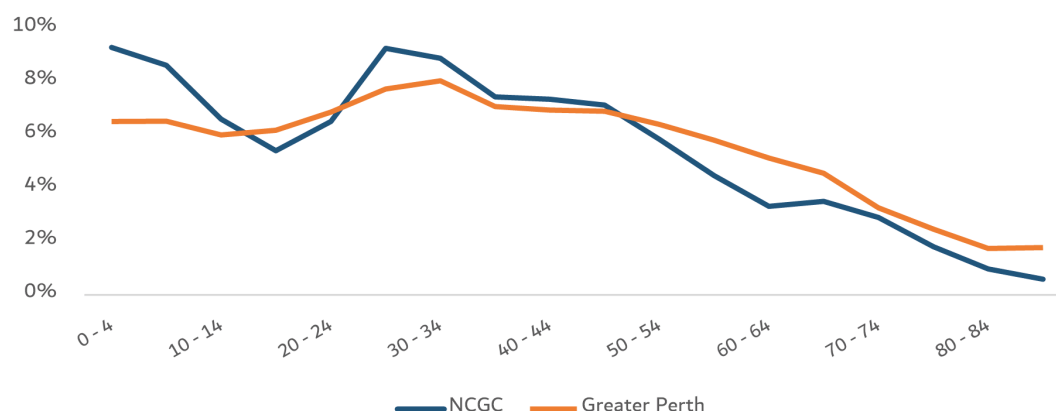
It is clear from recent trends that facilities should be configured to meet a variety of needs. Based on industry consultation and benchmarking, the majority of revenue at sport and recreation facilities comes from health/wellness/fitness areas and swim schools (at major aquatic and leisure facilities these spaces account for 60% to 70% of the revenue)¹⁰.

There is also a trend of co-locating health and fitness facilities and other dry facilities with swimming pools to create multi-purpose leisure venues that create community hubs.

Elements of water play are important to the success of the facility, particularly in family-oriented communities. NCGC has a much larger proportion of young children than the Greater Perth average, meaning any facility developed must have a focus on catering for young children.

The sections below discuss potential components of the facility and potential staging.

Figure 15. Age Distribution NCGC vs Greater Perth



Source: ABS Census 2016

¹⁰ City of Swan, Aquatic Facilities Strategy, 2015

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Aquatic Elements

The demand analysis in Section 3 indicates that one aquatic facility will meet the demand in the short to medium term. In the longer term, after around 2035, second swimming pool may be needed.

Staging proposed by the previous analysis was compared to the demand analysis findings:

Figure 16. Previous Staging and Demand Comparison

Stage / Year	Infrastructure	Programmable Aquatic Space (m ²)	Alkimos Potential Demand (m ²)	Yanchep Potential Demand (m ²)
Stage 1 2022	25m x 6 lane pool (375m ²) Young children's leisure pool (350m ²)	725	961 – 1,373	461 – 659
Stage 2 2025	Splash pad 150m ² Warm water program pool 150m ² Spa pool 40m ²	150 additional <i>Stage 1 & 2 Total:</i> 875	1,137 – 1,723	577 – 824
Stage 3 2028	Leisure pool 400m ² 25m x 10 lane pool 625m ²	1,025 additional <i>Stage 1 & 2 & 3 Total:</i> 1,900	1,320 – 1,886	706 – 1,009

Source: SGL 2019, Pracsys 2020

If the facility is located in Alkimos, there is already demand for 961 m² of programmable aquatic space in 2022, hence it is proposed to bring forward Stage 2. The ultimate configuration with 1,900 m² of programmable space is sufficient to satisfy demand until around 2037, when a second aquatic facility may be required.

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The proposed staging of aquatic infrastructure is per below:

Figure 17. Proposed Staging

Stage / Year	Infrastructure	Programmable Aquatic Space (m ²)	Alkimos Potential Demand (m ²)
Stage 1 2022	25m x 6 lane pool (375m ²) Young children's leisure pool (350m ²) Splash pad 150m ² Warm water program pool 150m ² Spa pool 40m ²	875	961 – 1,373
Stage 2 2025	Leisure pool 400m ²	400 additional <i>Stage 1 & 2 Total: 1,275</i>	1,137 – 1,723
Stage 3 2028	25m x 10 lane pool 625m ²	625 additional <i>Stage 1 & 2 & 3 Total: 1,900</i>	1,320 – 1,886
Stage 3 <i>Alternative</i> 2028	50m x 10 lane pool 1,250m ²	1,250 additional <i>Stage 1 & 2 & 3 Total: 2,525</i>	1,320 – 1,886

Source: Pracsys 2020

Stage 1 2022

Based on the NCGC demographic, aquatic education and a young children's leisure pool should be a priority. The concept design prepared previously suggests construction of 25mx6 lane program pool first. Initially it is proposed to be a multipurpose pool that will become a Learn to Swim pool.

A children's leisure pool is expected to be used by families with young children and for aquatic education.

A splash pad will add a recreation play element. Including a warm water pool will meet demand for rehabilitation and aquatic fitness and swimming lessons for babies.

A spa pool will cater for adult relaxation.

Stage 2 2025

The second stage of facility development will add a leisure pool and will cater towards upper primary school aged children. Uses will include recreation, exercise and swimming lessons.

Stage 3 2028

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In 2028, the demand for aquatic space will reach a critical point where the need for a full-size lap pool is required. Stage 3 proposes the construction of either 25x10 lane or 50mx10 lane lap pool that will provide space for swim squads, swim clubs, lap swimming, training and competitions. At this stage the initial 25mx10 lane pool can be fully utilised for swim education and aquatic swimming.

Second Facility 2037

Based on the demand analysis and proposed infrastructure, around 2037 the demand for aquatic space will start exceeding supply. This is when the City should consider developing a second facility in Yanchep. Population growth should be monitored to continue assessing the demand for aquatic facilities, allowing the City to bring forward or move back the potential development timeline based on actual demand.

Courts

The demand analysis in Section 3 indicates that around 8-9 courts will meet the demand in the short to medium term if located in Alkimos. The demand for courts will continue to grow, but there is an option to satisfy the demand by developing lower level court facilities. For example, the potential development of Eglinton Courts in 2026 – 2028 will satisfy some of this demand.

It is proposed to construct four indoor sports courts and a major show court with feature rows of retractable seating during Stage 1. Indoor courts will cater for the needs of community indoor sports programs and small competitions. These courts will mainly be used for basketball, netball and futsal with some capacity for other court-based sports.

The increase in community sports will also see an increase in the need for high level competition spaces. As major sports competitions are not expected to occur regularly (weekly) at the facility, the major show court is designed to reconfigureable providing three regular sports courts. This provides the facility with three additional courts for hire during times when major events are not occurring.

Complementary Facilities

In the previous analysis, the construction of creche and health and fitness facilities were not proposed until a much later stage. Based on the industry consultation and trends review, it was determined that construction of these elements is critical to the operation and revenue generating abilities of this type of facility and needs to be brought forward to the Stage 1.

Health and Fitness Suite

Contemporary facilities incorporate a diverse range of dry program spaces for a range of activities, including wellness, aerobics, spin / cycle, cardio-vascular activities, stretching, core exercises and

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general weight training. These spaces ensure that the diverse range of community needs is catered for while also maximising the financial performance of the facility.

Determining the size of a gym or fitness centre is based on a range of considerations. Indoor Aquatic and Recreation Facility Development Guidelines suggest that facilities of district level and higher (catering for more than 40,000 people) should provide a large gym and health and wellness offering.

Figure 18. Indicative Health and Wellness Suite Size

Catchment Population	Gym / Weights Room	Dry Program Room	Total
40,000 – 70,000 (District)	600m ²	450m ²	1,050m ²
70,000 – 100,000 (Major)	800m ²	580m ²	1,380m ²
100,000 – 150,000 (Regional)	900m ²	720m ²	1,620m ²

Source: Indoor Aquatic and Recreation Facility Development Guidelines 2011

Latest examples of larger facilities, such as Cockburn Arc and the proposed Ellenbrook Aquatic and Recreation Centre, provide health and wellbeing spaces in excess of 1,000m². Functional and group exercise training has also become a significant aspect of the health industry. Instead of focusing on providing only cardio equipment for patrons, the provision of multiple spaces to cater for different services will increase the size of the gym required. When identifying the ultimate size of the Health and Fitness offering within the Centre, it is important to consider competition and locational factors. Currently there are no gym offerings in the vicinity, but it remains a possibility that such facilities will locate there in the future.

Other health and fitness establishments that include franchise brands such as Plus Fitness, Snap Fitness, Anytime Fitness, Jetts, and other group fitness brands like F45 and CrossFit have a pattern of being located within shopping centres and close to transport services. Jetts Fitness in Butler is located adjacent to the Butler train station. All other comparable clubs in Butler and Alkimos are located adjacent to Spudshed, Coles and IGA. Using examples closer to the Perth CBD, these brands are located in retail shopping districts like Lakeside Joondalup and Innaloo Shopping Centre, while fitness centres in Midland and Subiaco are in close proximity to train stations. For group fitness providers such as F45 and CrossFit, gyms tend to be located within larger retail spaces and warehouses. These group fitness gyms remain close to where there is highly concentrated footfall and where their services can be easily accessed. Hence, it is likely that areas adjacent to train stations and retail developments will attract gym offerings in the future, within both the Alkimos and Yanchep locations.

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If the facility is the first establishment in an area it can enjoy success through early engagement and generation of a positive reputation. The target market for the gym and fitness classes within the aquatic centre will also enjoy the benefits of co-location and the provision of wet / dry facilities.

In the initial concept design, 600m² was allocated to health and fitness rooms and a gym. Based on industry consultation, recent trends and review of relevant guidelines, the comparatively small sized health and fitness space may be sufficient if there is already a provision of gym facilities in the vicinity of the future development.

However, if the development is one of the first establishments in the area, it is likely that a larger size health and wellness suite of at least 1,000m² will be required as part of the facility.

Creche

Initial concepts propose a creche for up to 30 children. Based on industry consultation and the demographics of the area, a creche for up to 40 children has instead been proposed. A creche ensures that parents with young children can participate in sporting activities. It is critical that this aspect of the facility is developed during Stage 1, alongside the Health and Wellness Suite.

4.3 Facility Options

Facility development options have been designed based on the mix of suitable locations, land acquisition options and proposed facility elements discussed above.

All Options will have complimentary infrastructure developed in Stage 1 and Courts developed in Stage 1 for Alkimos locations and Stage 1 and 3 for the Yanchep location. The potential development of a 50mx10 lane pool in Stage 3 adds a layer of options to consider.

Figure 19. Facility Development Options

Aquatic Infrastructure	Site			
	Alkimos Central Land Acquisition	DOS within Alkimos Parks and Recreation Reserve	Yanchep City Center Land Lease	Yanchep City Center Land Acquisition
25mx10 lane pool Stage 3	Option 1	Option 3	Option 5	Option 7
50mx10 lane pool Stage 3	Option 2	Option 4	Option 6	Option 8
Additional Infrastructure	For Option 1, 2, 3 & 4 (Alkimos):		For Option 5, 6, 7 & 8 (Yanchep)	

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Courts	Stage 1: + 7 courts	Stage 1: +4 courts Stage 3: + 3 courts
Health & Fitness & Creche	All options	

Source: Pracsys 2020

Each option presents a distinct market offering and differs in the location, type of facilities and timing:

- Option 1 – Alkimos Central 25m swimming pool

Provides a mix of aquatic infrastructure in Alkimos Central with a 25mx10 lane pool developed in Stage 3 (2028), all seven courts are developed in Stage 1.

- Option 2 – Alkimos Central 50m swimming pool

Provides a mix of aquatic infrastructure in Alkimos Central with a 50mx10 lane pool developed in Stage 3 (2035), all seven courts are developed in Stage 1

- Option 3 – District Open Space Alkimos 25m swimming pool

Provides a mix of aquatic infrastructure within Alkimos Parks and Recreation reserve area with a 25mx10 lane pool developed in Stage 3, all seven courts are developed in Stage 1.

- Option 4 – District Open Space Alkimos 50m swimming pool

Provides a mix of aquatic infrastructure within Alkimos Parks and Recreation reserve area with a 50mx10 lane pool developed in Stage 3, all seven courts are developed in Stage 1.

- Option 5 – Yanchep City Centre Lease 25m swimming pool

Lease land in Yanchep City Centre. Provides a mix of aquatic infrastructure in Yanchep City Centre with a 25mx10 lane pool developed in Stage 3 (2028), four courts developed in Stage 1 (2022) and three additional in stage 3 (2028).

- Option 6 – Yanchep City Centre Lease 50m swimming pool

Lease land in Yanchep City Centre. Provides a mix of aquatic infrastructure in Yanchep City Centre with a 50mx10 lane pool developed in Stage 3 (2035), four courts developed in Stage 1 (2022) and three additional in Stage 3 (2035)

- Option 7 – Yanchep City Centre Lease 25m swimming pool

Buy land in Yanchep City Centre. Provides a mix of aquatic infrastructure in Yanchep City Centre with a 25mx10 lane pool developed in Stage 3 (2028), four courts developed in Stage 1 (2022) and three additional in Stage 3 (2028).

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- Option 8 – Yanchep City Centre Lease 50m swimming pool

Buy land in Yanchep City Centre. Provides a mix of aquatic infrastructure in Yanchep City Centre with a 50mx10 lane pool developed in Stage 3 (2035), four courts developed in Stage 1 (2022) and three additional in Stage 3 (2035)

4.4 Key Findings

Site

- Through consultation and analysis three potential site options were identified: Alkimos Central, Yanchep and Alkimos District Open Space.
- Development WA has estimated that the appropriate land will be available within Alkimos Central mid-2021.
- The YBJV proposed a lot within the future wellness precinct to be established in the city centre.
- YBJV have previously indicated to the City that they are prepared to offer a peppercorn lease of the land.
- The City of Wanneroo Metropolitan Region Scheme indicates that there is a district open space area of approximately 10 Ha located within the existing Alkimos Parks and Recreation reserve area. This land is already government-owned and is therefore permitted to be used for active recreation purposes.
- The site would incur some additional costs, including site clearing and the cost of an offset. It is also important to note that the clearing process and environmental surveys will likely delay the construction by around two years compared to other options.

Infrastructure

- It is clear from recent trends that facilities should be configured to meet a variety of needs.
- The majority of revenue at sport and recreation facilities is derived from health / wellness / fitness areas and swim schools. Indeed, at major aquatic and leisure facilities these spaces account for 60 to 70% of facility revenue.
- There is a trend of co-locating health and fitness facilities and other dry facilities with swimming pools to create multi-purpose leisure venues that create community hubs.
- Elements of water play are important to the success of a facility, particularly in family-oriented communities. NCGC has a much larger proportion of young children than the Greater Perth average, meaning any facility developed must have a focus on catering for young children.

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- Based on previous work, consultation and trends analysis, aquatic elements that support families such as training pools, children leisure pools, splash pads, warm water pools and spas should be delivered during the first stage. These facilities should then be supplemented by a leisure pool during Stage 2, with the construction of a 25 metre or 50 metre lap pool occurring as part of Stage 3.
 - Aquatic infrastructure will be supplemented by recreational facilities, such as the multipurpose courts, the health and fitness suite and the creche.

Options

- Facility development options have been designed based on the mix of suitable locations, land acquisition options and proposed facility elements. Options are evaluated in the following chapters via financial, multi-criteria and socio-economic analyses.



5 FINANCIAL ANALYSIS

Revenues and costs have been analysed over a 20-year period and discounted to present value for each option discussed in Section 4. The discount rate used in net present calculations is fixed at 7%. An initial investment of land purchase, site development and construction costs, as well as additional yearly operational costs and revenues native to each option, were included in the analysis. Asset renewal and disposal costs were added to represent a whole of life costs.

The englobo acquisitions cost (undeveloped and unserviced site but with services within the vicinity) were used to allow for comparison between options. However, additional two scenarios were run for Alkimos Central to estimated potential financial impact of the serviced site purchase. The results should not be used to compare with the development on other sites as the serviced site costs within Yanchep for example have not been provided by the developer at this stage. The additional two scenarios for Alkimos Central are presented in Appendix B.

The financial results native to each option are represented using Net Present Values (NPV), Internal Rate of Return (IRR), Cumulative Cash Flows and Return on Investment (ROI). The present values of revenue, costs and income were calculated over a 20-year project life and are also provided in five- and 10-year intervals. Please refer to Appendix B for further details.

5.1 Option 1 - Alkimos Central 25m Swimming Pool + Courts

Cost of Land: TBC

Additional Site Development Costs: \$300,000

Capital Costs: \$58,991,000

Stage 1 (2022): \$42,904,465

Stage 2 (2025): \$8,384,000

Stage 3 (2028): \$7,702,000

Present Value Operating Costs (excl. loan repayment): \$45,744,000

Present Value Total Costs (incl. loan repayment): \$112,407,000

Present Value Operating Revenue: \$64,169,000

Present Value Asset Renewal & Disposal: \$17,851,000

There is an initial investment of up to \$58.9 million which is based on the development of a full aquatic facility containing a 25-metre pool within Alkimos Central. This facility's present value revenue

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is calculated at \$64.2 million with a total present value cost of \$112 million. It includes land acquisition and all expansion works completed over three stages. This results in a negative net present value of \$48 million over 20 years and an ROI of -43%, meaning over the 20-year period there is a 43% loss on the present value investment. The net income will become positive after 2040.

5.2 Option 2 - Alkimos Central 50m Swimming Pool + Courts

Cost of Land: TBC

Site Development Costs: \$300,000

Capital Costs: \$64,890,000

Stage 1 (2022): \$42,904,000

Stage 2 (2025): \$8,384,000

Stage 3 (2035): \$13,602,000

Present Value Operating Costs (excl. loan repayment): \$46,766,000

Present Value Total Costs (incl. loan repayment): \$117,622,000

Present Value Operating Revenue: \$64,399,000

Present Value Asset Renewal & Disposal: \$19,032,000

There is an initial investment of up to \$64.9 million which is based on the development of a full aquatic facility containing a 50-metre pool within Alkimos Central. This facility's present value revenue is calculated at \$64.4 million with a total present value cost of \$118 million. It includes all expansion works completed over three stages. This results in a net present value of negative \$53.2 million and the ROI of -45%, meaning over the 20-year period there is a 45% loss on the present value investment.

5.3 Option 3 – District Open Space Alkimos 25m Swimming Pool + Courts

Cost of Land: \$0 (government-owned land)

Site Development Costs: \$300,000

Land Clearance Costs: \$747,448

Capital Costs: \$58,991,000

Stage 1 (2022): \$42,904,465

Stage 2 (2025): \$8,384,000

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Stage 3 (2028): \$7,702,000

Present Value Operating Costs (excl. loan repayment): \$37,521,000

Present Value Total Costs (incl. loan repayment): \$91,273,00

Present Value Operating Revenue: \$52,189,000

Present Value Asset Renewal & Disposal: \$14,502,000

There is an initial investment of up to \$58.9 million which is based on the development of a full aquatic facility containing a 25-metre pool within Alkimos Parks and Recreation reserve area. This facility's present value revenue is calculated at \$52.2 million with a total present value cost of \$91.3 million. It includes all expansion works completed over three stages. This results in a negative net present value of \$39 million and the ROI of 43%, meaning over the 20-year period there is a 43% loss on the present value investment.

5.4 Option 4 – District Open Space Alkimos 50m Swimming Pool + Courts

Cost of Land: \$0 (government-owned land)

Site Development Costs: \$300,000

Land Clearance Costs: \$747,448

Capital Costs: \$64,890,000

Stage 1 (2022): \$42,904,000

Stage 2 (2025): \$8,384,000

Stage 3 (2035): \$13,602,000

Present Value Operating Costs (excl. loan repayment): \$38,284,000

Present Value Total Costs (incl. loan repayment): \$95,160,000

Present Value Operating Revenue: \$52,212,000

Present Value Asset Renewal & Disposal: \$15,328,000

There is an initial investment of up to \$64.9 million which is based on the development of a full aquatic facility containing a 50-metre pool within Alkimos Parks and Recreation reserve area. This facility's present value revenue is calculated at \$52 million with a total present value cost of \$95 million. It includes all expansion works completed over three stages. This results in a negative net present value of \$42.9 million and the ROI of 45%, meaning over the 20-year period there is a 45% loss return on the present value investment.



5.5 Option 5 – Yanchep City Centre Lease 25m Swimming Pool + Courts

Cost of Land: TBC

Site Development Costs: \$300,000

Capital Costs: \$56,297,000

Stage 1 (2022): \$34,813,000

Stage 2 (2025): \$8,384,000

Stage 3 (2028): \$13,100,000

Present Value Operating Costs (excl. loan repayment): \$44,375,000

Present Value Total Costs (incl. loan repayment): \$102,242,000

Present Value Operating Revenue: \$47,343,000

Present Value Asset Renewal & Disposal: \$16,247,000

There is an initial investment of up to \$56.3 million which is based on the development of a full aquatic facility containing a 25-metre pool within Yanchep City Centre. This facility's present value revenue is calculated at \$47.3 million with a total present value cost of \$102.2 million. It includes all expansion works completed over three stages. This results in a negative net present value of \$54.8 million and the ROI of -54%, meaning over the 20-year period there is a 54% loss on the present value investment.

5.6 Option 6 – Yanchep City Centre Lease 50m Swimming Pool + Courts

Cost of Land: TBC

Site Development Costs: \$300,000

Capital Costs: \$62,197,000

Stage 1 (2022): \$34,813,000

Stage 2 (2025): \$8,384,000

Stage 3 (2035): \$19,000,000

Present Value Operating Costs (excl. loan repayment): \$45,396,000

Present Value Total Costs (incl. loan repayment): \$107,489,000

Present Value Operating Revenue: \$47,343,000

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**Present Value Asset Renewal & Disposal: \$17,428,000**

There is an initial investment of up to \$62 million which is based on the development of a full aquatic facility containing a 50-metre pool within Yanchep City Centre. This facility's present value revenue is calculated at \$47.3 million with a total present value cost of \$107 million. It includes all expansion works completed over three stages. This results in a negative net present value of \$60.1 million and the ROI of -56%, meaning over the 20-year period there is a 56% loss on the present value investment.

5.7 Option 7 – Yanchep City Centre Purchase 25m Swimming Pool + Courts

Cost of Land: TBC

Site Development Costs: \$300,000

Capital Costs: \$56,297,000

Stage 1 (2022): \$34,813,000

Stage 2 (2025): \$8,384,000

Stage 3 (2028): \$13,100,000

Present Value Operating Costs (excl. loan repayment): \$44,375,000

Present Value Total Costs (incl. loan repayment): \$109,102,000

Present Value Operating Revenue: \$47,343,000

Present Value Asset Renewal & Disposal: \$16,247,000

There is an initial investment of up to \$56.3 million which is based on the development of a full aquatic facility containing a 25-metre pool within Yanchep City Centre. This facility's present value revenue is calculated at \$47.3 million with a total present value cost of \$109.1 million. It includes all expansion works completed over three stages. This results in a negative net present value of \$61.8 million and the ROI of -57%, meaning over the 20-year period there is a 57% loss on the present value investment.

5.8 Option 8 – Yanchep City Centre Purchase 50m Swimming Pool + Courts

Cost of Land: TBC

Site Development Costs: \$300,000

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Capital Costs: \$62,197,000

Stage 1 (2022): \$34,813,000

Stage 2 (2025): \$8,384,000

Stage 3 (2035): \$19,000,000

Present Value Operating Costs (excl. loan repayment): \$45,396,000

Present Value Total Costs (incl. loan repayment): \$112,592,000

Present Value Operating Revenue: \$47,343,000

Present Value Asset Renewal & Disposal: \$17,428,000

There is an initial investment of up to \$62 million which is based on the development of a full aquatic facility containing a 50-metre pool within Yanchep City Centre. This facility's present value revenue is calculated at \$47.3 million with a total present value cost of \$113 million. It includes all expansion works completed over three stages. This results in a negative net present value of \$65.2 million and the ROI of -58%, meaning over the 20-year period there is a 58% loss on the present value investment.

5.9 Financial Analysis Summary

The table below provides a summary of project results for alternative facility development options. As previously described, the initial design included construction of an aquatic facility with a 25-meter pool alongside a recreation centre. The secondary development option replaces the pool with a 50-meter pool option, while still including the recreation centre.

The table below summarises the key financial indicators that allow comparison of options.

- **Net Present Value (NPV)** is the difference between the present value of cash inflows and the present value of cash outflows over a period of time. NPV is used to analyse the profitability of a project. The higher the NPV is (or the smaller the net present loss) the smaller loss it will incur.
- **Return on Investment (ROI)** is a measurement used to determine the return or gain from an investment. The ROI percentage is a simple ratio that highlights how much money is gained for each dollar that is invested. The Net Income and Total Costs used in the calculation are in present value monetary terms.
- **Cumulative Cash Flow (CCF)** is the sum of net cash flows for a period (not discounted). A positive number indicates that the project generated more cash than it spent; a negative number indicates it spent more than it generated over a period.

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- **Net Operating Revenue / Cost** (excl. loan repayment) is all operating revenue generated from activities minus operating costs that include maintenance and employment costs. This excluded loan servicing costs to allow the comparison of the revenue generating abilities of each option.

Figure 20. Financial Results

KPIs	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
NPV	-\$48,238,032	-\$53,223,359	-\$39,083,163	-\$42,947,962	-\$54,899,724	-\$60,140,175	-\$61,758,697	-\$65,248,608
ROI	-43%	-45%	-43%	-45%	-54%	-56%	-57%	-58%
20-year CCF	-\$75,635,870	-\$86,629,955	-\$71,059,667	-\$80,681,338	-\$95,513,938	-\$107,333,176	-\$108,794,398	-\$116,727,973
10-year CCF	-\$50,137,581	-\$53,360,809	-\$35,843,358	-\$36,800,697	-\$52,156,211	-\$55,405,033	-\$56,879,670	-\$59,005,495
5-year CCF	-\$23,555,255	-\$23,555,256	-\$11,437,146	-\$11,437,146	-\$20,256,846	-\$20,282,443	-\$22,854,806	-\$22,854,806
Net Op. Revenue (excl. loans)	\$17,256,862	\$18,590,630	\$13,720,021	\$12,925,339	\$1,905,663	\$807,028	\$1,905,663	\$807,028

Source: Pracsys 2020

It is common for social infrastructure to run at a loss, particularly when significant initial investment is required. Inclusion of grant funding will improve the results, but it is not essential for options comparison. Options 1 (Alkimos City Centre + 25m pool) and 2 (Alkimos City Centre + 50m pool) have an opportunity to generate significant net revenue that will help to pay off the capital investment loan. Overall, Options 3 (DOS Alkimos + 25m pool) and 1 (Alkimos City Centre + 25m pool) provide better financial return compared to other options. Options 2 (Alkimos City Centre + 50m pool) and 4 (DOS Alkimos + 50m pool) are close runner up options.

Alkimos location provides a more financially viable opportunity compared to Yanchep options. 25m swimming pool development returns higher NPV compared to the 50m swimming pool in all options.



6 MULTI-CRITERIA ANALYSIS

6.1 Results

A multi-criteria analysis was completed to provide an all-encompassing comparison of the attractiveness of each development option. Each option was scored on a scale of 0 to 10 (0 being very poor and 10 being very good) against seven specific criteria. These criteria were developed to measure the option's ability to address the problems that have been highlighted and the ability to capitalise on identified opportunities.

Figure 21. MCA Scores

Criteria	Options								Weighting
	1	2	3	4	5	6	7	8	
Criterion 1 – Proximity to Demand	10	10	10	10	5	5	5	5	15%
Criterion 2 – Site Development Readiness	9	9	3	3	9	9	9	9	10%
Criterion 3 – Cost of Land	3	3	10	10	9	9	5	5	10%
Criterion 4 – Accessibility	8	8	5	5	7	7	7	7	5%
Criterion 5 – Risk	10	9	3	2	5	4	9	8	15%
Criterion 6 – Economic and Social Benefits	9	10	9	10	7	7	7	7	15%
Criterion 7 – Planning Context	10	7	5	5	7	10	7	10	5%
Criterion 8 – Community Hub Opportunity	10	10	3	3	8	8	8	8	5%
Criterion 9 – Multi Use Opportunities	10	7	10	7	10	7	10	7	5%
Criterion 10 – NPV	8	6	10	9	6	5	4	3	15%
Total Weighted Score	8.7	8.1	7.3	7.0	6.9	6.6	6.8	6.5	10

Source: Pracsys 2020

Option 1 – Alkimos Central 25m pool

Option 2 – Alkimos Central 50m pool

Option 3 – DOS Alkimos 25m pool

Option 4 – DOS Alkimos 50m pool

Option 5 – Yanchep Lease 25m pool

Option 6 – Yanchep Lease 50m pool

Option 7 – Yanchep Purchase 25m pool

Option 8 – Yanchep Purchase 50m pool



6.2 Criteria Discussion

Criterion 1 – Proximity to Demand

Since there is currently no facility within the NCGC, the potential participants from the catchment are either travelling long distances to access facilities in Wanneroo or Joondalup or deciding to forgo activity due to high participation barriers. Providing the facility at the epicenter of additional demand will ease the pressure on existing facilities and potentially attract participants that currently forgo the activity to participate. Overall, a facility that can attract greater participation will also achieve higher revenues.

Alkimos will be the most convenient facility for NCGC residents, as well as for residents of nearby southern suburbs such as Butler and Jindalee. Only limited demand can be currently attracted to a facility in Yanchep, with insufficient demand locally as well as insufficient attraction of residents of suburbs south of Alkimos.

Therefore, options within Alkimos (1, 2, 3 and 4) have scored higher than options within Yanchep (5, 6, 7 and 8).

Criterion 2 – Site Development Readiness

A serviced lot within Alkimos Central is likely to be available for construction from late 2021. A lot within Yanchep should be available by mid-2021. The establishment will likely be one of the first developments within both locations. The Alkimos site is more likely to be supported by other developments sooner, due to current buildout patterns.

Land within Alkimos District Open Space (DOS) will require clearing and rehabilitation that will attract additional costs. Moreover, a full biological and botanical assessment, site clearing, and rehabilitation will push the project back by at least two years compared to other options.

Therefore, options within Alkimos City Center and Yanchep have scored higher than Alkimos DOS, as development here will incur delays.

Criterion 3 – Cost of Land

As discussed in Section 4.1, Development WA will need to seek valuation advice for englobo acquisition.

YBJV have previously indicated to the City that they are prepared to offer a peppercorn lease of the land.

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As for Alkimos Parks and Recreation reserve area, this land is already government-owned, and permitted to be used for active recreation purposes. Resultantly, this option has scored highest in the cost of land criteria.

Criterion 4 – Accessibility

Local infrastructure such as public transport routes will greatly improve ease of access for the general public. METRONET Alkimos station and transport hub (to be completed by 2022) will provide public transportation access to Alkimos Central. Additionally, its location at the juncture of the forthcoming Mitchel Freeway Extension and Romeo Road and the recently duplicated Marmion Avenue creates multiple access options for the wider City of Wanneroo resident catchment to access the area – not just for those within the NCGC.

The Yanchep location is also within the wellness precinct on the south side of the future east-west road that will join the northward extension of St Andrews Drive and Marmion Avenue. This location is within 200 metres of the proposed Yanchep station, which is scheduled for completion by 2022.¹¹

Alkimos DOS is located marginally further out of the City Centre, with less connectivity at present. Additional infrastructure investment may therefore be required to connect to the development under this option.

Criterion 5 – Risk

Development within Alkimos DOS is associated with the highest risk and uncertainty regarding potential additional clearance and land development costs. Alkimos City Centre and Yanchep locations provide an opportunity to partner with land developers, reducing development risks.

The Alkimos City Centre development is associated with the lowest risk, as there is an opportunity to partner with State Government backed Development WA, which brings a strong track-record of delivering major centres and providing high levels of certainty and quality assurance.

The Yanchep City Centre lease option is associated with higher risk, as there is uncertainty regarding land ownership beyond 2040. YBJV have indicated that they would not rule out selling the land to the City at the end of a lease period.

It is also important to note that from an infrastructural point of view developments with 25 metre swimming pools provide lower risk than 50 metre swimming pools, as capital and operating costs are lower and the facility requires less utilisation to be viable.

Criterion 6 – Economic and Social Benefits

¹¹ <https://www.metronet.wa.gov.au/projects/yanchep-rail-extension>

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There are a number of benefits associated with sport participation and access to recreational facilities. Economic benefits can include employment opportunities, additional output in the economy and increased productivity of local population due to sport participation. There are also significant health benefits and social benefits associated with participation. Proximity to demand will reduce travel time and associated cost of travel for participants. These benefits are discussed in detail within the Socio-Economic Assessment section/ However, as greater economic and social benefits will be generated if facility utilisation is higher, the facility will maximise benefits to the community by being closer to the region's concentration of population.

Options within Yanchep will delay the realisation of economic and social benefits due to lower short and medium-term demand, and thus lower rates of utilisation. Therefore, options within Alkimos have scored higher against the economic and social benefits criterion.

Criterion 7 – Planning Context

The Yanchep City Centre is planned as Perth's next major Strategic Metropolitan Centre. The City of Wanneroo's Strategic Community Plan has prioritised achievement of Yanchep's social and economic targets and the localisation of service delivery. From an economic perspective, top priority has been placed on activating Yanchep as the future city of the northern suburbs. This priority strategy is supported by the provision of regional level facilities for the community.

Alkimos is designed as a Secondary centre, with Eglington as a support centre. Alkimos will therefore need to provide substantial amenity for its resident base. Alkimos is currently planned to provide a smaller scale facility, such as a district level facility. The City of Wanneroo Northern Coastal Growth Corridor Community Facilities Plan Review 2019-2029 proposes development of a district level facility (swimming pool plus courts) within Alkimos, and delivery of a regional level facility in Yanchep.

Alkimos Central and Yanchep locations are therefore both envisaged to possess an aquatic and recreational facility in the future.

Criterion 8 – Community Hub Opportunity

Both Alkimos Central and Yanchep locations are situated within vibrant City Centre environments, exhibiting opportunities to create a community hub.

Within Alkimos Central the opportunity exists for the City to create a state-of-the-art aquatic, recreation and civic hub by co-locating Developer Contribution Plan funded facilities with the aquatic centre on a single site within close proximity to a METRONET station and transport hub. While ultimately determined by future detailed site planning, there is likely to be significant synergies between a co-location of aquatic, recreation and civic facilities such that parking, administration,

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storage, etc. can be integrated and the site area for the DCP facilities and the aquatic would be less than the component requirements.

Within Yanchep, the suggested site would be close to the future stadium and within the wellness precinct. As the stadium is a long-term proposal, interim facilities could be encouraged through a developer contributions scheme, such as a single football oval and / or multi-purpose hard courts. Allied health facilities within the precinct should also be encouraged.

Criterion 9 – Multi Use Opportunities

Participants use aquatic facilities for recreation / leisure, education, socialisation and training / competitions. 25 metre swimming pools provide more utilisation flexibility, in terms of how and by which user groups it can be utilised. 25 metre pools are also more readily available for additional aquatic education uses. Moreover, all activities which require a 50 metre pool can be undertaken in a 25 metre pool.

The primary reason for delivery of 50 metre pools is for conducting elite swimming training and major swimming competitions. In practice, elite swim squads are likely to be located at Joondalup Arena, as it possesses a larger catchment than a pool located within the NCGC. It is unlikely that major swim meets will be attracted to NCGC on a regular basis. The advantage of 50 metre pools in catering for elite level training and competition should not be a primary consideration in determining the form of swimming pool development in the NCGC area, as this region exhibits a highly family-oriented demographic.

In addition to catering for alternative classes of use, 25 metre and 50 metre pools exhibit different efficiency performance. 25 metre swimming pools can be more easily heated, whereas (outdoor) 50 metre pools are typically less utilised during winter months. This makes it easier for a 25 metre pool facility to maintain user utilisation outside of the warm summer months.

Criterion 10 – NPV

Net Present Value (NPV) is the difference between the present value of cash inflows and the present value of cash outflows over a period of time. NPV is used to analyse the profitability of a project. The higher the NPV (or the smaller the net present loss), the greater the financial feasibility of the project.

Based on the financial analysis, 25 metre swimming pool development within Alkimos DOS (Option 3) achieves the lowest present value net subsidy, closely followed by a 50 metre pool development within Alkimos DOS. 25 metre swimming pool development within Alkimos City Centre has the third lowest present value net subsidy. Development within Yanchep will require a larger subsidy.



6.3 Key Findings

- Ten criteria were developed to compare the attractiveness of each development option based on their ability to address highlighted problems and capitalise on identified opportunities.
- Option 1 – Alkimos Central 25 metre pool is the highest scoring option, achieving near-maximum scores over the majority of criteria except the potential cost of land.



7 SOCIO-ECONOMIC ASSESMENT

7.1 Methodology Overview

Impact Pathways are central to the assessment of economic and social impacts. Impact Pathways are a method of summarising the process by which value is created through a Project (Figure 22).

Figure 22. Impact Pathways Approach



Source: Pracsys (2017) based on the SROI Network International's Guide to Social Return on Investment 2015

Once identified, impacts are monetised using the 'benefit transfer' method – drawing values through financial proxies from high-quality studies and applying them to the context in question. The consistent quantification of metrics allows the direct comparison of project costs and benefits, summarised in the Benefit Cost Ratio (BCR).

Costs and Timeframe

The capital and operating costs are as per Section 5 Financial Analysis. It is assumed that the project will progress as per the staged plan, with construction occurring over three stages.

Additional Costs and Benefits

For the purposes of the analysis, only the additional costs and benefits that would not have occurred but for the project were evaluated. This means that only the benefits for additional participants and additional impacts on current and future residents were included in modelling and reporting.

Discount Rate and Present Value

For monetised flows to be directly comparable in a CBA, future costs and benefits need to be discounted back to current dollar terms. This reflects society's preferences, which place greater weight on consumption occurring closer to the present, and the opportunity cost of the investment. In the analysis, all future costs and benefits are discounted to obtain the present value of benefits and costs. A standard 20-year timeframe was set for this analysis; after 20-years, present value costs and benefits become very minor.

The rate that converts future values into present values is known as the discount rate. The office of Best Practice Regulation (2016) requires the calculation of present values at an annual real discount



rate of seven percent (7%). This is consistent with NSW Treasury (2007) and USOMB (2003). As with any uncertain variable, sensitivity analysis was conducted, so in addition to the 7% 'central' discount rate, net present values were also calculated based on real discount rates of 3% and 10%.

7.2 Community Sports Infrastructure Rationale

The provision of adequate sporting and recreation infrastructure is an important responsibility for governments in Australia as an area of market failure that provides large positive externalities. While directly impacting individuals, the financial cost of physical inactivity is largely born by the health system and therefore the taxpayer, with the following statistics recently reported:

- Two in three (66.9%) Australians aged 15 and over are sedentary or have low levels of exercise
- Eight in ten children do not meet physical activity guidelines of 60 minutes a day
- It is estimated that physical inactivity costs the health budget \$1.5 billion in direct costs and causes 14,000 deaths every year

To place these statistics in context, if quantified using the standard Australian Transport Assessment and Planning (ATAP) willingness-to-pay approach, the cost of death from inactivity in Australia is \$119 billion per year, or approximately \$5.8 billion per year for the Growth Areas Perth and Peel (GAPP) region alone. From an economic and social point of view, investment in preventative health programs and infrastructure should therefore be a high priority for government funding.

A review of regional level facilities has found a large degree of spatial inequity in infrastructure provision in Perth's outer versus inner metropolitan areas, resulting in a pattern of systematic disadvantage. Perth's outer metropolitan areas have poorer access to public transport and are highly reliant on private vehicles as means of travel. With lower levels of income and higher unemployment rates, residents in these areas have limited capacity in meeting the additional travel cost and time required to access existing sporting facilities. In-line with this finding, Sport Australia (under the Australian Sports Commission) have identified infrastructure provision as a significant factor in identified barriers to participation in sport that manifests through:

- The cost and time of travel in the context of other time pressures and competing leisure activities;
- Accessibility to facilities; and
- Environment, including facility / venue quality, condition, location and safety

The provision of major district and regional level sports facilities is necessary to enable organised sport activity in young adult and adult populations, as they provide the spaces necessary for formal

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training and competitions, creating environments for sustained participation and pathways to elite sports. The project presents a valuable opportunity to improve the spatial equity of access to sporting facilities, decreasing the cost of participation, leading to higher liveability and quality of life for the community and insulating the State and Federal budgets from rapidly increasing healthcare costs.

7.3 Benefit Streams

Construction of a new aquatic and recreational facility within the NCGC will allow for a number of positive outcomes for the affected population.

Proximity to facilities and associated travel time are critical determinants of participation in sport. There is a compelling body of evidence regarding reasonable access (distance to travel) for sporting facilities and participation, particularly for swimming and organised sports.

Dr Ken Marriott found that in excess of 70% of community aquatic and leisure centre members live within a 5 kilometre radius of a centre's location in City areas. This travel radius is likely to be much higher in greenfield areas, requiring outer metropolitan area residents to travel significantly further than residents of inner metropolitan areas to access community aquatic and leisure facilities.

A highly relevant Western Australian study examined the associations between distances and physical activity behavior.¹² A cross-section of adults from the Perth metropolitan area were examined, with empirical evidence demonstrating that Perth metropolitan residents generally travel less than 10 kilometers to access sporting facilities to undertake physical activity. The Victoria State Government has also defined a 15 to 20-minute travel time (equating to 12 to 16 kilometres of travel distance) as an acceptable travel duration for accessing an aquatic facility. This reflects a threshold in excess of the findings of the Perth-based study. This threshold was therefore utilised as a maximum travel distance within this benefits assessment methodology.

Currently, the closest aquatic facilities to NCGC residents are 18 kilometers and 12 kilometres south of the southern extremities of the NCGC region. Since there is no facility within the NCGC area, potential participants from the catchment are either travelling long distances to the south to access the closest facilities in Wanneroo or Joondalup or deciding to forgo the activity altogether due to high participation barriers.

Therefore, there are two main streams of outcomes:

¹² G. McCormack et al, 2006, *Correlates of distances travelled to use recreational facilities for physical activity behaviours*.

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- Improved access to aquatic and recreational facilities for participants that are currently travelling to existing facilities. For current participants that reside within the catchment area, an additional facility closer to their residence will mean that they do not have to travel as far to participate in sports activities. A portion of these current users will therefore switch to the new facility, particularly if travel savings are significant.
- Additional participation in aquatic and other sport / recreation activities by residents who want to participate but do not currently participate due to prohibitively high barriers to participation. Residents that live beyond the defined maximum acceptable distance to aquatic facilities are currently likely to forgo the activity instead of incurring significant time and cost disbenefits. Provision of a new facility closer to these residents will therefore induce additional participation in aquatic and other sport / recreation activities.

7.4 Improved Access to Facility for Current Participants

The Sports Gravity Model calculates distance from each statistical area to sporting facilities and distributes visits requested from each statistical area to each sporting facility.

The model is used to calculate how far participants from each statistical area have to travel to access sporting facilities on average. By adding a new facility in Alkimos or Yanchep, a proportion of current participants will switch to a closer facility, therefore enjoying better access and saving on travel time.

The model estimates the number of visits involving trips under 16 kilometers (a maximum desired travel distance). It is assumed that they are currently participating in sport and willing to travel under 16 kilometers.

Aquatic Participants

Currently there are approximately 34,404 peak visits and 56,609 total visits per week generated by the participants that reside under 16 kilometers away from any facility (74% of total potential visits). Per week, they travel around 315,108 kilometers one way to access facilities. In 2022, these numbers will grow to 56,900 total visits per week and 334,442 kilometers of one-way travel per week.

By constructing a new facility in Alkimos in 2022, the number of total visits per week generated by the participants that reside under 16 kilometers away from any facility will reduce by 5,290 visits. This equates to 85,551 kilometers saved per week in each-way travel.

By constructing a new facility in Yanchep in 2022, the number of total visits per week generated by the participants that reside under 16 kilometers away from any facility will reduce by just 160 visits. This equates to a far smaller travel distance saving of 13,258 kilometers each-way per week.

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The results of this analysis are summarised in the table below:

Figure 23. Travel Savings Summary (Swimming) - Kilometers Saved

Year	Alkimos	Yanchep
2022	85,551	13,258
2030	119,616	21,629
2040	140,789	27,132

Source: Pracsys 2020

To monetise the extent of benefits associated with improved access and associated travel distance reduction, the cost associated with additional travel distance was calculated using Australian Transport Assessment and Planning (ATAP) guidelines. ATAP guidelines provide a clear and accepted methodology for quantifying travel related costs, including Vehicle Travel Time (VTT) and Vehicle Operating Cost (VOC).

Vehicle Travel Time (VTT)

It is standard practice in transport appraisals to assume that travelers value travel time savings and are therefore prepared to pay in order to make savings. ATAP has estimated the value of travel time for the occupants of passenger cars using Average Weekly Earnings (AWE) (Australian Bureau of Statistics, 2013b).¹³ The AWE for full-time ordinary adult workers in Australia was calculated at \$1,423.67 per week or \$37.46 per hour, assuming a 38 hour week. Private travel time was valued at 40% of seasonally adjusted full time AWE for Australia, equating to \$14.99 per person-hour. This value has been updated to a 2020 value through application of the Consumer Price Index (CPI), calculated at \$16.76 per person-hour.

Vehicle Operating Cost (VOC)

Additional travel distance also creates additional vehicle operating costs. VOCs are a function of the length of a journey, traffic volume, driver behaviour (including speed), vehicle type, road condition (surface roughness) and characteristics (i.e. gradient and curvature). Queensland Department of Transport and Main Roads has estimated the VOC for Brisbane at \$0.32 per vehicle-kilometre at an average all day link speed of 50 km/h.¹⁴ It is reasonable to expect that the average VOC within the Perth Metropolitan Area will be comparable to this estimate. This value has also been updated to a 2020 value through application of the CPI, calculated at \$0.38 per vehicle-kilometre.

¹³ ATAP website. Available via <https://www.atap.gov.au/parameter-values/road-transport/3-travel-time.aspx>

¹⁴ Queensland Government, Department of Transport and Main Roads, 2011, Benefits of the Inclusion of Active Transport in Infrastructure Projects

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**Safety (Injury Risk)**

Spending more time on the road exposes users to a greater risk of fatality or serious injury. The rate of fatal, serious and other injuries per million kilometres travelled in Perth Metropolitan Area is shown below.

Kilometres travelled per annum (millions) ¹⁵	Injuries ¹⁶			Risk of injury (per million km)		
	Fatal	Serious	Other	Fatal	Serious	Other
21,965	80	1,565	6,087	0.0036	0.0712	0.2771

Source: BITRE 2016, RSC 2013

ATAP provide average crash costs by severity using willingness to pay (WTP) approach.¹⁷

Fatal	Serious	Other
\$7,796,363	\$423,650	\$26,544

Source: ATAP 2019

The average cost per kilometre travelled was determined from the two tables above and equals \$0.0659 per kilometre travelled. The value was updated to 2019 values using the CPI, calculated at \$0.0737 per kilometer.

Environmental Costs

Additional travel distance creates a higher level of emissions. Austroads (2007) recommend a value of \$0.02/km for cars, which implies a carbon price of around \$85/tonne. This value has been adopted as the recommended value. The value was updated using the CPI, calculated at \$0.026 per kilometre.¹⁸

Motor vehicles are a major contributor of air pollutants, accounting for more than 50% of the emissions of oxides of nitrogen (NOx), carbon monoxide (CO) and almost half the emissions of hydrocarbons in Australia each year (Austroads 2000). Austroads (2007) proposes a cost from increased air pollution of \$0.0245 per vehicle kilometre travelled (VKT). The value was updated using the CPI, calculated at \$0.033 per VKT.

Cost per Kilometre of Travel

¹⁵ Bureau of Infrastructure, Transport and Regional Economics, 2016, Australian Infrastructure Statistics

¹⁶ Road Safety Council of Western Australia, 2013. Available via:

<https://www.rsc.wa.gov.au/RSC/media/Documents/Road%20Data/Statistics/Annual%20crash%20statistics/annual-crash-statistics-2013.PDF>

¹⁷ ATAP website. Available via <https://www.atap.gov.au/parameter-values/road-transport/4-crash-costs.aspx>

¹⁸ Queensland Government, Department of Transport and Main Roads, 2011, Benefits of the Inclusion of Active Transport in Infrastructure Projects

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Using an average urban speed of 50 km per hour, all cost values can be translated into a travel cost per kilometre.

Cost Component	Cost per Kilometre of Travel
VTT	\$0.34
VOC	\$0.38
Safety	\$0.07
Environmental	\$0.06
Total	\$0.85

The costs were applied to the total travel distance savings each year and presented in a table below.

Figure 24. Travel Savings (Swimming) per Year

Year	Alkimos	Yanchep
2022	\$7,582,282	\$1,175,041
2030	\$10,601,423	\$1,916,952
2040	\$12,477,960	\$2,404,677

Source: Pracsys 2020

The total Present Value (PV) over 20 years was estimated to be \$104 million for the Alkimos location and \$18 million for the Yanchep location.

Recreational Facility Participants

Currently, there are approximately 25,650 peak visits and 30,177 total visits per week generated by the participants that reside under 16 kilometers away from any facility (64% of total potential visits). They travel approximately 120,273 kilometers one-way per week.

In 2022, these numbers will grow to 31,832 total visits per week and 128,520 kilometers one-way travel per week. By constructing a new facility in Alkimos in 2022, the number of total visits per week generated by the participants that reside under 16 kilometers away from any facility will reduce by 3,139 visits. This equates to 24,639 kilometers saved per week each-way.

By constructing a new facility in Yanchep in 2022, the number of total visits per week generated by the participants that reside under 16 kilometers away from any facility will reduce by just 1,337 visits. This equates to just 7,125 kilometers saved per week each-way.

The results of this analysis are summarised in the table below:

Figure 25. Travel Savings Summary (Courts) - Kilometers Saved

Year	Alkimos	Yanchep
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2022	24,639	7,125
2030	10,601	1,601
2040	13,858	2,618

Source: Pracsys 2020

Travel savings are monetised using the methodology discussed above in the Aquatic Participants section and are presented below.

Figure 26. Travel Savings (Courts) per Year

Year	Alkimos	Yanchep
2022	\$2,183,862	\$631,520
2030	\$939,613	\$141,904
2040	\$1,228,295	\$232,045

Source: Pracsys 2020

The total Present Value (PV) over 20 years was estimated to be \$17 million for the Alkimos location and \$4 million for the Yanchep location.

7.5 Additional Participation Due to the New Facility

As discussed in the Benefits Streams Section, residents that live beyond the maximum acceptable distance to aquatic facilities will likely forgo the activity, instead of incurring significant time and cost disbenefits. Delivery of a new facility closer to home will encourage additional sport participation, which in turn will bring a range of benefits to the individuals and the wider community.

To be conservative, additional participation benefits were applied only to swimming participants. This approach has been employed because there are some recreational facilities within the maximum acceptable distance of the majority of NCGC residents, making it challenging to estimate the magnitude of forgone participation at these facilities.

It has been estimated that around 3,788 (Alkimos location) or 3,684 (Yanchep location) additional visits will be attracted to swimming following construction of the new facility. These residents currently live more than 16 kilometers away from any aquatic facility, impeding their participation in aquatic activities due to prohibitively high barriers.

This analysis is illustrated in the table below:

Figure 27. Additional Visits (Swim, per week)

Year	Alkimos	Yanchep
2022	3,788	3,684

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2030	6,736	6,416
2040	11,747	11,484

Source: Pracsys 2020

Improved Physical and Mental Health

Many adults in OECD countries do not engage in enough physical activity.¹⁹ Sport and physical recreation participation positively impacts individuals, both physically and mentally. The link between physical activity and lower instances of obesity, heart disease and cancer has been well established. There is typically a risk reduction of 30% (including all causes of mortality) for those achieving the recommended levels of at least moderate intensity physical activity on most days of the week, compared to those who are inactive.²⁰ Increased and ongoing physical activity can also lead to a reduction in depressive and anxiety disorders, as well as generally improving the participant's outlook on life.²¹

An Australian study has identified that each hour that an individual engages in moderate physical activity brings \$3.02 (in \$2010) per hour of health benefits.²² This benefit represents healthcare system savings. In 2020 dollars, this benefit has been calculated at \$3.62 per hour of physical activity. This benefit will accrue to all additional participants during each visit. It has been assumed that each swimming participant will swim for one hour (consistent with gravity modelling).

The table below illustrates the monetised value of health benefits due to additional participation in aquatic activities at the prospective Alkimos and Yanchep facilities locations.

Figure 28. Improved physical health benefit

	Alkimos	Yanchep
Present Value	\$13,112,033	\$12,665,114

Source: Pracsys 2020

One-off Health Improvement

There is typically a risk reduction of 30% (including all-causes of mortality) for those achieving the recommended levels of at least moderate intensity physical activity on most days of the week compared to those who are inactive.²³ World Health Organisation estimated that healthcare savings

¹⁹ Marlier et al. 2013, *Effect of a Community Sport Program on Health and Social Capital*, pg. 4-5

²⁰ Lee and Skerrett 2001, *Physical Activity and All-Cause Mortality: What is the Dose-Response Relation?*

²¹ Vic Health 2010, *Participation in Physical Activity: A Determinant of Mental and Psychical Health*, pg.4

²² Trubka et al. 2010, *The Costs of Urban Sprawl – Physical Activity Links to Healthcare Costs and Productivity*, pg. 3

²³ Lee. I and Skerrett, P., 2001. Physical Activity and All-Cause Mortality: What is the Dose-Response Relation?;

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associated with inactive people becoming active is approximately \$500 USD per person. The number was adjusted to \$2020 AUD, using RBA currency exchange estimates and ABS CPI estimates, and is equal to approximately \$1,383 AUD.²⁴

The benefit is associated with additional participants who are currently inactive. The total number of additional participants was multiplied by the proportion of Australians who are inactive, 40% (did not participate in sport or physical recreation at least once during the 12 months prior to the ABS interview).²⁵

The total Present Value (PV) over 20 years was estimated to be \$2.3 million and \$2.2 million for Alkimos and Yanchep locations, respectively.

Figure 29. One-off health benefits

	Alkimos	Yanchep
Present Value	\$2,286,630	\$2,220,848

Source: Pracsys 2020

Increased Productivity

Research indicates that a four per cent increase in productivity could be achieved for those workers who commence regular sport and recreational physical activity due to a healthier workforce.²⁶ Economy.id²⁷ estimates the 2019 Gross Regional Product (GRP) for the City of Wanneroo at \$6.76 billion with a local workforce of 54,070 jobs. This equates to a GRP per person of \$125,023.

The proportion of City of Wanneroo residents that are employed was applied to the additional currently inactive participants to determine their contribution to GRP in the City of Wanneroo. The proportion of GRP attributed to additional physical participants was increased by 4% to model the productivity uplift. The GRP uplift was compared to the current GRP to determine the net change in productivity of additional participants.

The total Present Value (PV) over 20 years was estimated to be \$40 million and \$39 million for Alkimos and Yanchep locations, respectively.

²⁴ World Health Organisation, 2003 as cited in Frontier economics, The Economic Contribution of Sport to Australia, 2009

²⁵ ABS Participation in Sport and Physical Recreation, 2013-14 (<http://www.abs.gov.au/ausstats/abs@.nsf/mf/4177.0>)

²⁶ Frontier Economics, 2009, The Economic Contribution of Sport to Australia, p.24.

²⁷ .id, Economic Profile: City of Wanneroo, <https://economy.id.com.au/wanneroo>

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**Figure 30. Increased productivity benefit**

	Alkimos	Yanchep
Present Value	\$40,444,292	\$39,065,764

Source: Pracsys 2020

The large productivity achieved is due to the cumulative productivity improvement occurring in each year – productivity improvements occur as long as the population continue to be physically active.

Volunteering Benefits

The Aquatic and Recreation facility is expected to create numerous volunteering opportunities through the clubs and organisations which will frequent the facility. Volunteering provides productivity, civic and individual benefits to society. Volunteering WA has estimated the value associated with each component of volunteering²⁸:

- Productivity benefit (benefits which consumers of volunteering receive, enabling them to be more effective and efficient in their chosen employment) - \$24 per hour spent volunteering in 2014 dollars
- Civic benefit (the cost of replacing volunteers to provide the same community-wide standard of living) - \$48 per hour spent volunteering in 2014 dollars
- Individual benefit (benefits of well-being and satisfaction) – \$25 per hour spent volunteering in 2014 dollars

Although the benefit of volunteering has not been quantified, it has a unique value as an enabler of many of the other benefits listed, particularly for children.

Human Capital Uplift

Participation in sport can increase an individual's skills, knowledge, and leadership. Physical activity has been shown to stimulate brain development, which is correlated with improved academic performance.²⁹ A German study on education attainment and sport participation has found that the chances of attaining a university degree is increased by 5% on average due to participation in sport.³⁰

Based on ABS data, the difference in mean weekly earnings, for those with a bachelor's degree and those with only a school qualification or less, is \$569 per week (\$29,608 per year). The value of a 5% increase in the probability of attaining a university is therefore \$1,480 per year. The value is

²⁸ Volunteering WA, 2015, The Economic, Social and Cultural Value of Volunteering to Western Australian, pg.108.

²⁹ Clearing House for Sport,

https://www.clearinghouseforsport.gov.au/knowledge_base/organised_sport/value_of_sport/school_sport

³⁰ The Impact of Participation in Sports on Educational Attainment: New Evidence from Germany, IZA DP No. 3160, 2007

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attributable to all children under the age of 15 who would normally only achieve a high school education level³¹.

The total Present Value (PV) over 20 years was estimated to be \$1.75 million and \$1.68 million for Alkimos and Yanchep locations, respectively.

Figure 31. Human capital uplift benefit

	Alkimos	Yanchep
Present Value	\$1,750,447	\$1,685,229

Source: Pracsys 2020

Drowning Prevention

Royal Life Saving³² has estimated that 40% of children cannot swim 50m and that 3.3% of adults cannot swim at all. Learning to swim and survive in water is an essential life skill and important to the Australian way of life. Learn to swim programs held at community pools are an important tool in drown prevention in both the littoral and aquatic centre environment. A study conducted in the United States concluded that attendance at formal swimming lessons was associated with an 88% reduction in the risk of drowning in young children³³.

The current drowning rate in Australia is 0.82 per 100,000 whereas the lowest level of drowning is recorded in Singapore (0.28 per 100,000).³⁴ It is possible that skills learnt in learn to swim classes and through generally interacting with the aquatic environment will reduce the probability of drowning to at least the Singapore level for the additional participants. This means that swim skills can reduce the probability of drowning by 0.000054 per additional participant. Based on the estimated statistical value of life of \$4,480,000^{35, 36} the reduced probability of drowning can be expressed as \$24.19 per additional swimming participant.

³¹ Based on 50% proportion of Australians with only school qualifications (ABS, 2008, Education Across Australia)

³² Royal Life Saving, Swimming Participation, https://www.royallifesaving.com.au/_data/assets/pdf_file/0003/21945/RLS_FactSheet_33_SWIMMING_PARTICIPATION-2.pdf

³³ Brenner, R et. Al, Association Between Swimming Lessons and Drowning in Childhood, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4151293/>

³⁴ World Health Organisation, <https://www.worldlifeexpectancy.com/cause-of-death/drownings/by-country/>

³⁵ Office of Best Practice, 2014

(https://www.pmc.gov.au/sites/default/files/publications/Value_of_Statistical_Life_guidance_note.pdf)

³⁶ The value of statistical life is often used to estimate the benefits of reducing the risk of death. Willingness to pay is the appropriate way to estimate the value of reductions in the risk of physical harm.

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The total Present Value (PV) over 20 years was estimated to be \$2.39 million and \$2.32 million for Alkimos and Yanchep locations, respectively.

Figure 32. Drown prevention benefit

	Alkimos	Yanchep
Present Value	\$2,397,394	\$2,321,368

Source: Pracsys 2020

27%³⁷ of all drowning fatalities in Australia between 2008 and 2018 were from migrants to Australia. This likely underestimates the value of drown prevention in the City of Wanneroo due to the high proportion of residents who were born overseas when compared to the greater Perth average, 40.9% and 36.1%³⁸ respectively.

Social Cohesion

Community infrastructure underpins community wellbeing and fosters social interaction³⁹. Social interaction is a key component in building a sense of common purpose and developing social capital, the hallmarks of a thriving community⁴⁰. Community infrastructure also plays an important role in enabling sports and recreation endeavors. Sport is arguably Australia's favorite pastime and can bring communities together⁴¹.

Sporting infrastructure as an enabler of sporting activities has the potential to develop bridges and social capital amongst minority groups in a community. Research suggests that sport has clear potential to improve self-confidence and to enhance self-perception for young people with disabilities⁴², whilst sport is being increasingly recognized as a useful tool in assisting refugees to settle more effectively⁴³ and as an effective bridge to a new culture⁴⁴.

Reduction in Crime

³⁷ Royal Life Saving Australia, 2020, National Drowning Report 2019, https://www.royallifesaving.com.au/_data/assets/pdf_file/0003/25833/rlssa-ndr-2019-digital.pdf

³⁸ .id, Birthplace: City of Wanneroo, <https://profile.id.com.au/wanneroo/birthplace?EndYear=2001&DataType=UR>

³⁹ Master Reference 26: Australian Local Government Association 2015 – Community Infrastructure Promotes Social Cohesion

⁴⁰ Master Reference 27: Atherley 2006 – Sport, Localism and Social Capital in Rural Western Australia, pg. 353

⁴¹ Master Reference 28: Australian Sports Commission 2015 – Play. Sport. Australia.

⁴² Coalter, F., 2013, Sport Scotland, The Social Benefits of Sport, https://sportscotland.org.uk/documents/publications/social_benefits_of_sport_final.pdf

⁴³ Refugee Council of Australia, The Role of Sport in Assisting Refugee Settlement, <https://www.uts.edu.au/sites/default/files/2018-11/The-Role-of-Sport.pdf>

⁴⁴ Refugee Council of Australia, 2010, A Bridge to a New Culture, https://www.refugeecouncil.org.au/wp-content/uploads/2010/06/A_Bridge_to_a_New_Culture.pdf

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The Australian Institute of Criminology published a paper outlining a number of trends and issues that have arisen from sports participation and community involvement by troubled youths. While it is noted that crime prevention is not the objective of sport, some of the outcomes that occur are very beneficial for the individual and community as a whole. For many people sport is about enjoyment but for disadvantaged people it can be an opportunity to escape daily abuse, conflict, and homelessness⁴⁵. Research has identified a link between increased participation in sport and reduced crime rates for person and non-personal crimes. The report established that a 10% increase in participation in sport would reduce personal crimes by between 1.30% to 1.56%, and non-personal crimes by between 0.64% to 0.73%⁴⁶.

Elite Sporting Development

The provision of major district and regional level sports facilities is necessary to enable organised sport activity in young adult and adult populations. These facilities provide the spaces necessary for formal training and competition creating environments for sustained participation and pathways to elite sports.

A prominent theory in elite sports development is the Developmental Model of Sports Participation⁴⁷. It advocates for two pathways to elite sports performance;

- Sports sampling, to sports specialisation, to elite performance, or
- Early specialisation, to elite performance

The development of the Aquatic and Recreation facility will provide access to a more diverse set of sports and activities than is currently offered in the NCGC. This will enable children and young adults to sample a wider variety sports, gaining valuable social, cognitive, and developmental skills which can be applied during the specialisation phase. The classification as a major facility will also increase its attractiveness as a base for sporting clubs and to host competitions, allowing for a higher level of competition, facilitating earlier specialisation. Without the Aquatic and Recreation facility the access to sports and specialisation will be hampered for NCGC residents, reducing the elite sporting outcomes.

Community Use

⁴⁵ Cameron and MacDougall 2000 – Crime Prevention Through Sport and Physical Activities, pg. 2

⁴⁶ Brosnan 2017 – The Impact of Sports Participation on Crime in England between 2012 and 2015

⁴⁷ Hackfort, D, 2011, ISSP position stand: To sample or to specialize? Seven postulates about youth sport activities that lead to continued participation and elite performance, https://www.researchgate.net/publication/237581301_ISSP_position_stand_To_sample_or_to_specialize_Seven_postulates_about_youth_sport_activities_that_lead_to_continued_participation_and_elite_performance



A new Aquatic and Recreation facility can be used for several non-sporting related uses. The same attributes of a prominent location and population catchment that make the facility a viable sporting destination are transferable to events and gatherings. The large indoor floorspace afforded by the multi-use courts allow for community meetings and events, conventions and expos and the potential to be used in the event of natural disasters to either co-ordinate response or to facilitate internally displaced persons. Although this benefit has not been quantified, the flexibility and optionality of the venue can not be understated.

7.6 Transformational Impact of Investment on the Activity Centre

Developers Benefits

Amenity is an aspect of property or its surroundings that is expressed as an advantageous feature and is used in a descriptive light to make the property more desirable for a potential buyer. By looking at a regional level, a key factor that influences a locality's migration pattern is the state of the housing market and the level of amenity available to residents. Infrastructure projects are crucial to attract and retain residents to an area, most notably in new developments such as the Yanchep or Alkimos City Centre. Growth fueling infrastructure projects include roads, drainage and footpaths, childcare, sports and recreation facilities, and public amenities.⁴⁸ External research has identified that the early delivery of a range of these facilities have the added benefit of accelerating population growth. The installation of key enabling infrastructure such as the Aquatic and Recreation Facility at an early stage in the development of the City Centres enhances amenity and aids in the speed of sale within the housing market.

An enhanced workplace experience is an area attracting increased focus from landlords and developers in order to attract an ideal range of businesses to new development areas. While lease flexibility is key to attracting desirable tenants, the user experience of the building itself through the combination of ideal office space design, location and amenities⁴⁹ improves the attractiveness of the building. The addition of the Aquatic Facility at an early stage of the development improves amenity of the City Centre and will only serve to draw tenants and employees to the area.

Private Benefits of Amenity

The success of future housing projects can be measured by how well the project caters to the increased demand for urban living and the evolving household composition. Planning for

⁴⁸ City of Ballarat 2015, *inquiry into the Future Role and Contribution of Regional Capitals to Australia*

⁴⁹ Urbanland 2018, Office Landlords Increase Focus on Enhanced Workplace Experience to Retain Tenants

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metropolitan growth places particular emphasis on the ideal combination of residential and environmental (e.g. open space) amenity to improve residents' well-being and livelihoods. Property advertisements are usually accompanied by information on access to amenities and utilized as selling points. Sports facilities add to the visual amenity of the community streetscapes which have a positive effect on land and property values.⁵⁰

External research has highlighted the impact of different environmental amenities across the Adelaide metropolitan area. Results show that the private benefits of housing in close proximity to sporting facilities attract a premium of \$1.58 per metre closer.⁵¹ Further research corroborates the concept that close proximity to metropolitan parks, national and state parks, and sporting recreation facilities improves a property's market value. A decline in house prices was observed to a magnitude of between 0.01 and 0.03 per cent for a one percent increase in the distance from the amenity.⁵² The research identified the delta in prices from moving from the median distance to the first percentile of distance from the sporting facility.

'Value uplift' is a flow-on benefit from the provision of sporting facilities. The benefit is typically attached to transport projects where value flows are capitalised into an uplift in land values. The provision of sporting facilities feeds into enhancing the attractiveness of the locality and thus increasing property values⁵³ due to access to the new facility or to improved local amenity. This bodes well for developers of the Yanchep and Alkimos Centers the development would benefit from its completion through increased property prices.

⁵⁰ Ku-ring-gai Council 2010, Sports Facilities Plan of Management

⁵¹ Mahmoudi et al 2012, Space matters: the importance of amenity in planning metropolitan growth

⁵² Infrastructure Victoria 2018, What makes a locality attractive? Estimates of the amenity value of parks for Victoria

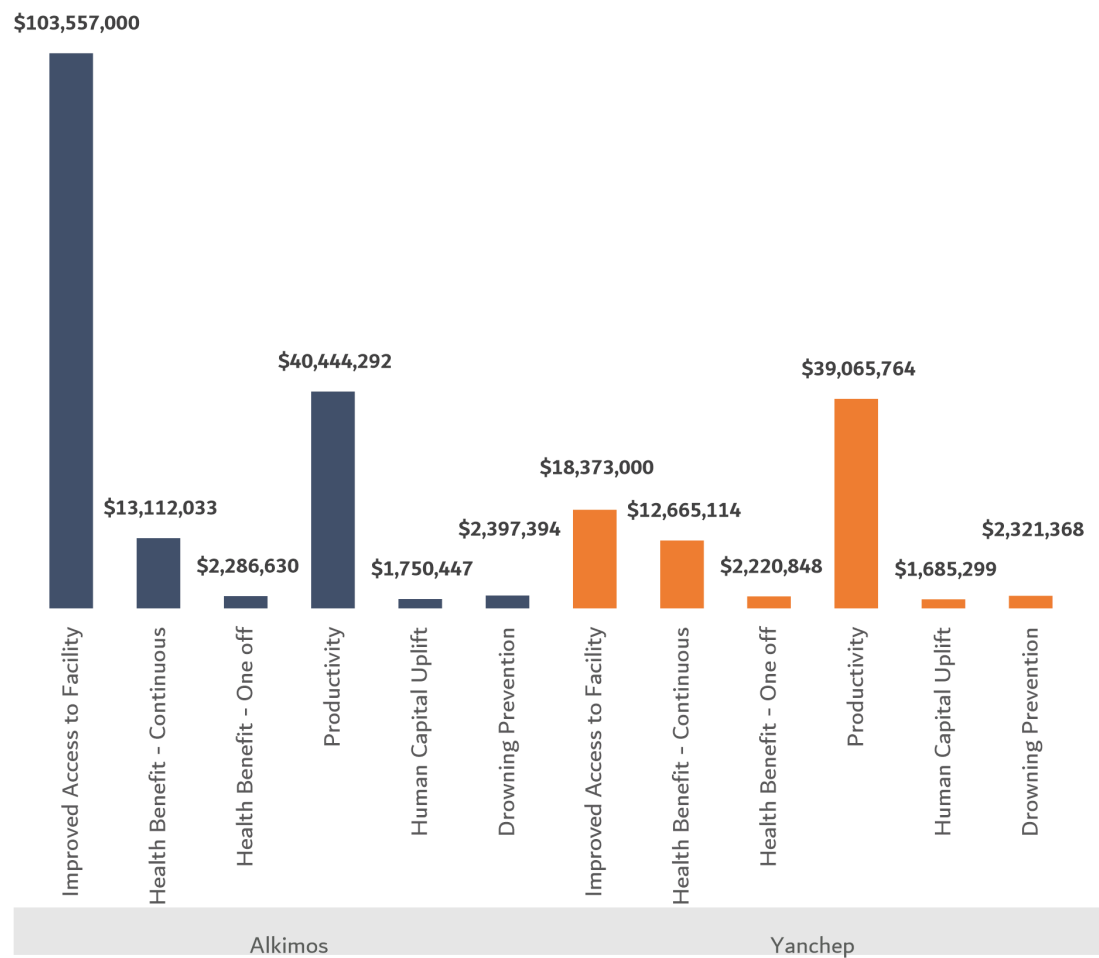
⁵³ Infrastructure Australia 2016, The Treatment of Value Uplift in Cost-Benefit Analysis



7.7 Present Value Benefits Summary

The present value of total costs has been compared to the present value of total benefits over a 20-year period to calculate the Net Present Value (NPV) of the project. As recommended by the Office of Best Practice Regulations (2016), present values are calculated at an annual real discount rate of 7%.

Figure 33. Total PV Benefits



Source: Pracsys 2020

The project is likely to provide significant long-term benefits with a socio-economic NPV of approximately between \$11 and \$21 million for Yanchep location and \$110 to \$115 million for Alkimos. The Benefit Cost Ratio (BCR) was calculated based on the ratio of present value benefits to present value costs (Figure 34).

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**Figure 34. BCR**

	Location			
	Alkimos		Yanchep	
PV Benefits	\$163m	\$163m	\$76m	\$76m
PV Net Cost	\$48m	\$53m	\$55m	\$65m
NPV (\$)	\$115m	\$110m	\$21m	\$11m
BCR Ratio	3.41	3.09	1.39	1.17

Source: Pracsys 2020

The analysis estimated a BCR of between 1.17 and 1.39 for Yanchep location and 3.09 to 3.41 for Alkimos location, indicating that for every dollar invested there is approximately \$1.17-1.39 or \$3.09-3.41 of benefits generated for the community.

7.8 Key Findings

- While directly impacting individuals, the financial cost of physical inactivity is largely born by the health system and therefore the taxpayer.
- There are two main streams of outcomes: through improved access to sports infrastructure and through eliminating barriers to additional participation
- Improved access to facility will create travel time saving (a measure of improved access) benefits for current participants. Alkimos was estimated to save around \$104 million and Yanchep \$18 million in travel costs over 20-years.
- Additional Participation will bring many individual and community benefits including health improvements, increased productivity, volunteering benefits, human capital uplift, drowning prevention, social cohesion, reduction in crime, elite sporting development.
- The development will have a major transformational impact on the activity centre with expected value uplifts and aids in the speed of sale within the housing market.
- Overall, the development within Alkimos is likely to achieve a BCR of between 3.09 and 3.41 (depending on the option) and within Yanchep a BCR of 1.17 and 1.39.



8 CONCLUSION

Access to community sport infrastructure enables physical activity and supports health, wellbeing, and social capital in the community. It is a critical requirement for livable cities.

Given the projected population-driven demand for aquatic activities, there is an apparent undersupply of aquatic and sports court facilities within the NCGC. Swimming is the most popular sport for the NCGC demographic, due to the high proportion of children in the region but the closest swimming pools are 12 and 18 kilometres away from the southern border. These facilities are therefore unlikely to support optimal levels of physical activity for NCGC residents. Proximity to facilities and associated travel time are critical determinants of facility utilisation.

Potential options for the facility development of the aquatic and recreational facility within NCGC have been designed based on the mix of suitable locations, land acquisition options and proposed facility elements. Options have been assessed via financial, multi-criteria and socio-economic analyses.

Based on the assessment, Option 1, Alkimos Central + 25m pool is the recommended option in the short to medium term. The option addresses the current problem with access to facilities for NCGC residents and residents of neighbouring suburbs, it also has the potential to draw sufficient demand to achieve net operating revenue (excl. loan repayment). The option is associated with less risk in terms of land development and infrastructure provision and provides more flexibility of use, therefore catering for a larger population segment. The site will be ready for construction in late 2021, and will have easy access for the general public via METRONET Alkimos station, transport hub and road.

The option achieves the largest cost benefit ratio of between 3.09 and 3.41 via improving access to facility for a significant number of Wanneroo residents within and beyond NCGC and increasing participation. Additional participation will bring many individual and community benefits including health improvements, increased productivity, volunteering benefits, human capital uplift, drowning prevention, social cohesion, reduction in crime, elite sporting development. Significant social and economic benefits provide a strong rationale for the development in the near future. Delaying the development or waiting until sufficient demand arises within Yanchep will result in significant community benefits loss and will continue a pattern of inequity of access.

It is important to highlight that the development will have a major transformational impact on the activity centre with expected value uplifts and and it will aid in the speed of sale within the local housing market.

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Development WA have indicated their interest and support for the project, and are open for discussion with the City with regards to funding opportunities and other arrangements.

The potential facility in Yanchep will not attract sufficient demand in the short-term due to current settlement patterns and market demand principles. However, in the longer-term future (around 2037), continued population expansion may require a second facility. Yanchep and Two Rocks are expected to grow faster than other areas of the NCGC after 2030, and it is therefore logical to build a second facility in Yanchep / Two Rocks to service population in the northern portion of the NCGC region. The City should continue to monitor population growth and changes in demand within the NCGC to re-assess when the second facility within Yanchep may be needed.



9 APPENDIX A: SPORTS GRAVITY MODEL METHODOLOGY

9.1 Model Description

Spatial (Gravity) models are a popular modelling approach widely used in various social sciences including international trade modelling, transport modelling, regional planning, tourism, migration and retail assessments. The basic concept is based on Newton's law of universal gravitation, in which the gravitational force between two objects is directly proportional to their masses and inversely proportional to the squared distance between them. This fundamental known relationship was applied for modelling trade, tourism and other social and economic interactions in the 60's and 70's. Social science models contain some element of mass and distance, which lends them to the metaphor of physical gravity. A gravity model provides an estimate of the volume of flows of, for example, goods, services, or people between two or more locations. One of such model is the Facilities Planning Model (FPM).⁵⁴

The FPM is a computer-based spatial model, which was developed by Edinburgh University in conjunction with Sport Scotland and Sport England in the 1980s and has been in application through various refinements since its development. The model uses a similar gravitation concepts to assess the strategic provision of community sports facilities in an area. The model is able to distribute demand from the study area to available sporting facilities on the basis of catchment areas, linking people (demand) to facilities (supply), taking into account how far people are prepared to travel to such a facility. It is currently applied in assessing the provision of sports halls, swimming pools, indoor bowls centres and artificial grass pitches (that is restricted only by the availability of demand data).

Pracsys applied the FPM approach to develop a tailored Sporting Facilities Gravity Model (the Model) for the Perth Metropolitan Area. The Model has three main components:

- Demand – the estimated number of visits/trips from people wanting to use facilities in the normal peak periods per week (the times when most people want to participate and therefore when facilities are under the greatest pressure – for example after 5pm on weekdays and at weekends)

⁵⁴ Sport Scotland, The Facility Planning Model, available at <https://sportscotland.org.uk/media-imported/1616177/fpm-datasheet-1000-the-facility-planning-model.pdf>

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- Supply - the aggregated capacity of those facilities available in the area during the normal peak periods per week to accommodate the estimated demand
- Catchment - the model uses a distance decay function to allocate visits from people, and is based on where people live

The model uses a probability formula to estimate the distribution of demand in terms of visits to specific facilities based on the distance between a statistical area and a facility, and a measure of attractiveness:

$$P_{ij} = \frac{\frac{S_i}{D_{ij}^\alpha}}{\sum_{i=1}^n (\frac{S_i}{D_{ij}^\alpha})}$$

Where:

P_{ij} is the probability of people living in statistical area j visit sporting facility i

S_i is a measure of attractiveness of each facility i in terms of peak capacity

D_{ij} is the distance from statistical area j to sporting facility i

α is a distance exponent applied to distance so the probability of distant facilities is dampened

The demand for a facility is a function of the probability of people from a particular statistical area attending the facility multiplied by the total visits per week requested by that statistical area:

$$Q_{di} = \sum_{j=1}^n (P_{ij} * V_j)$$

Where:

Q_{di} is the quantity of total demand for sporting facility i

P_{ij} is the probability of people living in statistical area j visit sporting facility i

V_j is the total visits requested by people living in statistical area j

After the model distributes demand to existing sporting facilities, it is possible to calculate the unmet demand. The Model allows to add new facilities and calculate the demand that will be attracted to it. The Model was customized to distribute aquatic and courts demand in North Coastal Growth Corridor and test the demand attracted to facilities in Alkimos and Yanchep for different time intervals.



9.2 Estimating Demand

The demand for a sports facility is a function of population, the participation rate, frequency of visits and the proportion of peak time visits.

Population

The total number of people residing within the study area and its age structure was obtained from the ABS Census 2016. Age and number of people affect the number of visits the area demands. In order to reflect the different population make-up of the study area, the model calculates demand based on the Statistical Areas Level 1 (SA1) ABS census geographical areas. The SA1s have generally been designed as the smallest unit for the release of census data. SA1s have a population of between 200 and 800 people with an average population size of approximately 400 people.⁵⁵ In the Australian Statistical Geography Standard (ASGS), SA1s may be aggregated to closely reflect Local Government Area boundaries, but may not exactly match.

Population projections supplied by forecast.id were used to provide population estimates beyond the census year. Forecast.id provides a forecast until 2041 by small areas that were matched to the ASGS SA1s.

Participation Rate

The participation rate is the proportion of people living in the study area who regularly undertake organised sports activities. As people participate in the sports covered by the model differently due to age, the model splits the population into a number of age groups. It is appreciated that other socioeconomic factors may also influence the participation rates.

The participation rate is based on the latest Australian Sports Commission AusPlay National data tables⁵⁶ and Australian Sports Commission AusPlay – State of Play reports on Swimming, Football, Basketball and Netball.⁵⁷ Participation rates in organised sports through sports clubs or association, recreation club or association and sports / leisure centres in specific sports were used to align to the proposed North Coast Growth Corridor Aquatic and Recreation facility. Data with the required amount of detail for modelling is available only at the national level and therefore the model represents the case when each area has an average participation level e.g. people who would normally participate in

⁵⁵ 1270.0.55.001 - Australian Statistical Geography Standard (ASGS): Volume 1 - Main Structure and Greater Capital City Statistical Areas, July 2016.

⁵⁶ Australian Sports Commission AusPlay National data tables survey data, 31 October 2019. Available via: <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/national>

⁵⁷ Australian Sports Commission AusPlay State of Play reports, 30 April 2019. Available via: <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/sport>

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organised sports do so, regardless of the locational barriers they may have in the specific area. Where participation rates are typically lower, the model may overestimate travel costs. However, it should be considered that the under-provision of facilities impacts participation rates and that the costs to society of non-participation are far greater than the travel costs estimated in the model. The approach therefore is a conservative approach to estimating the costs associated with the under-provision of facilities in the NCGC area.

Participation rates in the following sports were included in the model:

- Basketball
- Indoor Football/soccer including futsal
- Netball
- Badminton
- Volleyball

The total proportion of people who participate in the above-mentioned organised sports as a proportion of population in that age group is summarised below:

Age Group	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+
Participation as a proportion of Australian population in the group	1%	19%	29%	34%	25%	16%	10%	9%	3%	1%	0.5%

Source: AusPlay 2019

The participation rate was applied to the population by age brackets in each SA1 to estimate the number of people who wish to use sporting facilities to undertake the above-mentioned sports.

Participation rates in swimming were calculated separately as a specific swimming pool gravity model was developed to capture the unique characteristics of the sport. This includes the mainly non-organised nature of the sport, the stand-alone nature of aquatic centres and significantly different participation profiles. The total proportion of people who participate in swimming as a proportion of population in that age group is summarised below:

Age Group	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+
Participation as a proportion of Australian population in the group	28%	46%	30%	16%	10%	7%	8%	10%	9%	6%	5%

Source: AusPlay 2019

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Frequency of Visits

Frequency of visits is an estimation of how often participants wish to visit the facility per week. The Australian Sports Commission Participation in Sport and Physical Recreation report⁵⁸ and the Australian Sports Commission AusPlay – State of Play reports on Swimming, Football, Basketball and Netball⁵⁹ was used to estimate the median frequency of participation in organised sports by age groups:

Age Group	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+
Frequency of participation (times per week)	0.42	0.62	1.18	1.77	1.56	0.97	0.79	0.96	0.76	0.97	1.11

Source: Australian Sports Commission 2011 – 2012, Australian Sports Commission 2019

For swimming:

Age Group	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+
Frequency of participation (times per week)	0.82	1.03	1.2	1.74	1.31	1.76	1.81	1.84	2.54	2.58	2.71

Source: Australian Sports Commission 2011 – 2012, Australian Sports Commission 2019

Peak Time Visits

A high proportion of demand is nearly always concentrated into a limited number of peak hours per week when most people have time and want to participate, usually it is after 6pm on weekdays and on Saturday. Sports England has estimated that around 85% of demand for organised sports facilities and around 63% of demand for swimming pools occurs in peak period.⁶⁰

Demand Calculation

The demand in the peak period for each SA1 is therefore calculated using the following formula:

$$V_j = P_j * PP * FV * PTV$$

Where:

V_j is the total visits requested by people living in statistical area j in the normal peak hours

P_j is the resident population in statistical area j by age brackets

⁵⁸ Australian Sports Commission, Participation in Sport and Physical Recreation report, 2011-2012. Available via: https://www.clearinghouseforsport.gov.au/_data/assets/pdf_file/0010/775675/Participation_in_Sport_and_Physical_Recreation_2011-2012_Australia.pdf

⁵⁹ Australian Sports Commission AusPlay State of Play reports, 30 April 2019. Available via: <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/sport>

⁶⁰ Sports England, The Facility Planning Model

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PP is the participation rate for each age bracket

FV is the frequency of visits for each age group

PTV is the proportion of visits in normal peak hours (85% for organised sports and 63% for swimming pools)

9.3 Estimating Supply

The model calculates the peak capacity of existing sports facilities in the study area using the following components: 'at one time' capacity, hours available in normal peak hours per week and average duration of visit.

Facilities Inclusion Criteria

Facility inclusion criteria were designed to match the demand side of the model – organised sport participation for adults and children; and to reflect the type of facility proposed for the North Coast Growth Corridor – being major (mainly regional and district) aquatic and recreation facilities, where people can undertake organised sports, train, hold competitions and where local sporting clubs can locate.

Only the facilities that can accommodate the following sports were included:

- Basketball
- Indoor Football/soccer including futsal
- Netball
- Badminton
- Volleyball

As with the demand side of the model, swimming pools were included separately.

Department of Sport and Recreation Classification Framework for Public Open Space⁶¹ was used to specify the characteristics of facilities for inclusion:

- Local and small neighbourhood open spaces and multi-use sports courts were excluded from the model as, based on the Department's description, they do not generally accommodate organised sporting activities.
- Regional and district open space and complexes were included in the model as their primary role is to accommodate and provide amenity for organised sports. An important characteristic

⁶¹ Department of Sport and Recreation, Classification Framework for Public Open Space 2012

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of district and regional spaces is the ability to accommodate multiple user groups, clubs and associations.

- International standard facilities, large sport hubs and complexes were also included in the model.
- Some large neighbourhood facilities that accommodate a multitude of sports and sporting clubs (for example, a neighbourhood sports hall where sports clubs conduct competitions) were also considered for inclusion.

Relevant facilities meeting the inclusion criteria were identified through desktop research.

The final list of the facilities included is below:

LGA	Name	Address
City of Wanneroo	Kingsway Regional Sporting Complex	Spectator Drive & Sporting Drive, Madeley WA 6065
	Gumblossom Park	15, 17, Tapping Way, Quinns Rocks, WA 6030
	Splendid Park Yanchep	1 Splendid Ave, Yanchep, WA 6035
	Wanneroo Showgrounds	21K Ariti Ave, Wanneroo, WA 6065
	Wanneroo Recreation Centre	Scenic Drive, Wanneroo, WA 6065
	Hainsworth Centre	29 Hainsworth Ave, Girrawheen WA 6064
	Phil Renkin Recreation Centre	59 Lisford Ave, Two Rocks WA 6037
City of Joondalup	HBF Arena	Kennedya Drive Joondalup WA 6027
	Craigie Leisure Centre	751 Whitfords Ave, Craigie WA 6025
	Warwick Stadium	66 Lloyd Dr, Warwick WA 6024
	Duncraig leisure centre	Corner Warwick Road and Marmion Avenue, Duncraig
	ECU Joondalup	Prilep Dr, Joondalup WA 6027

For swimming pools, all operational indoor and outdoor 25m and 50m pools available for community use were included in the model. Private pools within gyms were excluded. Small leisure pools and hydrotherapy pools were excluded.

The final list of the swimming pools included is below:

LGA	Name	Address
City of Wanneroo	Wanneroo Aquamotion	19 Civic Dr, Wanneroo WA 6065
City of Joondalup	HBF Arena	Kennedya Drive, Joondalup WA 6027
	Craigie Leisure Centre	751 Whitfords Ave, Craigie WA 6025

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One Time Capacity

One-time capacity for organised sport facilities is determined by the number of courts available at any one time, types of sport they can accommodate and the rules of the sport. For example, a netball court can be used by 14 players and badminton court generally by 2 players:

Sport	Players (training – one team)	Players (competition - two teams)
Basketball	5	10
Netball	7	14
Indoor soccer	5	10
Volleyball	6	12
Badminton	2	2
Weighted Average for multipurpose facilities	5.56	10.94

One-time capacity of a facility is calculated by multiplying the number of available courts by the number of players. For multipurpose facilities, the number of courts is multiplied by the weighted average number of players to reflect a possibility of various number of players depending on the specific sport. This method will account for the diverse mix of sports programming capable for a multipurpose facility.

Swimming pools do not have a comparable fixed capacity but are subject to constraints on the number of people who can use them simultaneously. Based on Sports England research the theoretical maximum capacity of a swimming pool is one user per 6m². However, if the facility was full to its theoretical capacity, there would not be enough space to undertake the activity comfortably. To account for this a comfort factor of 70% is applied to the theoretical capacity.⁶²

Peak Period

A high proportion of demand is typically concentrated into a limited number of peak hours per week when most people have time and want to participate, usually after 6pm on weekdays and on Saturdays.

Sporting facilities peak period:

Day	Time	Hours	Days per Week	Peak Hours per Week
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⁶² Sports England, The Facility Planning Model

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Mon – Fri	18:30 – 22:30	4	5	20
Sat	9:00 – 18:00	9	1	9
Total				29

Swimming pools peak period:

Day	Time	Hours	Days Week	per	Peak Week	Hours	per
Mon – Fr	6:00 – 10:00	8		5			40
	15:00 – 19:00						
Sat – Sun	7:00 – 14:00	7		2			14
Total							54

Activity Duration

This is a typical booking period or length of visit. This figure is taken from the programmed length of a game with 60 minutes the weighted average game length for sports played on a multi-court facility.

For swimming pools, typical duration of the visit is one hour regardless of the day of the week.

Calculating Supply (Attractiveness)

The above described components are used to calculate the number of visits each facility can accommodate each week in the normal peak periods.

$$S_i = C_i * \left(\frac{PHW}{AD} \right)$$

Where:

S_i is a supply (measure of attractiveness) of each facility i in terms of peak capacity

C_i is at one time capacity of each facility i

PHW is peak hours per week

AD is an average activity duration

The Model uses supply as a measure of attractiveness of each facility that combines all the factors that make a facility attractive to its visitors - the size in terms of number of courts available, peak hours the facility is available for use by the community and sports availability.

9.4 Catchment Areas

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The model does not artificially restrict participants to local areas boundaries, but instead participants can be attracted to their nearest facilities whether within their local area or outside of it. It is therefore expected that NCGC resident will travel within the City of Wanneroo and Joondalup to access sports infrastructure. Net leakage was also included in the model (number of participants who travel outside of the catchment to access facilities and number of participants from outside of Wanneroo-Joondalup area who travel to the facilities).

9.5 Distance

Distance is the link between facilities and potential participants. The model uses straight-line distance formula to calculate distance between supply and demand using the coordinates of each spatial unit. This is known to underestimate travel distance, with road travel distance typically being 20% to 30% higher, depending on the route.

The use of a power distance-decay function is based on Newton's law of gravitation and represents a marginal disutility that potential visitors experience from travelling. This approach has been tested through decades of applied studies. The greater the distance exponent, the less distance they are willing to travel for a given purpose. Some activities, such as grocery shopping, have a large exponent, indicating that people will travel only a short distance for such things. Other activities, such as furniture shopping, have a small exponent, because people are willing to travel farther to shop for furniture.

A standard distance exponent of 4 was adopted for the aquatic facilities and 3 for courts in the Sport Gravity Model as users are generally expected to use closer facilities for swimming and travel a bit further to access organised sports.⁶³ Mathematically higher distance exponents put more emphasis or importance on the distance to the facility versus the attractiveness of the facility, which means that potential visitors will access nearby facilities even if they are smaller (less attractive) before travelling further to access larger facilities.

⁶³ Sports England, The Facility Planning Model



10 APPENDIX B: FINANCIAL ANALYSIS

ASSUMPTIONS AND RESULTS

10.1 Cost of Land

The model includes the cost of land provided by developers:

- Alkimos Central englobo acquisition 3.5ha site
- Yanchep City Centre – peppercorn lease of \$1 for 20-years (provided it is a regional facility)
- Yanchep City Centre englobo acquisition 3.5ha site \$51/m² (estimate only, provided by the CoW based on the Yanchep Active Open Space
- District Open Space within Alkimos Parks and Recreation reserve area – no cost as owned by the government

10.2 Site Development Costs

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.

The following site development costs were included:

Cost Item	Cost (\$)	Source
Site Preparation	\$174,360	RLB
External Stormwater Drainage	\$482,685	RLB
Site Connection Fees (Water, gas and electricity)	\$50,000	CoW
Installation and connection	\$250,000	CoW
Total	\$958,045	

10.3 Land Clearance Cost

Alkimos DOS parcel will require clearing and rehabilitation. The cost may vary, but a provision based on the recent works at Halesworth Park (Butler North DOS) was included in the analysis. Applying State government approval CPS 7982/2 ratios around \$747,448 will be required for site clearance and offset and biological and botanical assessment. This is a provision only and may vary greatly depending upon then type of vegetation surveyed in this area.

10.4 Land Tax and Council Rates

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The State government land taxes and City of Wanneroo rates were calculated based on Splendid park, located in Yanchep. Estimates of land tax and council rates were equivalised to a per hectare rate and applied to the 3.5 ha of the proposed Aquatic and Recreation facility. Taxes and rates were indexed to the Reserve Bank of Australia's lowest inflation target of 2%. Assuming a lease commencement of 2022, the cumulative taxes and rates over the 20-year period is \$621,937, of which \$452,791 would be State Government land tax.

10.5 Asset Renewal Cost

Asset renewal and disposal costs per annum were set at 2% and 1% of the total capital cost respectively.

10.6 Capital Costs

The costs differ based on the construction of 25m or 50m pool in Stage 3. The costs have been prepared by RLB in 2019.

25m pool, Stage 3 - 25m pool + Recreation centre	Alkimos	Yanchep
Stage 1	\$42,904,465	\$34,812,667
Stage 2	\$8,384,247	\$8,384,247
Stage 3	\$7,701,837	\$13,100,385
TOTAL (\$)	\$58,990,549	\$56,297,299
25m pool, Stage 3 - 50m pool + Recreation centre	Alkimos	Yanchep
Stage 1	\$42,904,465	\$34,812,667
Stage 2	\$8,384,247	\$8,384,247
Stage 3	\$13,601,837	\$19,000,385
TOTAL (\$)	\$64,399,315	\$62,197,299

10.7 Operating Revenue and Costs Assumptions

A range of assumptions were required to complete the financial analysis. These assumptions cover such matters as attendances and occupancy. Manager of Wanneroo Aquamotion was consulted to confirm the plausibility of assumptions. These are detailed below.

Occupancy and Participation

- The Aquatic Centre's full season (annual) is split into two – summer and winter
 - Summer – October to April

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-
- Winter – April to October
 - The indoor pool (both 25m and 50m) occupancy is kept equal in both seasons (summer and winter).
 - A child attending Learn-to-Swim (LTS) classes are allowed one adult free entry with no swim access given.
 - Learn-to-Swim attendance:
 - 7% of all attending children are enrolled in LTS classes.
 - LTS classes will run for 52 weeks, throughout the year.
 - School Swim classes:
 - 12 schools will enroll students into the aquatic facility. Manager of Wanneroo Aquamotion suggested there is a range between 10 to 15 schools.
 - Each school enrolls 100 students per year.
 - Each student receives 10 lessons.
 - The demand for aquatic space was calculated using gravity model.

Recreation Centre

- Three different occupancy rates/prices per hour applied throughout seven-day week
 - Peak hour weekdays 6:30pm-10:30pm - \$45/hour
 - Peak hour Saturday 9:00am-6:00pm - \$45/hour
 - Shoulder hours weekdays 4:00pm-6:30pm - \$36.50/hour
 - Off peak weekdays 9:00am-4:00pm - \$36.50/hour
 - Off peak Sunday 9:00am-6:00pm - \$36.50/hour
- Peak and non-peak demand was calculated using gravity model
- After construction of the Show Court Complex, three smaller courts will be available to the public in a similar way as the original four courts. Major sporting events are not assumed to occur on a regular basis.

Kiosk Sales

- The kiosk will be outsourced to an external food operator. The City of Wanneroo will lease the kiosk space for \$9,000 per annum.⁶⁴

Employment and Payroll

- Full-time Manager
 - \$105,000 p.a. during Stage 1 and 2

⁶⁴ Under guidance by City of Wanneroo and Aquamotion.

NCGC Aquatic & Recreation Facility: Business Case



- \$140,000 p.a. during Stage 3 – based on increased responsibilities and added infrastructure
- Pool Coordinator
 - \$78,000 p.a. during Stage 1 and 2 – FTE position.
 - \$88,000 p.a. during Stage 3 – increase income based on increased responsibilities and added infrastructure
- Aquatic Program Coordinator
 - \$65,000 p.a. full-time position during all stages
 - 1 part time Swim School Supervisor during Stage 1 and Stage 2
 - 2 part time Swim School Supervisors during Stage 3
- Front reception is to be staffed for 98.5 hours/week during all stages
 - In Yanchep additional staff during Stage 3 for 45 hours/week
 - In Alkimos additional staff during all stages for 45 hours/week due to full Recreation Centre availability
- Lifeguard hours total 98.5 hours/week during Stage 1
 - 1 full-time Aquatic Supervisor during all stages
 - 197 lifeguard rostered hours per week required during Stage 1 and Stage 2
 - Allowance of 21 hours during peak times in Stage 2 and Stage 3
 - 394 lifeguard rostered hours per week with extra allowance of 21 hours during peak times
- Swim instructors are paid per class
 - One instructor per class of five students
 - Each Learn to Swim class is 30-minutes
- Casual Sport Hall Program Coordinator
 - Full time position during all stages
- General Casual Staff and all other employees
 - Hired when required and paid the same rate of \$30.98.

Figure 35 Aquatic Centre Entry Prices⁶⁵

Entry Prices (inc GST)	
Adults	\$ 5.50

⁶⁵ Under guidance by City of Wanneroo and Aquamotion

NCGC Aquatic & Recreation Facility: Business Case



Child	\$ 4.10
Concession	\$ 4.70
LTS price per lesson	\$ 16.00
School swim entry price	\$ 3.50



10.8 Alkimos Serviced Lots Additional Options

Option 9 - Alkimos Central 25m Swimming Pool + Courts

Cost of Land: TBC

Additional Site Development Costs: \$300,000

Capital Costs: \$58,991,000

Stage 1 (2022): \$42,904,465

Stage 2 (2025): \$8,384,000

Stage 3 (2028): \$7,702,000

Present Value Operating Costs (excl. loan repayment): \$45,744,000

Present Value Total Costs (incl. loan repayment): \$113,993,814

Present Value Operating Revenue: \$64,169,000

Present Value Asset Renewal & Disposal: \$17,851,000

There is an initial investment of up to \$58.9 million which is based on the development of a full aquatic facility containing a 25-metre pool within Alkimos Central. This facility's present value revenue is calculated at \$64.2 million with a total present value cost of 114 million. It includes land acquisition and all expansion works completed over three stages. This results in a negative net present value of \$50 million over 20 years and an ROI of -44%, meaning over the 20-year period there is a 44% loss on the present value investment. The net income will become positive after 2040.

Option 10 - Alkimos Central 50m Swimming Pool + Courts

Cost of Land: TBC

Site Development Costs: \$300,000

Capital Costs: \$64,890,000

Stage 1 (2022): \$42,904,000

Stage 2 (2025): \$8,384,000

Stage 3 (2035): \$13,602,000

Present Value Operating Costs (excl. loan repayment): \$46,766,000

Present Value Total Costs (incl. loan repayment): \$119,149,245

Present Value Operating Revenue: \$64,399,000

Present Value Asset Renewal & Disposal: \$19,032,000

NCGC Aquatic & Recreation Facility: Business Case



There is an initial investment of up to \$64.9 million which is based on the development of a full aquatic facility containing a 50-metre pool within Alkimos Central. This facility's present value revenue is calculated at \$64.4 million with a total present value cost of \$119 million. It includes all expansion works completed over three stages. This results in a net present value of negative \$55 million and the ROI of -46%, meaning over the 20-year period there is a 46% loss on the present value investment.



11 APPENDIX C: CONSULTATION RESULTS

As part of the Options Analysis, the following developers and stakeholders were contacted for information regarding future Aquatic and Recreation Facility plans.

- Development WA: Alkimos Central
- Yanchep Beach Joint Venture: Yanchep City Centre
- Estate Development Company: Jindee
- Irene McCormack Catholic College: secondary school
- Butler College: secondary school

A summary of discussions with each stakeholder is listed below:

Development WA

Development WA is interested in having the future Aquatic and Recreation facility within its development. Recent reviews into the size and nature of the facility have been welcomed. The proposed site is in close proximity to the future Alkimos Railway and Bus station - opening in 2022 - with access to the site expected from 2023. The proposed site would be located in the Central City Core, increasing convenience for residents. Options presented by Development WA include an outright acquisition, an outright acquisition utilising a Development Contribution Plan funds to offset the cost, lease, and lease to buy option. Valuations would be subject to further negotiation with the City of Wanneroo.

Yanchep Beach Joint Venture

Yanchep Beach Joint Venture is interested in having the future Aquatic and Recreation facility within its development. Yanchep Beach Joint Venture believes the facility is best positioned within Yanchep due to its status as a strategic metropolitan center. The proposed site is located near the future Yanchep Railway Station, with access to the site available once the railway station is opened in late 2021 (expected). The proposed site would also be located within a wellness precinct, near a proposed sports stadium.

Estate Development Company

A 3.5 ha Aquatic and Recreation facility would be too large for the current Jindee project. A 25 m, outdoor pool located near the ocean has been proposed. Estate Development Company would ideally want the City of Wanneroo to operate the pool once constructed - discussions of this arrangement are in their infancy. Estate Development Company would still consider developing the pool should the

NCGC Aquatic & Recreation Facility: Business Case



City of Wanneroo choose not to partner with them. Although the pool would have a component of learn to swim, the primary purpose of the pool would be for recreational/tourist use. The programming of the proposed Aquatic and Recreation Facility would be patronized by children for learn to swim and swim school purposes. It is unlikely that this programming could be effectively implemented at the Jindee pool.

Irene McCormack Catholic College

The proposed project size of 3.5 ha would be too large. Irene McCormack Catholic College master plan incorporates a smaller aquatic facility consisting of an indoor 25m pool. No timeline exists for development of the facility.

Butler College

There is limited space within Butler College for development for an Aquatic facility with 3.5 ha being too large for the school grounds. There is a small hydrotherapy pool used by students with disabilities. There are no plans to develop additional facilities or expand current facilities.

Summary of consultation dates and methods:

Stakeholder	Stakeholder Contact	Email correspondence dates	Phone dates	Conversation
Development WA	Senior Development Manager	20 Apr 20, 23 Apr 20, 24 Apr 20, 29 Apr 20	20 Apr 20, 24 Apr 20	
Yanchep Beach Joint Venture	Project Manager	20 Apr 20, 23 Apr 20, 24 Apr 20, 28 Apr 20	22 Apr 20, 23 Apr 20	
Estate Development Company	Project Manager	20 Apr 20, 23 Apr 20, 24 Apr 20	22 Apr 20, 23 Apr 20, 24 Apr 20, 28 Apr 20	
Irene McCormack Catholic College	Principal, Business Manager	20 Apr 20, 21 Apr 20, 29 Apr 20	28 Apr 20	
Butler College	Principal, Manager Corporate Services	20 Apr 20, 23 Apr 20	23 Apr 20, 28 Apr 20	

Community Development

Mayor Tracey Roberts declared an impartiality interest for item CP02-07/20 Community Funding Program March 2020 Round as she is the Patron of the Wanneroo Christmas Lunch.

CP02-07/20 Community Funding Program March 2020 Round

File Ref:	19964 – 20/102814
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	1

Moved Cr Cvitan, Seconded Cr Newton

That Council:-

- 1. APPROVES \$2,183.20 via Community Event Funding to the Association of the Liberian Community of Australia in Western Australia Inc. for the Liberian Community Independence Day Event on a date in September 2020 TBC at the Alexander Heights Community Centre SUBJECT to receipt of City of Wanneroo event application approval (including compliance with State Government COVID-19 safety requirements) and further satisfactory public liability insurance information;**
- 2. APPROVES \$3,000.00 via Community Event Funding to the Ghana Association of Western Australia Inc. for the Ghana Republic and Cultural Festival 2020 on a date in September/October 2020 TBC at the Alexander Heights Community Centre SUBJECT to receipt of City of Wanneroo event application approval (including compliance with State Government COVID-19 safety requirements) and further satisfactory public liability insurance information;**
- 3. APPROVES \$2,966.90 via Hallmark Event Funding to The Naval Association of Australia Western Australian Section for the Commemoration of Remembrance Day 2020 Event at the War Memorial, Memorial Park, Wanneroo on 11 November 2020 SUBJECT to receipt of City of Wanneroo event application approval (including compliance with State Government COVID-19 safety requirements) and renewed certificate of public liability insurance from 2 August 2020;**
- 4. APPROVES \$7,189.40 via Christmas Community Celebration Event Funding to True North Church for Yanchep Carols on 6 December 2020 at Splendid Park, Yanchep and Carols on the Green on Sunday 13 December 2020 at True North Church, Merriwa SUBJECT to receipt of City of Wanneroo event application approval (including compliance with State Government COVID-19 safety requirements), renewed certificate of public liability insurance from 1 April 2020 and further supporting documentation; and**
- 5. APPROVES \$6,600.00 via Christmas Community Celebration Event Funding to One Church Perth Inc. for the 2020 Wanneroo Christmas Lunch on 25 December 2020 at Irene McCormack Catholic College, Butler SUBJECT to receipt of City of Wanneroo event application approval (including compliance with State Government COVID-19 safety requirements), satisfactory acquittal of 2019 community funding, renewed certificate of public liability insurance from 1 October 2020 and further supporting documentation.**

CARRIED UNANIMOUSLY

Corporate Strategy & Performance**Transactional Finance****CS01-07/20 Warrant of Payments for the Period to 30 June 2020**

File Ref: 1859V02 – 20/287029

Responsible Officer: Director Corporate Strategy & Performance

Disclosure of Interest: Nil

Attachments: Nil

Moved Cr Zappa, Seconded Cr Parker

That Council RECEIVES the list of payments drawn for the month of June 2020, as summarised below:-

Funds	Vouchers	Amount
Director Corporate Services Advance A/C Accounts Paid – June 2020		
Cheque Numbers	119669 - 119765	\$520,791.63
EFT Document Numbers	3850 – 3875	<u>\$15,028,551.27</u>
TOTAL ACCOUNTS PAID		<u>\$15,549,342.90</u>
Manual Journal		\$7,982.50
Less Cancelled Cheques		(\$17,037.08)
Town Planning Scheme		<u>(\$4,716.32)</u>
RECOUP FROM MUNICIPAL FUND		<u>(\$15,535,572.00)</u>
Municipal Fund – Bank A/C Accounts Paid – June 2020		
Recoup to Director Corporate Services Advance A/C		\$15,535,572.00
Direct Payments		\$16,926.34
Payroll – Direct Debits		<u>\$5,176,806.86</u>
TOTAL ACCOUNTS PAID		<u>\$20,729,305.20</u>
Town Planning Scheme Accounts Paid – June 2020		
Cell 1		(\$3,407.63)
Cell 2		\$1,132.95
Cell 3		(\$1,867.06)
Cell 4		\$14,010.69
Cell 5		(\$1,867.06)
Cell 6		(\$3,367.06)
Cell 7		(\$1,867.06)
Cell 8		(\$3,367.06)
Cell 9		<u>(\$4,117.03)</u>
TOTAL ACCOUNTS PAID		<u>(\$4,716.32)</u>

WARRANT OF PAYMENTS JUNE 2020			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00119669	03/06/2020	Rates Refund	\$519.77
00119670	03/06/2020	Rates Refund	\$2,801.01
00119671	03/06/2020	Rates Refund	\$2,551.14

00119672	03/06/2020	Rates Refund	\$2,306.44
00119673	03/06/2020	Rates Refund	\$1,558.86
00119674	03/06/2020	Rates Refund	\$2,264.42
00119675	03/06/2020	Rates Refund	\$2,145.04
00119676	03/06/2020	Rates Refund	\$5,184.74
00119677	03/06/2020	Melinda Kinnane	\$216.66
		Refund - Gym Membership - Aquamotion	
00119678	03/06/2020	Rates Refund	\$30.81
00119679	03/06/2020	Belmont Business Enterprise Centre	\$80.00
		Hire Fees Refund	
00119680	03/06/2020	Cancelled	
00119681	03/06/2020	Jackie McKiernan	\$447.66
		Refund - Pro Rata Gym Membership	
00119682	03/06/2020	Trent Philipsz	\$1,000.00
		Refund Of Street & Verge Bond	
00119683	03/06/2020	Reg (WA) Pty Ltd	\$287.99
		Refund - Building Application - Application Changed	
00119684	03/06/2020	Reg (WA) Pty Ltd	\$287.99
		Refund - Building Application - Application Changed	
00119685	03/06/2020	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund Of Street & Verge Bond	
00119686	03/06/2020	Community History Centre Petty Cash	\$41.05
		Petty Cash	
00119687	03/06/2020	Girrawheen Library Petty Cash	\$62.05
		Petty Cash	
00119688	03/06/2020	Museum Petty Cash	\$66.70
		Petty Cash	
00119689	03/06/2020	Telstra	\$33,887.92
		Phone/Internet Charges For The City	
00119690	03/06/2020	Wanneroo Youth Centre Petty Cash	\$85.70
		Petty Cash	
00119691	09/06/2020	Rates Refund	\$109.14
00119692	09/06/2020	Rates Refund	\$490.85
00119693	09/06/2020	Rates Refund	\$663.15
00119694	09/06/2020	Casl Construction Trading As Castle Projects	\$1,211.21
		Refund - Building Application - Residential Fees Paid Instead Of Commercial	
00119695	09/06/2020	Luke Bonner	\$74.40
		Refund - Copies Of Plans - Paid Twice	
00119696	09/06/2020	Coastal Contractors Pty Ltd	\$64.00
		Refund - Copies Of Plans - Not Available	
00119697	09/06/2020	Lake Adam's Pet Resort	\$528.00
		Refund - Development Application - Overpaid	
00119698	09/06/2020	Alicia Butler	\$100.00
		Bond Refund	
00119699	09/06/2020	Wanneroo Library Petty Cash	\$164.30

		Petty Cash	
00119700	09/06/2020	Yanchep Two Rocks Library Petty Cash	\$53.10
		Petty Cash	
00119701	09/06/2020	Sorrento Saints Netball Club Incorporated	\$137.50
		Refund - Booking Cancelled - 26.05.2020 - Stadium Closed Due To Covid-19	
00119702	09/06/2020	Broadwater Builds Pty Ltd	\$1,600.00
		Refund - CTF Levy - Paid In Error	
00119703	09/06/2020	Luxury Living WA Pty Ltd Trading As Status Residential	\$71.01
		Refund - Building Application - Overpayment	
00119704	09/06/2020	City of Wanneroo	\$780.00
		Cash Advance - Gift Card From The Outdoor Chef For Employee Retirement - Planning	
00119705	16/06/2020	Cr F Cvitan	\$4,583.60
		Monthly Allowance	
00119706	16/06/2020	Cr X Nguyen	\$2,683.11
		Monthly Allowance	
00119707	16/06/2020	Cancelled	
00119708	16/06/2020	SAI Global Ltd	\$264.44
		Royalties Payment - Use Of Annexures - Contracts And Procurement	
00119709	16/06/2020	The Factory (Australia) Pty Ltd	\$655.05
		Storage Of Xmas Decorations - April/May 2020 - Building Maintenance	
00119710	16/06/2020	The Honda Shop	\$671.00
		Vehicle Spare Parts - Fleet	
00119711	16/06/2020	Cleanaway	\$1,135.20
		Bins - Retro Rewind - Events	
00119712	16/06/2020	Australian Securities & Investments	\$131,030.34
		Proceeds From Sale Of Land - Finance	
00119713	16/06/2020	Subaru and VW Osborne Park	\$72,339.00
		New Vehicle Purchase - Subaru Forester \$37,169.20 - Fleet Assets	
		New Vehicle Purchase - Subaru Outback \$35,169.80 - Fleet Assets	
00119714	16/06/2020	Cathara Consulting Pty Ltd	\$4,644.07
		Casual Labour For The City	
00119715	16/06/2020	Urbis Pty Ltd	\$57,377.10
		Consultancy - Local Housing Strategy - Planning	
00119716	16/06/2020	Activ Foundation Incorporated	\$1,540.74
		Refund - Overpayment of Account - Property	
00119717	16/06/2020	Rates Refund	\$148.39
00119718	16/06/2020	Cancelled	
00119719	17/06/2020	Australia Post	\$69,447.57
		Postage Charge For The City	

00119720	17/06/2020	Australia Post	\$8,673.56
		Postage Charge For The City	
00119721	17/06/2020	Australia Post	\$1,183.12
		Billpay Transaction Fees - Rates	
00119722	23/06/2020	Rates Refund	\$502.17
00119723	23/06/2020	Rates Refund	\$3,966.31
00119724	23/06/2020	David Atkin	\$21.20
		Refund - Copies Of Plans - Unavailable	
00119725	23/06/2020	Michael Clifford	\$21.20
		Refund - Copies Of Plans - Unavailable	
00119726	23/06/2020	Christopher Pople	\$64.00
		Refund - Copies Of Plans - Unavailable	
00119727	23/06/2020	GC Construction & Management	\$260.00
		Refund (Partial) - Building Application - Changed To Certified	
00119728	23/06/2020	George Funk	\$61.65
		Refund - Building Services Levy - Cancelled	
00119729	23/06/2020	Grando Organisation Pty Ltd	\$166.65
		Refund - Building Application - Rejected	
00119730	23/06/2020	Derek Clyde	\$228.30
		Refund - Building Application - Rejected	
00119731	23/06/2020	Michelle Leathley	\$100.57
		Refund - Infringement Notice - Withdrawn	
00119732	23/06/2020	Mona Omar	\$25.00
		Refund - Septic Tank Plan - Not Available	
00119733	23/06/2020	Maneerat Soisungnoen	\$294.00
		Refund - Food Premises Application - Cancelled	
00119734	23/06/2020	Pineview Book Club	\$150.00
		Refund - Resigned From Program - Library Services	
00119735	23/06/2020	Craig Reece	\$166.65
		Refund - Building Application - Cancelled	
00119736	23/06/2020	Cornelius Francois de Villiers	\$406.00
		Refund - Fees Paid For 29.2018.7 - Application Refused - Cannot Be Supported	
00119737	23/06/2020	The Fairway Circle Book Club	\$150.00
		Refund - Resigned From Program - Library Services	
00119738	23/06/2020	MLC Roof Services Pty Ltd	\$166.65
		Refund - Building Application - Cancelled	
00119739	23/06/2020	The New Home Company	\$525.49
		Refund - Building Application Fee - Paid In Error	
00119740	23/06/2020	Yogi Worms Book Club	\$150.00
		Refund - Resigned From Program - Library Services	
00119741	23/06/2020	Joondalup U3A Il Book Club	\$150.00
		Refund - Resigned From Program - Library Services	

00119742	23/06/2020	101 Residential Pty Ltd	\$682.15
		Refund - Street & Verge Bond	
00119743	23/06/2020	Community History Centre Petty Cash	\$50.00
		Petty Cash	
00119744	23/06/2020	Credentia Construction	\$2,000.00
		Refund – Street & Verge Bond	
00119745	23/06/2020	Finance Services Petty Cash	\$319.30
		Petty Cash	
00119746	23/06/2020	Telstra	\$22,342.23
		Visitor Management System - ICT	
		Internet/Phone Charges For The City	
00119747	23/06/2020	ABM Landscaping	\$785.40
		Brick Paving - Girrawheen/ Casserly Avenue Roundabout - Engineering	
00119748	23/06/2020	Autism Swim	\$1,919.99
		Autism Swim Renewal - Aquamotion	
00119749	23/06/2020	Burgtec	\$473.00
		Office Chair - Assets	
00119750	23/06/2020	Cathara Consulting Pty Ltd	\$3,055.94
		Casual Labour - ICT	
00119751	23/06/2020	Datacom Systems AU Pty Ltd - WA Division	\$9,939.95
		Annual Basic Maintenance Renewal - ICT	
00119752	23/06/2020	Get Home Safe Limited	\$371.03
		Monthly Software Subscription - ICT	
00119753	23/06/2020	Kingsway Christian College	\$238.00
		Refund - Bookings Cancelled Due To Covid-19	
00119754	23/06/2020	Logiudice Property Group	\$693.45
		Quarterly Administration / Reserve Fund Levy - Mindarie Medical Centre - Property	
00119755	23/06/2020	PharmCo (WA) Pty Ltd	\$6,435.00
		Everlasting Seed - Parks	
00119756	23/06/2020	Safe 4 Kids	\$2,178.00
		Workshop - Parents Information Course (Online) - Youth Services	
00119757	23/06/2020	Subaru and VW Osborne Park	\$37,169.20
		New Vehicle Purchase - Subaru Forrester - Fleet Assets	
00119758	23/06/2020	Turner & Townsend	\$3,025.00
		Schedule Of Rates Cost Review 2020 / 2021 - Facilities	
00119759	30/06/2020	Ashby Operations Centre Petty Cash	\$282.15
		Petty Cash	
00119760	30/06/2020	Assets Petty Cash	\$200.00
		Petty Cash	
00119761	30/06/2020	Community Planning & Development Petty Cash	\$216.85
		Petty Cash	
00119762	30/06/2020	Girrawheen Library Petty Cash	\$28.15
		Petty Cash	

00119763	30/06/2020	Hainsworth Youth Services Petty Cash	\$229.10
		Petty Cash	
00119764	30/06/2020	Youth Projects Petty Cash	\$87.00
		Petty Cash	
00119765	30/06/2020	Finance Services Petty Cash	\$149.05
		Petty Cash	
00119766	30/06/2020	Museum Petty Cash	
		Petty Cash	\$96.95
		Total Director Corporate Services Advance - Cheques	\$520,791.63
ELECTRONIC FUNDS TRANSFER			
00003850	03/06/2020		
		CA Technology Pty Ltd	\$17,600.00
		Completion Of HR Integration 20% - Strategic & Business Planning	
		Lantern Architecture	\$3,382.50
		Progress Claim 7 - Contract Administration Wanneroo City Soccer - Projects	
00003851	03/06/2020		
		Synergy	\$61,738.94
		Power Supplies For The City	
00003852	03/06/2020		
		Abbie Barrett	\$1,000.00
		Refund - Street & Verge Bond	
		Alinta Gas	\$20.60
		Gas Supplies For The City	
		Bell Constructions & Design	\$2,000.00
		Refund - Street & Verge Bond	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Rates Refund	\$4,500.00
		Celebration Homes Pty Ltd	\$4,000.00
		Refund - 2 Street & Verge Bonds	
		Chartwell Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Child Support Agency	\$2,022.71
		Payroll Deductions	
		City of Wanneroo - Payroll Rates	\$6,154.00
		Payroll Deductions	
		City of Wanneroo - Social Club	\$712.00
		Payroll Deductions	
		Dale Alcock Homes Pty Ltd	\$12,000.00
		Refund – 6 Street & Verge Bonds	
		Department of Planning, Lands and Heritage	\$14,332.34

		Application Fee Accepted By The City Of Wanneroo On Behalf Of The Development Assessment Panel - Planning & Development (Development Assessment Panel Regulations 2011) Applicant: Department Of Finance / Tag Architects Reference: DAP/20/01796 Development Value: \$18,641,000 Address: Lot 608 (91 Shorehaven Boulevard Alkimos) Proposal: New Educational Establishment	
		Development Assessment Panel - Planning & Development (Development Assessment Panel Property Address: Lot 608 (91 Shorehaven Boulevard Alkimos) Proposal: New Educational Establishment	
		Document Lodgement Fee & Purchase Of Portion - 34 Highclere Boulevard - Property	
		Fleet Network	\$1,617.90
		Input Tax Credits For Salary Packaging - 26.05.2020	
		Payroll Deductions	
		HBF Health Limited	\$1,245.80
		Payroll Deductions	
		Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Homebuyers Centre	\$2,000.00
		Refund - Street & Verge Bond	
		Jag Demolition	\$1,000.00
		Refund - Street & Verge Bond	
		LD & D Australia Pty Ltd	\$362.80
		Milk Deliveries For The City	
		LGRCEU	\$3,608.02
		Payroll Deductions	
		Payroll Deduction - Period Ending 29.05.2020	
		Maxxia Pty Ltd	\$7,599.27
		Payroll Deductions	
		Miss Mandy Lithgo	\$360.00
		Vehicle Crossing Subsidy	
		Mr Aaron Eather	\$2,000.00
		Refund - Street & Verge Bond	
		Mr Alan Paul Bluett	\$360.00
		Vehicle Crossing Subsidy	
		Mr David Theobald	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Frank Borgogno	\$1,000.00
		Return - Street & Verge Bond	
		Mr Gary Todd	\$1,000.00
		Return - Street & Verge Bond	
		Mr Graham Woodard	\$86.10
		Keyholder Payment	

	Mr John Davidson	\$1,000.00
	Refund - Street & Verge Bond	
	Mr John McEwan	\$1,000.00
	Refund - Street & Verge Bond	
	Mr Luke Passmore	\$2,000.00
	Refund - Street & Verge Bond	
	Mr Michael Rolfe	\$1,000.00
	Refund - Street & Verge Bond	
	Mr Milivoj Novakovic	\$2,000.00
	Refund - Street & Verge Bond	
	Mr Neville Weir	\$1,000.00
	Refund - Street & Verge Bond	
	Mr Paul McPherson	\$1,000.00
	Refund - Street & Verge Bond	
	Mr William Wright	\$2,000.00
	Refund - Street & Verge Bond	
	Mrs Angela Tsuru	\$360.00
	Vehicle Crossing Subsidy	
	Mrs Katrina Giura	\$1,000.00
	Refund - Street & Verge Bond	
	Mrs Nicola Darwin	\$1,000.00
	Refund - Street & Verge Bond	
	Mrs Paula Livingstone	\$30.00
	Dog Registration Refund - Sterilised	
	Mrs Rikki Smith	\$360.00
	Vehicle Crossing Subsidy	
	Ms Lay Tee	\$1,000.00
	Refund - Street & Verge Bond	
	Ms Nicole Walker	\$360.00
	Vehicle Crossing Subsidy	
	My Homes WA Pty Ltd	\$2,000.00
	Refund - Street & Verge Bond	
	Paramount Projects Pty Ltd	\$2,000.00
	Refund - Street & Verge Bond	
	Pattersons Insurerbuild	\$2,000.00
	Refund - Street & Verge Bond	
	Paywise Pty Ltd	\$1,940.22
	Payroll Deductions	
	Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
	Refund - Street & Verge Bond	
	Residential Building WA Pty Ltd	\$2,000.00
	Refund - Street & Verge Bond	
	Smartsalary	\$8,464.92
	Payroll Deductions	
	Wanneroo Districts Netball Association	\$815.55
	Reimbursement - Gas Supply & Connection - Property	
	Water Corporation	\$3,048.58
	Water Charges For The City	

		Western Power	\$10,762.00
		Street Lighting - Marmion Avenue - Assets	
		Street Lighting - Gould Place - Traffic Services	
00003853	04/06/2020		
		ABM Landscaping	\$6,300.58
		Repair Paving - Various Locations - Engineering	
		Advanced Traffic Management	\$2,182.40
		Traffic Control Services For The City	
		AE Hoskins Building Services	\$123,730.54
		Accessibility Improvements - Two Rocks Playgroup - Assets	
		AFGRI Equipment Australia Pty Ltd	\$7,484.05
		Vehicle Spare Parts - Fleet	
		Air Liquide Australia	\$136.66
		Gas Bottles - Fleet Management	
		Allaboutxpert Technologies Pty Ltd	\$4,984.38
		Consulting Services - HRP Post Go Live Support - ICT	
		Allstamps	\$47.39
		Name Stamps - Fleet	
		Amgrow Australia Pty Ltd	\$1,529.00
		Fertiliser - Parks	
		Animal Pest Management Services	\$11,275.00
		Trapping Services - Foxes - Parks	
		ATCO Gas Australia Pty Ltd	\$619.21
		Gas Service - 1/130 Kingsway Road - Assets	
		Barra Civil & Fencing	\$21,986.80
		Fence - Hanford Road Clarkson - Engineering	
		BBC Entertainment	\$1,155.00
		Entertainment - Shimmer - Reward And Recognition Dinner - People And Culture	
		Boral Construction Materials Group Ltd	\$2,605.85
		Concrete Mix - Various Locations - Engineering	
		BP Australia Ltd	\$2,201.36
		Fuel - Stores Stock	
		Bridgestone Australia Limited	\$9,887.35
		Tyre Fitting Services For The City	
		Bucher Municipal Pty Ltd	\$1,479.26
		Vehicle Spare Parts - Fleet	
		Budo Group Pty Ltd	\$2,000.00
		Return - Street & Verge Bond	
		Burgtec Australasia Pty Ltd	\$387.20
		Office Chair - Planning	
		Car Care Motor Company Pty Ltd	\$727.10

	Vehicle Service - Fleet	
	Castledex	\$368.50
	Office Chair - Assets	
	Cathara Consulting Pty Ltd	\$1,925.00
	Casual Labour For The City	
	Challenge Batteries WA	\$152.90
	Vehicle Batteries - Fleet	
	Cherry's Catering	\$868.00
	Catering - Council Dinner - 26.05.2020 - Hospitality	
	Civica Pty Ltd	\$482,686.05
	Licence, Support & Maintenance Fees - 01.07.2019 - 30.06.2020	
	Claw Environmental	\$112.20
	Polystyrene Collection - WRC - Waste	
	Community Greenwaste Recycling Pty Ltd	\$2,331.93
	Material Disposal - Engineering	
	Computer Badge Embroidery	\$84.59
	Velcro City Of Wanneroo Badges - Health Services	
	Converge International Pty Ltd	\$481.25
	Employee Support Services - People & Culture	
	Corsign (WA) Pty Ltd	\$981.75
	Street Name Plates - Engineering	
	Critical Fire Protection & Training Pty Ltd	\$13,700.88
	Fire Detection Equipment Services For The City	
	Data #3 Limited	\$304.45
	Visio Licence - ICT	
	Data Documents	\$330.00
	Sign - Hinckley Park - Facilities	
	Dave Lanfear Consulting	\$7,405.20
	Consultancy Services - 10 Year Facility Management Plan - WLCC - Assets	
	Destination Perth	\$2,750.00
	Funding - Local Business Campaign - Covid Recovery - Economic Development	
	Diamond Plumbing & Gas	\$18,904.24
	Plumbing Maintenance For The City	
	Direct Communications	\$1,039.50
	Reprogram/Repair Radios - Fleet	
	Dowsing Group Pty Ltd	\$79,542.92
	Kerbing Works - Various Locations - Engineering	
	Drainflow Services Pty Ltd	\$59,902.26
	Gross Pollutant Trap Cleaning / Road Sweeping Services For The City	
	Ecoscape Australia Pty Ltd	\$3,474.63
	Feasibility Study - Bird Viewing Structures	

		- Assets	
		Elliotts Irrigation Pty Ltd	\$3,177.72
		Irrigation Works - Connolly Drive - Assets	
		EPM Partners Pty Ltd	\$4,840.00
		Consulting Services - Microsoft Project Online - ICT	
		Equifax Australasia Credit Rating Pty Ltd	\$1,525.70
		Financial And Performance Assessments - Contracts	
		Focus Consulting WA Pty Ltd	\$330.00
		Lighting Design - San Teodoro Park - Engineering	
		Forrest And Forrest Games	\$15,587.00
		Turf Condition And Recommendation - Jimbub Oval - Assets	
		Golf Course Bench Marking - Marangaroo & Carramar - Assets	
		Frontline Fire & Rescue Equipment	\$294.00
		Rebuild 2 Viper Branches - Fleet	
		GC Sales (WA)	\$4,867.50
		Bin Locking Posts - Parks	
		Single & Double Head Locking - Engineering	
		Geared Construction Pty Ltd	\$9,827.73
		Accessibility Upgrade Works - Animal Care Centre - Assets	
		Geoff's Tree Service Pty Ltd	\$99,852.27
		Pruning Works For The City	
		GHD Pty Ltd	\$8,038.80
		Variation - Lenore Road Duplication - Assets	
		Hays Personnel Services	\$6,338.11
		Casual Labour For The City	
		Heatley Sales Pty Ltd	\$796.62
		Stock - Stores Issues	
		Help Desk Association Australasia Pty Ltd	\$1,079.10
		Training - On-Line Support Centre Team Lead Certification - 1 Attendee - ICT	
		Hickey Constructions Pty Ltd	\$5,060.00
		Additional Items - Abbeville Park - Assets	
		Hose Right	\$433.33
		Vehicle Hoses - Fleet	
		Iconic Property Services Pty Ltd	\$70,765.19
		Cleaning Services For The City	
		Integrity Industrial Pty Ltd	\$6,703.03
		Casual Labour For The City	
		IPWEA	\$737.00
		International Infrastructure Financial Management Manual - Asset Planning	
		J Blackwood & Son Ltd	\$2,971.46

		Stock - Stores Issues	
		Kerb Direct Kerbing	\$915.20
		Install Kerbing - Crisafulli Avenue - Engineering	
		Komatsu Australia Pty Ltd	\$54.31
		Vehicle Spare Parts - Fleet	
		Lantern Architecture	\$3,883.00
		Contract Variation No 2 - Stairs - Wanneroo City Soccer - Assets	
		Contract Administration - Belhaven Park - Assets	
		LD Total	\$5,674.26
		Landscape Maintenance Services For The City	
		Ligna Construction	\$123.75
		Brickwork Repairs - Beachwood Park - Parks	
		Localised Australia	\$6,966.30
		Licence Renewal - 2020 - Economic Development	
		Magia Solutions Pty Ltd	\$1,716.00
		Integration Consultant - OIC Training - ICT	
		Marketforce Pty Ltd	\$306.79
		Printing - Agribusiness Papers - Economic Development	
		Mastec Australia Pty Ltd	\$64,392.32
		240L Green Bins - Ashby - Waste	
		McLeods	\$3,633.56
		Legal Fees For The City	
		Menchetti Consolidated Pty Ltd	\$2,336.96
		Upgrade Passive Park - Hardcastle Park - Assets	
		Michael Page International (Australia) Pty Ltd	\$3,001.93
		Casual Labour For The City	
		Mindarie Regional Council	\$12,855.80
		Refuse Disposal Services For The City	
		Miracle Recreation Equipment Pty Ltd	\$434.50
		Repair Hammock - Cheltondale Park - Parks	
		Mowmaster Turf Equipment	\$800.00
		Edger Blades - Stores	
		NAPA - GPC Asia Pacific Pty Ltd	\$243.69
		Vehicle Spare Parts - Stores	
		Nastech (WA) Pty Ltd	\$1,650.00
		Survey Services - Bewick Avenue Yanchep - Property	
		Novus Autoglass	\$465.00
		Stone Chip Repair & Replace Windscreen - Fleet	
		Nu-Trac Rural Contracting	\$6,483.78

		Beach Cleaning Services May 2020 - Engineering	
		Paperbark Technologies Pty Ltd	\$3,367.50
		Street Tree Data Collection - Parks	
		Pavement Analysis Pty Ltd	\$1,320.00
		Investigate Localised Depression - Hartman Drive - Assets	
		Perth Energy Pty Ltd	\$13,360.54
		Power Supplies For The City	
		Photo Perth Wholesale Pty Ltd	\$559.70
		Archival Boxes - Community History - Cultural Services	
		Plantrite	\$12,705.00
		Plants - Assets	
		Premier Tarps	\$203.50
		Vehicle Battery - Fleet	
		Prestige Alarms	\$25,584.08
		Alarm/CCTV Services For The City	
		Programmed Integrated Workforce	\$1,630.29
		Casual Labour For The City	
		Reliable Fencing	\$12,432.26
		Fencing Works For The City	
		Ron Gill Pty Ltd Trading As Rick Gill Motorcycles	\$100.80
		Vehicle Spare Parts - Fleet	
		Safeman WA Pty Ltd	\$544.50
		Safety Boots - Stores Stock	
		Safety And Rescue Equipment	\$468.60
		Install Warning Signs - Various Buildings - Building Maintenance	
		Safety Tactile Pave	\$2,131.27
		Dispose Tactile Paving - Girrawheen / Beach - Engineering	
		Sherwood Flooring Pty Ltd	\$24,673.00
		Recoat Timber Sports Floor - Kingsway Indoor Sports Stadium - Assets	
		Skipper Transport Parts	\$804.80
		Vehicle Spare Parts - Fleet	
		Skyline Landscape Services (WA) Pty Ltd	\$14,386.35
		Landscaping - Sydney Road - Assets	
		Smartbuilt Perth Pty Ltd	\$236.65
		Pest Control Services For The City	
		Sonic Healthplus Pty Ltd	\$2,413.12
		Medical Fees For The City	
		Standards Australia	\$397.36
		Copyright Licence Fee - 01.05.2020 - 30.04.2020 - ICT	
		Statewide Cleaning Supplies Pty Ltd	\$482.72
		Cleaning Supplies For Depot Store	
		Taman Tools	\$172.36

		Vehicle Spare Parts - Fleet	
		Tenco Engineers Pty Ltd	\$3,300.00
		Park Upgrade - Hardcastle Park - Assets	
		Structural Engineering - Quinns Rocks - Assets	
		Structural Engineering - Aquamotion Garrison Fence - Assets	
		Structural Investigation - Rotary Park - Assets	
		Terravac Vacuum Excavations Pty Ltd	\$2,235.75
		Location Works - Gumblossom Community Centre - Assets	
		TJ Depiazzi & Sons	\$36,133.02
		Mulch Delivery - Various Locations - Assets	
		Tree Planting & Watering	\$7,312.49
		Street Tree Watering - Various Locations - Trees And Conservation	
		Triton Electrical Contractors Pty Ltd	\$2,024.55
		Irrigation Electrical Works - Various Locations - Parks	
		Turf Care WA Pty Ltd	\$217,690.77
		Turfing Works For The City	
		Ungerboeck Systems International Pty Ltd	\$4,400.00
		Consulting Services - 18/05/2020 - 25/05/2020 - ICT	
		WA Garage Doors Pty Ltd	\$5,236.00
		Service Roller Doors - Various Locations - Building Maintenance	
		Wanneroo Electric	\$5,650.04
		Electrical Maintenance For The City	
		Wellstrategic	\$418.00
		Heritage House Tours - Cultural Development	
		Western Resource Recovery Pty Ltd	\$2,420.00
		Empty Washdown Bays - Ashby Operations Centre - Building Maintenance	
		William Buck Consulting (WA) Pty Ltd	\$701.36
		Audit And Risk Committee - May 2020 - Risk Management	
		Work Clobber	\$832.50
		Uniform Issue - Parks Employee	
		Worldwide Joondalup Malaga	\$3,180.00
		Bin Stickers & Illegally Dumped Material Tape - Waste	
00003854	05/06/2020		
		Geared Construction Pty Ltd	\$30,971.25
		Progress Claim 1 - Accessibility Upgrades - Jenolan Way Community Centre - Assets	
		Site Architecture Studio	\$3,148.20

		Professional Services - Dennis Cooley Pavilion Upgrade And Extension - Assets	
		Stiles Electrical	\$245,446.75
		Progress Claim 2 - Electrical Upgrade - Girrawheen Complex - Assets	
		Progress Claim 4 - Koondoola Park Floodlighting - Assets	
		Progress Claim 4 - Hainsworth Park Floodlighting - Assets	
00003855	09/06/2020		
		McCorkell Constructions Pty Ltd	\$205,852.33
		Payment Certificate 7 - Dennis Cooley Pavilion Upgrade - Assets	
		Solution 4 Building Pty Ltd	\$40,849.79
		Payment Certificate 9 - Wanneroo City Soccer Clubrooms - Assets	
00003856	09/06/2020		
		Synergy	\$4,773.25
		Power Supplies For The City	
00003857	09/06/2020		
		Alinta Gas	\$25.00
		Gas Supplies For The City	
		Alinta Sales Pty Ltd	\$578.96
		Gas Supplies For The City	
		Australian Taxation Office	\$549,453.00
		Payroll Deductions	
		Aveling Homes Pty Ltd	\$1,281.02
		Refund - BSL & CTF Application - Cancelled	
		Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - 3 Street & Verge Bonds	
		Celebration Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Dale Alcock Homes Pty Ltd	\$16,000.00
		Refund - 8 Street & Verge Bonds	
		Decipha Pty Ltd	\$2,001.57
		Mail Room Service - IM	
		Department of Fire & Emergency Services	\$2,621,763.60
		2019 / 2020 ESL Quarter 4 Contributions - Ratings Services	
		East Keys Collective - Town Team Movement	\$872.00
		Donation - To Meet The Cost Of Public Liability Insurance So Group Can Receive RAC Grant Funding	
		Essential First Choice Homes Pty Ltd	\$4,000.00
		Refund - 2 Street & Verge Bonds	

		Fila Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Homebuyers Centre	\$22,000.00
		Refund - 11 Street & Verge Bonds	
		Landgate	\$3,666.72
		Gross Rental Valuations - Rating Services	
		LD & D Australia Pty Ltd	\$575.05
		Milk Deliveries For The City	
		Main Roads WA	\$17,370.10
		Grant Payment - Refunds For Projects - Wanneroo/Joondalup/Pinjar & Wanneroo/Marangaroo/Adra - Assets	
		MCI Building Company Trading As Perth Patios & Home Improvements	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Brian Boylen	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Christopher Hourigan	\$2,000.00
		Refund - Street & Verge Bond	
		Rates Refund	\$576.01
		Mr Mukeshkumar Khakhadia	\$147.00
		Refund - Application Fee - Lodged In Error	
		Mr Zbigniew Soszka	\$1,000.00
		Refund - Street & Verge Bond	
		Mrs Lisa Moffatt	\$75.43
		Refund - Additional Bin Collection - Paid Online In Error	
		Mrs Nicole McGrath	\$251.43
		Dog Registration Refund - Double Payment	
		Rates Refund	\$394.73
		North Coast Art Club	\$50.00
		Bond Refund - Temporary Signage - Traffic Services	
		Prime Eglinton Pty Ltd	\$1,237.07
		Refund - Partial Refund Of Fees Not Expended Processing Amendment No.2 To The Alkimos Eglinton District Structure Plan No.18	
		Promenade Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Quinns Districts Junior Football Club	\$50.00
		Refund - Temporary Signage Bond - Transport And Traffic	
		SSB Pty Ltd	\$4,000.00
		Refund - 2 Street & Verge Bonds	
		Ventura Home Group Pty Ltd	\$34,000.00
		Refund - 17 Street & Verge Bonds	
		Water Corporation	\$4,029.31
		Water Charges For The City	

		YROC Limestone	\$48.35
		Refund - Building Application Fee - Overpayment	
		Zurich Australia Insurance Ltd	\$1,000.00
		Insurance Excess - WN 33846 - Waste	
00003858	09/06/2020		
		Action Glass & Aluminium	\$998.95
		Glazing Services For The City	
		Advanced Traffic Management	\$9,634.08
		Traffic Control Services For The City	
		Advanteering - Civil Engineers	\$142,607.51
		Progress Claim 2 - Upgrade Clayton Beach Access Way - Assets	
		Progress Claim 3 - Construction Of Splendid Skate Park - Assets	
		Alan Donnelly Auctions Pty Ltd	\$3,080.00
		Insurance/Market Valuation Fees - Cultural Services	
		Animal Pest Management Services	\$6,765.00
		Rabbit Control - Parks	
		APS Lighting & Safety Products Company	\$482.30
		5 Dual Radio Chest Harness - Emergency Services	
		Armaguard	\$3,179.70
		Refund - Payment Made Twice To The City - Finance	
		Arup	\$8,882.50
		Linsig Modelling & Signal Design - Neerabup Road, Key Largo Drive & McCallister Boulevard - Transport And Traffic	
		Aslab Pty Ltd	\$423.50
		Subbase Testing - Tumbleweed Drive - Assets	
		Asset Management Engineers	\$2,393.60
		Equipment Inspections - Fleet	
		Associated Stocktaking Services	\$7,343.88
		Supervisor - Oversee Irrigation Stock Count - Parks	
		Bridgestone Australia Limited	\$88.00
		Tyre Fitting Services For The City	
		Bucher Municipal Pty Ltd	\$1,458.94
		Vehicle Spare Parts - Fleet	
		Cameron Chisholm & Nicol (WA) Pty Ltd	\$1,100.00
		Professional Services - Design Review Panel - Approval Services	
		Canford Hospitality Consultants	\$2,750.00

		Review & Consultation For 40 Wanneroo Hospitality Businesses - Covid 19 Response Plan - Advocacy & Economic Development	
		Canon Production Printing Australia Pty Ltd	\$101.62
		Scanner Charges 01 - 30.06.2020 - Projects	
		Car Care Motor Company Pty Ltd	\$1,008.45
		Vehicle Services - Fleet	
		Carramar Resources Industries	\$1,977.71
		Disposal Of Waste For The City	
		Castledex	\$10,164.00
		Project Work - Wanneroo Community Centre - Facilities	
		CDM Australia Pty Ltd	\$145.20
		Battery For Latitude Tablet - ICT	
		Challenge Batteries WA	\$77.00
		Vehicle Battery - Fleet	
		Chemistry Centre WA	\$938.30
		Water Testing - Kingsway Stadium Lake - Assets	
		Cherry's Catering	\$806.00
		Catering - Council Dinner 02.06.20 - Corporate Support	
		Chubb Fire & Security Pty Ltd	\$2,310.41
		Extinguisher Service - Fleet	
		Cleartech Waste Management Pty Ltd	\$3,591.50
		Empty Drums Collection - Fleet	
		Clinipath Pathology	\$239.98
		Medical Fees For The City	
		Coates Hire Operations Pty Ltd	\$5,988.60
		Equipment Hire For The City	
		Commercial Aquatics Australia	\$2,316.78
		Preventative Maintenance - Aquamotion April 2020	
		Install New Vac Breaker - Aquamotion	
		Community Greenwaste Recycling Pty Ltd	\$614.88
		Material Disposal - Engineering	
		Critical Fire Protection & Training Pty Ltd	\$999.99
		Evacuation Plans - Building Maintenance	
		CS Legal	\$2,908.55
		Court Fees - Rating Services	
		Daimler Trucks Perth	\$772.73
		Vehicle Spare Parts - Stores/Fleet	
		DDLs Australia Pty Ltd	\$5,720.00
		Training - Direct, Plan & Improve - 1 Attendee - ICT	
		Training - Prince2 Practitioner & Foundation - 11.04.2020 & 14.04.2020 - 1 Attendee - IM	
		Diamond Plumbing & Gas	\$2,773.29

		Plumbing Maintenance For The City	
		Direct Communications	\$301.40
		Repair LCD Screen & Two-Way Radio - Fleet	
		Dowsing Group Pty Ltd	\$14,575.47
		Entry Modification & Path Works - Lindsay Beach - Assets	
		Drainflow Services Pty Ltd	\$27,352.18
		Road Sweeping/Drain Cleaning Services For The City	
		Driving Wheels	\$330.00
		Wheel Alignment - WN 33524 - Fleet	
		Edith Cowan University	\$2,933.95
		Donation - Provision Of Increased And Modified Pre-Natal Mental Health Services To City Of Wanneroo Families With Infants Under 2 And Pregnant Women During Covid-19 - July - November 2020	
		Elliotts Irrigation Pty Ltd	\$9,289.73
		Reticulation Items/Repairs For The City	
		Engineering Technology Consultants	\$10,846.00
		Consultancy Services - Street Lighting Upgrade - Wanneroo - Traffic Services	
		Entire IT	\$444.00
		Licence Renewal - Business Office 365 - Communications & Brand	
		EPC Technologies Pty Ltd	\$7,920.00
		Consultancy - Neerabup Energy Supply Feasibility Study - Economic Development	
		Equifax Australasia Workforce Solutions Pty Limited	\$2,761.02
		Erecruitment Monthly Software Fee - ICT	
		Geoff's Tree Service Pty Ltd	\$65,323.07
		Pruning Works For The City	
		GHD Pty Ltd	\$27,250.69
		Duplication - Lenore Road - Transport & Traffic	
		Gillmore Electrical Services	\$72,745.20
		Progress Claim 1 - Koondoola Tennis Courts - Assets	
		Grand Toyota	\$51,888.03
		New Vehicle Purchase - Hiace Diesel - Fleet Assets	
		Grasstrees Australia	\$1,897.50
		Grasstree Extraction, Storage - Hardcastle Park - Conservation	
		Heatley Sales Pty Ltd	\$796.62
		Gloves - Stores Stock	
		Imagesource Digital Solutions	\$779.90
		Banners - Library Open - Cultural Services	
		Corflute Sign X 4 - Social Distancing -	

		Library Services	
		Integrity Industrial Pty Ltd	\$25,091.01
		Casual Labour For The City	
		J Blackwood & Son Ltd	\$30.40
		Stock - Stores Issues	
		Jodie Aedy	\$300.00
		Develop Event Prospectus Template - Events	
		Kerb Direct Kerbing	\$8,141.38
		Kerbing Works - Various Locations - Assets	
		Kinetic IT Pty Ltd	\$10,541.27
		Threat Intelligence Monthly Service Fee - ICT	
		Landcare Weed Control	\$1,766.36
		Weed Control - Burn Sites - Parks	
		Lantern Architecture	\$7,425.00
		Develop Concept Design And Cost Estimation - Facilities	
		LD Total	\$65,909.57
		Landscape Maintenance For The City	
		Lee Syminton	\$14,929.75
		Architectural Design Consultancy & Contract Admin - Leatherback Park Sports Amenities Building - Assets	
		LKS Constructions (WA) Pty Ltd	\$9,762.29
		Provide Modifications - Edgar Griffiths Park - Assets	
		Mackay Urban Design	\$660.00
		Professional Services - Design Review Panel - Approval Services	
		McCorkell Constructions Pty Ltd	\$115,686.70
		Progress Claim 14 - Kingsway Olympic Clubroom - Assets	
		Michael Page International (Australia) Pty Ltd	\$5,851.94
		Casual Labour For The City	
		Mindarie Regional Council	\$311,763.29
		Refuse Disposal For The City	
		NAPA - GPC Asia Pacific Pty Ltd	\$64.38
		Vehicle Spare Parts - Fleet	
		Nature Play WA	\$110.00
		Create Discover Wanneroo App - Economic Development	
		Neha Shinghal	\$200.00
		Cultural Display - Hindu Society - Cultural Services	
		Noma Pty Ltd	\$660.00
		Professional Services - Design Review Panel - Approval Services	
		Officeworks Superstores Pty Ltd	\$355.38

		6 Bluetooth Keyboards - Community Safety	
		Palace Homes & Construction Pty Ltd	\$44,885.50
		Progress Claim 3 - Upgrade Basketball Courts Hainsworth - Assets	
		Paperbark Technologies Pty Ltd	\$415.00
		Inspection Of Existing Tree - St Andrews Park - Assets	
		Penske Power Systems Pty Ltd	\$5,102.24
		Vehicle Spare Parts - Stores	
		Perth Energy Pty Ltd	\$131,794.06
		Power Supplies For The City	
		Perth Heavy Towing	\$481.25
		Retrieve Bogged Truck - Parks	
		Plantrite	\$11,737.00
		Plant Propagation - Mindarie Foreshore Old Coastwest - Assets	
		Plant Propagation - Quinns Foreshore Waterland Point - Assets	
		Plant Propagation - Yanchep Surf Club - Conservation	
		PLE Computers	\$75.00
		Volans SD/Mirco Card Readers - Rangers	
		Porter Consulting Engineers	\$3,300.00
		Concept Design & Black Spot Application - Santa Barbara Parade / Marmion Avenue Intersection - Transport And Traffic	
		Programmed Integrated Workforce	\$2,514.27
		Casual Labour For The City	
		QLM Label Makers Pty Ltd	\$1,950.30
		Be A Good Sport Bin Labels - Waste	
		Reliable Fencing	\$1,306.80
		Fencing Works For The City	
		Rent A Dingo	\$352.00
		Equipment Hire - Dingo - Parks	
		RJ Vincent & Co	\$826,382.33
		Certificate 7 & 8 - Dual Connolly Drive - Assets	
		Certificate 3 & 4 - Hartman Drive - Assets	
		Roads 2000	\$784.70
		Asphalt Supply - Engineering	
		RPS Australia West Pty Ltd	\$27,434.00
		Consultancy - Completion Of Stage 1 For The Acid Sulfate Soil Investigation Warradale Park - Assets	
		Skyline Landscape Services (WA)	\$5,810.75
		Landscaping Services For The City	
		Smoke & Mirrors Audio Visual	\$198.00
		Repair PA System - Events	
		Southern Metropolitan Regional Council	\$7,885.02

		Overcompaction Surcharge April 2020 - Waste	
		Strategic DCP Consulting	\$1,443.75
		Consulting Services - Alkimos/Eglinton - Town Planning Scheme	
		SW Panel & Paint	\$2,640.00
		Prime And Paint 4 Truck Gates - Fleet	
		Repair Burn Marks - 96080 - Fleet	
		Taskers	\$2,170.85
		Repair Windsock Pole - Building Maintenance	
		TC Precast Pty Ltd	\$4,598.00
		Drainage Materials For The City	
		The Hire Guys Wangara	\$660.00
		2 VMS Boards - Community Safety	
		The Northern Guide	\$324.50
		Desk Pad Advert - Communications And Brand	
		The Rigging Shed	\$2,981.00
		Inspection/Tagging - Engineering	
		Thinkfield	\$9,515.00
		Research - Questionnaire Development Data Analysis - Communications And Events	
		Thirty4 Pty Ltd	\$211.20
		Monthly Subscription - Qnav Mobile Data - Community Safety	
		TJ Depiazzi & Sons	\$26,765.20
		Supply Pine Bark Mulch - Marmion Avenue - Assets	
		Turf Care WA Pty Ltd	\$3,144.66
		Apply Casper - Kingsway & Elton Park - Parks	
		Apply Fertiliser - Edgar Griffiths - Parks	
		UES (Int'L) Pty Ltd	\$135.30
		Vehicle Spare Parts - Fleet	
		Wanneroo Business Association Incorporated	\$1,980.00
		Webinar Delivery - Content Relevant To Current Economic Situation - Economic Development	
		Wanneroo Central Bushfire Brigade	\$271.50
		Reimbursement - Towels And Washers For Shower - Fire Services	
		Reimbursement - PO Box Renewal - Fire Services	
		Wanneroo Electric	\$2,145.55
		Electrical Maintenance For The City	
		Wanneroo Fire Support Brigade	\$201.00
		Reimbursement - PO Box Renewal - Fire Services	
		Wanneroo Smash Repairs Pty Ltd	\$1,000.00

		Insurance Excess - WN 34308 - Community Safety	
		West Australian Newspapers Ltd	\$1,100.00
		Digital Banner - Communications & Brand	
		Western Australian Local Government Association	\$975.00
		Training - Understanding Local Government - 2 Attendees - Corporate Support	
		Training - Conflicts Of Interest - 2 Attendees - Corporate Support	
		Training - Meeting Procedures - 1 Attendee - Corporate Support	
		Wonder City & Landscape Pty Ltd	\$550.00
		Professional Services - Design Review Panel - Approval Services	
		Work Clobber	\$216.00
		Safety Boots, Jacket - Parks	
		Workpower Incorporated	\$423.23
		Weed Control - Quinns Foreshore - Assets	
		Wrenoil	\$1,034.00
		Collection Of Oil Waste Disposal - WRC - Waste	
		Yanchep Beach Joint Venture	\$8,806.71
		Yanchep Hub - Rent, Outgoings, Rates And Taxes - June 2020 - Property	
		Yanchep News Online	\$450.00
		Eight Week Wanneroo Link AD Campaign - 28.05.2020 - 03.06.2020 & 04.06.2020 - 10.06.2020 - Communications & Brand	
		Zetta Group	\$4,676.96
		Managed Services Fee - Network - ICT	
		Zipform Pty Ltd	\$1,116.39
		Printing/Issue Interim Rate Notices - Rating Services	
00003859	16/06/2020		
		City of Wanneroo - Rates	\$915.00
		Rates Assessment Payments	
		Cr Brett Treby	\$2,458.11
		Monthly Allowance	
		Cr Christopher Baker	\$2,683.11
		Monthly Allowance	
		Cr Domenic Zappa	\$2,473.11
		Monthly Allowance	
		Cr Dot Newton	\$2,583.11
		Monthly Allowance	
		Cr Glynis Parker	\$2,683.11
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,683.11

		Monthly Allowance	
		Cr Jacqueline Huntley	\$2,683.11
		Monthly Allowance	
		Cr Lewis Flood	\$2,588.11
		Monthly Allowance	
		Cr Linda Aitken	\$2,683.11
		Monthly Allowance	
		Cr Natalie Sangalli	\$2,683.11
		Monthly Allowance	
		Cr Paul Miles	\$2,398.11
		Monthly Allowance	
		Cr Sonet Coetzee	\$2,683.11
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,626.61
		Monthly Allowance	
00003860	16/06/2020		
		Department of Mines, Industry Regulation & Safety	\$56,815.59
		Collection Agency Fee Payments 01 - 31.05.2020 - Finance	
00003861	16/06/2020		
		Synergy	\$589,814.53
		Power Supplies For The City	
00003862	17/06/2020		
		Alinta Gas	\$680.45
		Gas Supplies For The City	
		Ashmy Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Australian Manufacturing Workers Union	\$166.80
		Payroll Deductions	
		Australian Services Union	\$1,414.50
		Payroll Deductions	
		Australian Taxation Office	\$12,517.51
		FBE Final Payment - Finance	
		Payroll Deductions	
		BGC Residential Pty Ltd	\$12,000.00
		Refund - 6 Street & Verge Bonds	
		Celebration Homes Pty Ltd	\$6,000.00
		Refund - 3 Street & Verge Bonds	
		CFMEU	\$80.00
		Payroll Deductions	
		Child Support Agency	\$1,937.33
		Payroll Deductions	
		City of Wanneroo - Payroll Rates	\$6,115.60
		Payroll Deductions - Pp26 Period Ending 12.06.2020	

	City of Wanneroo - Social Club	\$724.00
	Payroll Deductions	
	Clare Gallagher	\$30.55
	Refund - Food Business Notification Fee - Not Required	
	Dale Alcock Homes Pty Ltd	\$4,000.00
	Refund - 2 Street & Verge Bonds	
	Department of Transport	\$270.52
	Recoup Of Expenses - Government Related Entities - Transport And Traffic	
	Essential First Choice Homes Pty Ltd	\$2,000.00
	Refund - Street & Verge Bond	
	Fleet Network	\$1,534.90
	Payroll Deductions	
	Halpd Pty Ltd Trading As Affordable Living Homes	\$8,000.00
	Refund - 4 Street & Verge Bonds	
	HBF Health Limited	\$622.90
	Payroll Deductions	
	Home Group WA Pty Ltd	\$6,000.00
	Refund - 6 Street & Verge Bond	
	Homebuyers Centre	\$2,000.00
	Refund - Street & Verge Bond	
	Jag Demolition	\$1,000.00
	Refund - Street & Verge Bond	
	Landgate	\$373.96
	Land Identification/Queries For The City	
	LD & D Australia Pty Ltd	\$49.25
	Milk Deliveries For The City	
	LGRCEU	\$1,752.76
	Payroll Deductions	
	Main Roads WA	\$25,279.50
	Funded Project - State Blackspot Programme - Gnangara/Alexander - Assets	
	Materon Investments WA Pty Ltd	\$2,000.00
	Refund - Street & Verge Bond	
	Maxxia Pty Ltd	\$7,599.27
	Payroll Deductions	
	Rates Refund	\$139.98
	Mr Adam Withey	\$100.00
	Dog Registration Refund - Sterilised	
	Rates Refund	\$355.93
	Mr Dylan Willis	\$10.00
	Dog Registration Refund - Overcharged	
	Rates Refund	\$2,860.75
	Mr Joseph Kelly	\$2,000.00
	Refund - Street & Verge Bond	
	Mr Timothy Smith	\$100.00
	Dog Registration Refund - Sterilised	

		Rates Refund	\$1,838.81
		Rates Refund	\$214.05
		Rates Refund	\$750.00
		Rates Refund	\$375.00
		Rates Refund	\$311.30
		Rates Refund	\$674.24
		Optus	\$1,313.70
		Phone Charges For The City	
		Promenade Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
		Refund - Street & Verge Bond	
		Redink Homes Pty Ltd	\$8,932.57
		Refund - 5 Street & Verge Bonds	
		Smartsalary	\$3,629.42
		Payroll Deductions	
		SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Swan Group WA	\$1,000.00
		Refund - Street & Verge Bond	
		Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$2,000.00
		Refund - Street & Verge Bond	
		Ventura Home Group Pty Ltd	\$14,000.00
		Refund - 7 Street & Verge Bonds	
		Water Corporation	\$7,536.15
		Water Charges For The City	
00003863	16/06/2020		
		Action Glass & Aluminium	\$7,529.50
		Replace Main Door - Phil Renkin Centre - Projects	
		Acurix Networks Pty Ltd	\$4,452.80
		Monitoring, Licensing, Support, Category Based Content Filtering And Downloads - June 2020 - ICT	
		Advanced Traffic Management	\$10,503.63
		Traffic Control Services For The City	
		Armaguard	\$50.52
		Cash Collections - Aquamotion	
		Astro Synthetic Surfaces Pty Ltd	\$1,727.00
		Manufacture Wings - Cricket Pitch - Houghton Park - Parks	
		Atom Supply	\$61.05
		Safety Glasses - Stores Stock	
		Australian Airconditioning Services Pty Ltd	\$808.50
		Modification Of Airconditioning - Splendid Park - Construction	
		Australian Communications & Media Authority	\$4,674.00

	Doss Site Licence Renewals - ICT	
	Ball & Doggett Pty Ltd	\$142.56
	Paper Supplies - Print Room	
	Banksia Grove Development Nominees PL	\$1,200.00
	Refund - Bond - Paid Twice	
	Barra Civil & Fencing	\$41,882.50
	Replace Sump Fencing - Aldersea Park - Engineering	
	Benara Nurseries	\$2,403.86
	Plants - Parks	
	Better Pets and Gardens Wangara	\$861.37
	Animal Care Centre Supplies	
	Bidfood Perth	\$1,164.56
	Catering Items For The City	
	Binley Fencing	\$1,203.75
	Temporary Fencing - Warradale Skate Park - Parks	
	BOC Limited	\$119.98
	Industrial Nitrogen & Oxygen - Fleet/Community Safety	
	Bollig Design Group Ltd	\$814.00
	Consultancy - Alexander Heights Day Care Centre - Projects	
	Boral Construction Materials Group Ltd	\$2,194.24
	Concrete Mix - Various Locations - Engineering	
	Bridgestone Australia Limited	\$22,255.62
	Tyre Fitting Services For The City	
	Bring Couriers	\$852.36
	Courier Services - Health Services	
	Bucher Municipal Pty Ltd	\$29,273.38
	Vehicle Spare Parts - Fleet/Stores	
	Bunnings Pty Ltd	\$32.28
	Aluminium Vents - Fleet	
	Burgtec Australasia Pty Ltd	\$2,514.60
	Install Dual Monitor Arms - Assets	
	Canon Production Printing Australia Pty Ltd	\$428.80
	Printer Charges - Infrastructure Capital Works	
	Car Care Motor Company Pty Ltd	\$292.60
	Vehicle Service - Fleet	
	Carramar Resources Industries	\$1,012.58
	Disposal Of Rubble - Assets	
	Challenge Batteries WA	\$470.80
	Vehicle Batteries - Fleet	
	Cherry's Catering	\$1,087.50
	Catering Services For The City	
	CK Maloney Surveying	\$3,839.00
	Feature Survey - Girrawheen Avenue And Marangaroo Drive - Surveyors	

		Clark Equipment Sales Pty Ltd	\$102,449.18
		Vehicle Spare Parts - Fleet	
		New Vehicle Purchase - Bobcat T590 - \$101,310.00	
		Claw Environmental	\$247.50
		Collect Polystyrene - Waste	
		Cleanaway Daniels Services Pty Ltd	\$116.33
		Collection Of Sharps Bins - Waste	
		Coates Hire Operations Pty Ltd	\$224.24
		Equipment Hire For The City	
		Colourpoint Print & Design	\$454.00
		Laser Cheques - Accounts Services - Finance	
		Commercial Aquatics Australia	\$4,954.58
		Bicarb Dosing Pump - Aquamotion - Facilities	
		Monthly Preventative Maintenance - Aquamotion	
		Connectiv	\$15,677.29
		Keypads & Toggle Switches - Fleet	
		Cooldrive Distribution	\$747.34
		Vehicle Spare Parts - Stores	
		Corpvote Pty Ltd	\$2,314.22
		Electronic Voting Services - People & Culture	
		Corsign (WA) Pty Ltd	\$7,414.00
		Sign - Beware Of Wildlife - Parks	
		Signs - Dewars Track - Engineering	
		Signs - Urgent Beach Signs - Engineering	
		Signs - Street Name Plates, No Standing, Kiss And Drive & Parking - Engineering	
		Signs - Beach Number - Engineering	
		Cossill & Webley Consulting Engineers	\$7,583.40
		Civil Engineering - Hartman Drive Duplication - Assets	
		Civil Engineering - Connolly Drive Duplication - Assets	
		Critical Fire Protection & Training Pty Ltd	\$6,809.11
		Fire Protection Equipment Services/Repairs - Building Maintenance	
		6 Monthly Routine Maintenance - Various Sites - Building Maintenance	
		CSP Group	\$99.00
		Vehicle Spare Parts - Stores	
		Data #3 Limited	\$40,088.99
		Remote Licensing & Creative Cloud Team - ICT	
		Datavoice Communications Pty Ltd	\$35,579.50
		Avaya Maintenance Services - 2020-2021 Year 2 Of 3 - ICT	
		ATA Licenses - ICT	

		Dave Lanfear Consulting	\$16,214.00
		Consultancy Services - Wanneroo - Community Facilities Planning	
		Lawn Bowls Facilities Assessment - Community Facilities Planning	
		DC Golf	\$107,442.20
		Commission Fees - Carramar Golf Course - Property Services	
		Commission Fees - Marangaroo Golf Course - Property Services	
		Deans Auto Glass	\$1,408.00
		Vehicle Spare Parts/Repairs - Fleet	
		Department Of Biodiversity, Conservation And Attractions	\$11,000.00
		Park Development - Yanchep - Advocacy & Economic Development	
		Diamond Lock & Security	\$4,951.60
		Padlocks - Stores Stock	
		Diamond Plumbing & Gas	\$8,264.38
		Plumbing Maintenance For The City	
		Direct Communications	\$367.40
		Labour Repairs - Fleet	
		Dowsing Group Pty Ltd	\$57,148.54
		Repair Footpath - Girrawheen - Engineering Maintenance	
		Construct Pathway - Landsdale - Construction	
		Drainflow Services Pty Ltd	\$6,385.43
		Drain Cleaning/Sweeping - Various Locations - Engineering	
		Waste Truck - Marangaroo - Engineering Maintenance	
		Drovers Vet Hospital Pty Ltd	\$708.04
		Veterinary Charges For The City	
		E & MJ Rosher	\$3,522.04
		Vehicle Spare Parts - Stores	
		Elliotts Irrigation Pty Ltd	\$32,569.51
		Irrigation Repairs/Parts - Parks	
		Engineering Technology Consultants	\$11,000.00
		Consultancy Services - Street Lighting Upgrade - Wanneroo - Traffic Services	
		Environmental Industries Pty Ltd	\$375,690.58
		Landscape Maintenance For The City	
		Equifax Australasia Credit Rating Pty Ltd	\$1,290.52
		Standard Financial & Performance Assessments - Contracts	
		Equifax Australasia Workforce Solutions Pty Limited	\$2,712.91
		Monthly E-Recruit Fee - IT	
		Australian Criminal History Check - Fire	

		Services	
		Fast Finishing Services WA	\$1,036.20
		Finishing - Council Minutes - Corporate Support	
		Flick Anticimex Pty Ltd	\$2,932.22
		Sanitary Waste Services - Various Locations - Building Maintenance	
		Fratelle Group Pty Ltd	\$6,732.00
		Concept Design - Eglinton Recreation - Community Facilities Planning	
		Frontline Fire & Rescue Equipment	\$309.38
		Vulcan Lite Boots - Fire Services	
		Gen Connect Pty Ltd	\$213.40
		Generator Works - Clarkson Volunteer Bushfire - Building Maintenance	
		Geoff's Tree Service Pty Ltd	\$78,140.43
		Pruning Works For The City	
		Grasstrees Australia	\$605.00
		Quarterly Maintenance - Grasstrees - Yanchep Open Space - Parks	
		Hanson Construction Materials Pty Ltd	\$814.44
		Concrete Mix - Various Locations - Engineering	
		Hays Personnel Services	\$16,439.48
		Casual Labour For The City	
		Headset ERA	\$357.50
		Plantronics Headset - Community Facilities	
		Hydroquip Pumps	\$9,487.50
		Irrigation Repairs/Parts - Parks	
		Hydrosteer Pty Ltd	\$4,660.22
		Vehicle Spare Parts - Fleet	
		Iconic Property Services Pty Ltd	\$1,335.40
		Cleaning Services For The City	
		Impact Training Corporation	\$396.00
		Sales Training - Aquamation	
		Indoor Gardens Pty Ltd	\$266.20
		Plant Hire - Foyer - Customer Relations	
		InfoCouncil Pty Ltd	\$18,958.50
		Annual Licence Fees & Web Hosting - ICT	
		Information Proficiency	\$3,960.00
		On-Site Services - Information Proficiency - ICT	
		InSig Technologies Pty Ltd	\$1,650.00
		Summary & Recommendation - Yellagonga Proof Of Concept - ICT	
		Integrity Industrial Pty Ltd	\$36,467.80
		Casual Labour For The City	
		Integrity Staffing	\$517.39
		Casual Labour For The City	

		IPWEA WA	\$100.00
		Training - Incorporating Strategic Asset Management Into Day To Day Business - 1 Attendee - Land Development	
		Iron Mountain Australia Group Pty Ltd	\$5,122.48
		Document Management Services - IM	
		J Blackwood & Son Ltd	\$1,805.77
		Stock - Stores Issue	
		Joondalup Smash Repairs Pty Ltd	\$1,450.89
		Vehicle Repairs - Waste	
		Kinetic IT Pty Ltd	\$10,541.27
		Monthly Threat Intelligence - April 2020 - ICT	
		Kleenit	\$1,667.50
		Graffiti Removal Services For The City	
		Kyocera Document Solutions	\$4,791.86
		Photocopier Meter Reading - ICT	
		Ladybird's Plant Hire	\$28.60
		Plant Hire - Aquamotion	
		Landcare Weed Control	\$9,995.23
		Weed Control X 11 Locations - Conservation	
		Laundry Express	\$28.33
		Laundry Services - Conservation	
		LD Total	\$18,896.65
		Landscape Maintenance For The City	
		Linemarking WA Pty Ltd	\$2,313.62
		Re-Mark Access Road - Civic Drive - Engineering	
		Major Motors	\$1,294.74
		Vehicle Spare Parts - Fleet	
		Marketforce Pty Ltd	\$10,557.83
		Advertising Services For The City	
		Mayday Earthmoving	\$28,072.00
		Heavy Equipment Hire For The City	
		Menchetti Consolidated Pty Ltd	\$48,211.97
		Progress Claim 4 - Construction Of Warradale Skate Park - Assets	
		Metz Specialty Materials Unit Trust	\$6,674.78
		Concourse Tiles And Materials - Aquamotion - Assets	
		Michael Page International (Australia) Pty Ltd	\$5,003.22
		Casual Labour For The City	
		Mindarie Regional Council	\$216,112.85
		Refuse Disposal For The City	
		Miracle Recreation Equipment Pty Ltd	\$11,077.44
		Playground Repairs - Various Locations - Parks	
		MPS Architects	\$1,595.00

		Survey Of Existing Boundary - Yanchep - Construction	
		NAPA - GPC Asia Pacific Pty Ltd	\$396.67
		Vehicle Spare Parts - Fleet/Stores	
		Nastech (WA) Pty Ltd	\$1,291.00
		Prepare Interest Only Deposited Plan - Blackmore Avenue - Property Services	
		Natural Area Holdings Pty Ltd	\$11,205.34
		Seed Collection And Plant Propagation - Assets	
		Debris Removal - Fleming Park - Parks	
		Nola Allen	\$2,940.00
		Development Of Community Book - It's All About Play - Yanchep Two Rocks Library - Youth Services	
		Objective Corporation Limited	\$15,501.10
		Annual Software Maintenance - ICT	
		Officeworks Superstores Pty Ltd	\$26.78
		Print Room Supplies	
		Open Windows Software Pty Ltd	\$20,705.75
		Open Windows Subscription Fees - ICT	
		Outsource Business Support Solutions Pty Ltd	\$363.00
		Consultancy Fees - ICT	
		Palace Homes & Construction Pty Ltd	\$15,165.70
		Install 2 Soccer Dugouts - Gumblossom Park - Assets	
		Paperbark Technologies Pty Ltd	\$7,115.90
		Aerial Inspection & Arboricultural Reports - Various Locations - Parks/Assets	
		Parker Black & Forrest	\$374.00
		Locking Services - Building Maintenance	
		Perth Heavy Towing	\$869.00
		Towing Services - Fleet	
		Perth Progressive Supplies	\$2,944.66
		Pro Viroclean - Fleet	
		Perth Soft Wash	\$705.00
		External Glass Cleaning - Clarkson - Building Maintenance	
		Plantrite	\$1,214.40
		Supply Plants - Parks	
		Prestige Alarms	\$16,988.29
		Alarm/CCTV Services For The City	
		Priority 1 Fire & Safety Pty Ltd	\$880.00
		Training - Breathing Apparatus - Aquamotion	
		Programmed Integrated Workforce	\$10,772.70
		Casual Labour For The City	
		RAC Motoring & Services Pty Ltd	\$99.00
		Callout - WN 33613 - Parks	
		Randal	\$92.40

		Newspaper Subscription - Financial Review - Office Of The CEO	
		Reliable Fencing	\$9,424.80
		Fencing Works For The City	
		Ricoh Australia Pty Ltd	\$10,099.38
		Equipment Lease Charges - Print Room	
		Rubek Automatic Doors	\$8,470.00
		Door Replacement - Two Rocks Library - Facility Projects	
		RW Quantity Surveyors	\$4,070.00
		Consultancy - Wanneroo Aquamotion Family Change Room - Assets	
		Quantity Surveying & Cost Management - Leatherback Park Sports Amenities Building - Assets	
		Sanax Medical And First Aid Supplies	\$216.61
		First Aid Supplies - Stores	
		Schindler Lifts Australia Pty Ltd	\$6,880.28
		Lift And/Or Escalator Service - April/May 2020 - Building Maintenance	
		Seabreeze Landscape Supplies	\$51.00
		Brickies Sand & Landscape Mix - Parks	
		Shred-X	\$298.76
		Shredding Services For The City	
		Sifting Sands	\$16,330.20
		Sand Top Ups & Sand Sieving - Various Locations - Parks	
		Site Environmental & Remediation Services Pty Ltd	\$1,650.00
		Asbestos Collection & Disposal - Landsdale - Engineering	
		SJ McKee Maintenance Pty Ltd	\$2,500.00
		Dispose Asbestos - Various Locations - Waste	
		Skipper Transport Parts	\$990.26
		Vehicle Spare Parts - Fleet	
		Skyline Landscape Services (WA) Pty Ltd	\$4,185.50
		Landscaping Services For The City	
		Slater-Gartrell Sports	\$478.50
		Install Tennis Post - Girrawheen - Parks	
		Smartbuilt Perth Pty Ltd	\$6,946.43
		Pest Control Services For The City	
		Softfall Guys	\$2,997.50
		Repair Softfall - Various Locations - Parks	
		Solution 4 Building Pty Ltd	\$223,814.99
		Progress Claim 8 - Shelvock Park Sports Amenities Building - Assets	
		Sonic Healthplus Pty Ltd	\$528.20
		Medical Fees For The City	
		Southern Metropolitan Regional Council	\$66,184.80

	Mixed Recyclables - May 2020 - Waste	
	St John Ambulance Western Australia Ltd	\$4,413.63
	First Aid Training/Supplies For The City	
	Statewide Pump Services	\$2,860.00
	Pump Inspections - April 2020 - Building Maintenance	
	Suez Recycling & Recovery Pty Ltd	\$5,743.05
	Waste Collection Services For The City	
	Systems Edge Management Services Pty Ltd	\$23,482.25
	Business Case - Tourist Park - Quinns Road - Property Services	
	TC Precast Pty Ltd	\$4,873.00
	Drainage Supplies - Quinns Rocks - Assets	
	Technology One Limited	\$6,091.80
	Consulting Services - ICT	
	Terravac Vacuum Excavations Pty Ltd	\$4,298.25
	Location Of Services - Zeus Avenue - Construction	
	Survey Services - Gumblossom - Assets	
	The Rigging Shed	\$710.10
	Internal Inspection - Wanneroo - Engineering Maintenance	
	The Royal Life Saving Society Australia	\$7,018.00
	Home Pool Barrier Inspections - 01.05.2020 - 31.05.2020 - Compliance	
	The Trustee for Wilbro Unit Trust	\$2,640.00
	Graffiti Remover - Wanneroo - Building Maintenance	
	The Workwear Group Pty Ltd	\$1,188.00
	Uniform Issues - Stores	
	TJ Depiazzi & Sons	\$13,382.60
	Pine Bark Mulch - Depot - Parks	
	Tree Planting & Watering	\$18,722.44
	Watering Services - Various Locations - Parks	
	Triton Electrical Contractors Pty Ltd	\$5,336.10
	Electrical Works - Various Locations - Parks	
	Truck Centre WA Pty Ltd	\$65.85
	Vehicle Spare Parts - Fleet	
	Turf Care WA Pty Ltd	\$16,500.00
	Covering Cricket Wickets - Various Locations - Parks	
	Two Rocks Volunteer Bush Fire Brigade	\$601.16
	Reimbursement - Tamala Park Fee - Fire Services	
	Reimbursement - Batteries For Eflares - Fire Services	
	Reimbursement - Convex Mirror - Fire Services	

		Reimbursement - Volunteer Checks - Fire Services	
		Underground Power Development Pty Ltd	\$770.00
		Western Power Consultation - Marmion Avenue Duplication Phase 8 - Projects	
		Valvoline (Australia) Pty Ltd	\$8,468.96
		Vehicle Oil - Stores	
		Viva Energy Australia Pty Ltd	\$49,719.37
		Fuel Issues For The City	
		Vocus Communications	\$247.50
		NBN Connection - YTRAC - ICT	
		Wanneroo Agricultural Machinery	\$1,167.05
		Vehicle Spare Parts - Fleet	
		Wanneroo Electric	\$14,663.67
		Electrical Maintenance For The City	
		Wanneroo Mazda	\$2,200.00
		Vehicle Repairs - Re Application Of Paint Protection - Engineering	
		West Coast Shade Pty Ltd	\$2,717.00
		Repairs To 2 Shade Sails - Foundation Park - Parks	
		West Coast Turf	\$4,054.00
		Basketball Court Upgrade - Butterworth Park - Construction	
		Western Resource Recovery Pty Ltd	\$1,936.00
		Empty Washdown Bay - Fleet Workshop - Building Maintenance	
		Western Tree Recyclers	\$22,604.54
		Green Waste Removal - Wangara - Waste Operations	
		Mulch - Oregano Drive - Parks	
		West-Sure Group Pty Ltd	\$215.50
		Cash Collection Service For The City	
		WEX Australia Pty Ltd	\$854.20
		Fuel - May - Fleet	
		William Buck Consulting (WA) Pty Ltd	\$6,592.78
		Internal Audit Services - Wanneroo - Enterprise Risk Specialist	
		Work Clobber	\$247.46
		PPE - Various Employees - Parks	
		Workpower Incorporated	\$6,679.24
		Weed Control/Landscaping Services - Conservation	
		Zetta Group	\$79,051.14
		Monthly Service Fee - March/April 2020 - ICT	
00003864	17/06/2020		
		National Australia Bank	

		Flexipurchase February 2020 \$56,607.08 - Breakdown On Page 53	
00003865	18/06/2020		
		National Australia Bank	
		Flexipurchase - January 2020 \$32,030.69 - Breakdown On Page 58	
00003866	18/06/2020		
		BP Australia Ltd	\$69,753.21
		Fuel - May 2020 - Fleet	
00003867	23/06/2020		
		Bistel Construction Pty Ltd	\$100,867.56
		Progress Claim 2 - Leatherback Sports Amenities Building - Assets	
00003868	23/06/2020		
		Synergy	\$23,053.93
		Power Supplies For The City	
00003869	24/06/2020		
		Audhu Pty Ltd T/A NuChange Building	\$2,000.00
		Refund - Street & Verge Bond	
		Ben Trager Homes Pty Ltd	\$793.30
		Reimbursement - Development Application - Withdrawn	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Building & Construction Industry Training Board	\$31,098.11
		Collection Approved Levy Payment May 2020 - Finance	
		Celebration Homes Pty Ltd	\$4,000.00
		Refund - 2 Street & Verge Bonds	
		Cheshire Homes WA	\$2,000.00
		Refund - Street & Verge Bond	
		Cr Lewis Flood	\$97.65
		Reimbursement - Travel Expenses 01 - 31.05.2020	
		Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Department of Planning, Lands and Heritage	\$5,603.00
		Application Fee Accepted By The City Of Wanneroo - Applicant: VV Nominees Pty Ltd C/- Urbis - DAP/20/01790 - Development Value: \$4,500,000 - Property Address: Lot 201 (42) Pollino Gardens Landsdale - Proposal: Mixed Use Development	
		Department of Transport	\$4,365.20
		Vehicle Search Fees - Rangers	

		Cartographic Services - Your Move Access Map - Traffic Services	
		Great Aussie Patios	\$1,000.00
		Refund - Street & Verge Bond	
		Home Group WA Pty Ltd	\$6,000.00
		Refund - 3 Street & Verge Bonds	
		Jag Demolition	\$1,000.00
		Refund - Street & Verge Bond	
		LD & D Australia Pty Ltd	\$534.50
		Milk Deliveries For The City	
		Luxury Living WA Pty Ltd T/As Status Residential	\$2,000.00
		Refund - Street & Verge Bond	
		Main Roads WA	\$28,998.07
		Linemarking - Old Yanchep Road - Assets	
		Signs - Marmion Ave Duplication To Yanchep - Assets	
		Intersection Upgrade - Beach Road Blackmore Avenue - Assets	
		Linemarking - Kingsway Traffic Treatments - Assets	
		Maxxia Pty Ltd	\$730.91
		Input Tax Credits - Salary Packaging May 2020 - Finance	
		Miss Tanya Nitschke	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Glenn Thomas	\$1,288.34
		Refund - Street & Verge Bond	
		Mr Graeme Payne	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Mustafa Oreb	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Paul Box	\$1,000.00
		Refund - Street & Verge Bond	
		Mr Paul Fairclough	\$360.00
		Vehicle Crossing Subsidy	
		Mr Shaun Barnett	\$360.00
		Vehicle Crossing Subsidy	
		MRCN Pty Ltd & SACYR Industrial Australia Pty Ltd	\$147.00
		Refund - Noise Approval Application - Not In City Of Wanneroo	
		Mrs Georgina Wilkinson	\$150.00
		Dog Registration Refund - Sterilised	
		Mrs Kylie Andrews	\$150.00
		Dog Registration Refund - Sterilised	
		Mrs Rhiannon Neal	\$1,000.00
		Refund - Street & Verge Bond	
		Ms Crystal Noble	\$360.00
		Vehicle Crossing Subsidy	

		Rates Refund	\$88.27
		Paywise Pty Ltd	\$1,052.02
		Payroll Deductions	
		Input Tax Credits For Salary Packaging - May 2020 - Finance	
		Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
		Refund - Street & Verge Bond	
		Quinns Rocks Cricket Club	\$850.00
		Bond Refund Hall Hire Ridgewood Clubrooms	
		Smartsalary	\$6,008.84
		Payroll Deductions	
		Input Tax Credits - Salary Packaging - May 2020 - Finance	
		Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$2,000.00
		Refund - Street & Verge Bond	
		Trailer Parts Pty Ltd	\$177.64
		Vehicle Spare Parts - Fleet	
		Urban Development Institute of Australia WA Division Incorporated	\$99.00
		Registration - Industry Breakfast "Planning Matters" 11.03.2020 - 1 Attendee - Planning	
		Wanneroo Cricket Club	\$50.00
		Refund - Signage Bond	
		Water Corporation	\$15,023.64
		Water Charges For The City	
		Wow Group (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Zurich Australia Insurance Ltd	\$1,000.00
		Insurance Excess WN 32904 - Corporate Strategy & Performance	
00003870	23/06/2020		
		ABM Landscaping	\$1,493.80
		Reinstate Paving - Ocean Keys Parks - Engineering	
		Repair Brickpaving - Mint Circuit - Engineering	
		Advanced Traffic Management	\$23,915.10
		Traffic Control Services For The City	
		AE Hoskins Building Services	\$1,787.50
		Painting - Phil Renkin Centre - Projects	
		Air Liquide Australia	\$285.12
		Gas Cylinder Hire - Stores	
		Airlite Cleaning	\$232.28
		Cleaning Services - YTRAC - June 2020 - Place Management	
		AMBIUS	\$174.10
		Plant Rental - Girrawheen Hub - Place	

		Management	
		Armaguard	\$63.15
		Cash Collection - Aquamotion	
		Australian Airconditioning Services Pty Ltd	\$54,683.67
		Airconditioning Maintenance For The City	
		Australian Communications & Media Authority	\$3,871.00
		Licence Renewal - Land Mobile System - ICT	
		Australian Training Management Pty Ltd	\$675.00
		Training - Confined Space Entry & Gas Testing - 2 Attendees - Fleet	
		Autosmart North Metro Perth	\$1,144.00
		Floor Smart Cleaner - Fleet	
		AV Truck Service Pty Ltd	\$374.90
		Vehicle Spare Parts - Fleet	
		Ball & Doggett Pty Ltd	\$351.23
		Paper Supplies - Print Room	
		BCA Consultants (WA) Pty Ltd	\$2,970.00
		Consultancy - Aquamotion Hydro Pool Boiler - Assets	
		Best Consultants Pty Ltd	\$2,751.10
		Electrical Consultancy Services - Hainsworth & Koondoola Park - Assets	
		Big Wheels Truck Alignment	\$861.30
		Vehicle Spare Parts - Fleet	
		Bladon WA Pty Ltd	\$9,738.57
		Uniforms - Community Safety	
		Uniforms - Council & Corporate Support	
		Bollig Design Group Ltd	\$2,546.50
		Consultancy - Edgar Griffiths Park Sports Amenities Building - Assets	
		Boral Construction Materials Group Ltd	\$659.78
		Concrete Mix - Nerang - Engineering	
		Concrete Mix - Connolly - Assets	
		Brennan and Associates Workplace Investigations Services	\$13,147.50
		Provision Of HR Investigation Services - Community Safety	
		Bridgestone Australia Limited	\$9,744.05
		Tyre Fitting Services For The City	
		Bucher Municipal Pty Ltd	\$16,770.68
		Vehicle Spare Parts - Fleet	
		Bunzl Limited	\$3,860.95
		Stock - Stores Issues	
		Business Foundations Incorporated	\$2,200.00
		Covid 19 Support For Small Business - Economic Development	
		Call Associates Pty Ltd	\$6,044.78
		Overcall Services - Customer Relations	

		Canon Australia Pty Ltd	\$462.00
		Exchange Roller Kit - Planning	
		Car Care Motor Company Pty Ltd	\$754.60
		Vehicle Services - Fleet	
		Cardno (WA) Pty Ltd	\$7,673.88
		Professional Services - Quinns Beach Groyne 1 Design - Coastal Projects	
		Carramar Resources Industries	\$121,192.43
		Quinns Beach Renourishment - Coastal Projects	
		Disposal Of Waste - Construction/Parks	
		Castledex	\$3,300.00
		Mobile Pedestals And Office Chairs - Assets	
		Castledine Gregory	\$28,851.63
		Legal Fees For The City	
		Cat Welfare Society Incorporated	\$2,325.00
		Daily Impound Fees - Rangers	
		Challenge Batteries WA	\$1,460.80
		Vehicle Spare Parts - Fleet/Stores	
		Cherry's Catering	\$1,212.50
		Catering - Council Dinner 16.06.2020 - Council & Corporate Support	
		City of Swan	\$13,090.08
		Return - Part Of Contribution To State Blackspot Project Works - Gnangara Road/Alexander Drive Intersection - Assets	
		Clayton Utz	\$18,187.77
		Legal Fees For The City	
		Cleartech Waste Management Pty Ltd	\$1,441.00
		Removal Of Drums & Flatbed Hire - Fleet	
		Coates Hire Operations Pty Ltd	\$5,409.33
		Equipment Hire - Hepburn/Highclere - Assets	
		Coffey And Tea	\$5,500.00
		Social Media Audits - Advocacy & Economic Development	
		Commercial Aquatics Australia	\$953.92
		Spa Filter Check Valve - Aquamotion	
		Community Greenwaste Recycling Pty Ltd	\$6,985.68
		Disposal - Mixed Types - Waste	
		Community Newspapers	\$200.00
		Digital Revenue - Communications & Brand	
		Corsign (WA) Pty Ltd	\$411.84
		Road Resurfacing - Garden Park - Assets	
		Critical Fire Protection & Training Pty Ltd	\$3,217.96
		Fire Protection Works - Various Locations - Building Maintenance	
		Monthly Fire Equipment Test - Building	

		Maintenance	
		CSP Group	\$628.55
		Vehicle Spare Parts - Fleet	
		CW Brands Pty Ltd	\$308.88
		Spray Paint - Stores Stock	
		Data #3 Limited	\$6,738.49
		Office Standard - ICT	
		Software Purchase - ICT	
		Davson & Ward Pty Ltd	\$3,850.00
		Quantity Surveying Services - Belhaven Reserve Amenities Building - Projects	
		Deans Auto Glass	\$495.00
		Supply & Fit Windscreen - 95489 - Fleet	
		Delta Echo Pty Ltd	\$4,867.50
		Stakeholder Workshop And Report - Economic Development	
		Delville Smith	\$3,420.00
		Conservation & Restoration Of Artworks - Community Development	
		Devlyn Australia Pty Ltd	\$54,661.46
		Progress Claim 9 - Belhaven Park Sports Amenities - Projects	
		Diamond Plumbing & Gas	\$14,490.97
		Plumbing Maintenance For The City	
		Digital Education Services	\$2,778.68
		DVD Stock - Library Services	
		Subscription Renewal - Busycode May 2020 - May 2021 - Libraries	
		Direct Communications	\$473.00
		Microphone And Repair Two Way Radio - 95544 - Fleet	
		Dowsing Group Pty Ltd	\$9,407.88
		Install Removable Bollard - Hardcastle - Parks	
		Concrete Works - Joondalup Drive/Tumbleweed Drive - Construction	
		Concrete Works - Marangaroo Golf Course Path - Parks	
		Pathway - Fresco Way - Engineering	
		Drainflow Services Pty Ltd	\$37,931.99
		Drain Cleaning & Road Sweeping Services For The City	
		Drovers Vet Hospital Pty Ltd	\$757.67
		Veterinary Services For The City	
		Elliotts Irrigation Pty Ltd	\$11,181.77
		Reticulation Items/Works - Parks	
		Emerge Associates	\$6,094.00
		Cycling Facility - Splendid Park - Facilities	
		Emerge Environmental Services Pty Ltd	\$10,480.00

		Consultancy Services - Stormwater Monitoring - Yellagonga Catchment - Assets	
		Environmental Health Australia (Western Australia) Incorporated	\$3,490.00
		Subscription - Foodsafe Online - 01.07.2020 - 31.06.2021 - Health Services	
		Corporate Membership - 2020 / 2021 - Health Services	
		Environmental Industries Pty Ltd	\$104,896.37
		Landscape Maintenance For The City	
		EPM Partners Pty Ltd	\$10,648.00
		Financial Grid Enhancement - ICT	
		Equifax Australasia Credit Rating Pty Ltd	\$460.90
		Financial Assessment - Contracts & Procurement	
		FE Technologies Pty Ltd	\$25,891.80
		V5 Self Loan Station & Annual Maintenance - ICT	
		Forch Australia Pty Ltd	\$4,685.84
		Stock - Store Issues	
		Geoff's Tree Service Pty Ltd	\$81,295.99
		Pruning Works - Various Locations - Parks	
		Globe Australia	\$334.40
		Supply Gypsum Fertiliser - Parks	
		Grand Toyota	\$433.12
		Licence Fees - WN 33496 - Fleet Assets	
		Vehicle Spare Parts - Fleet	
		Green Options Pty Ltd	\$1,078.00
		Hand Fertilising - Parks	
		Hang Art Pty Ltd	\$1,028.50
		Even Keel Exhibition - Cultural Services	
		Headset ERA	\$1,397.00
		Headsets - Customer Relations	
		Heatley Sales Pty Ltd	\$1,373.55
		Stock - Stores Issues	
		Hendry Group Pty Ltd	\$15,400.00
		Accessibility Audits To Parks And Playgrounds - Assets	
		Hitachi Construction Machinery Pty Ltd	\$885.22
		Vehicle Filters - Stores	
		HK Calibration Technologies Pty Ltd	\$1,281.50
		Calibration Of Thermometers - Health Services	
		Hodge Collard Preston Unit Trust	\$6,307.40
		Consulting - Architecture - Aquamotion Family Change Room - Facility Projects	
		Hose Right	\$3,214.38
		Vehicle Spare Parts - Fleet	
		Hydroquip Pumps	\$22,352.66
		Reticulation Pump Works - Various	

		Locations - Parks	
		Hydrosteer Pty Ltd	\$148.50
		Vehicle Spare Parts - Fleet	
		Iconic Property Services Pty Ltd	\$5,077.04
		Cleaning Services For The City	
		Imagesource Digital Solutions	\$620.40
		Social Distancing Signs - Community Facilities	
		Corflute Signs - Mindarie Irrigation Upgrade - Parks	
		Information Proficiency	\$2,640.00
		Professional Services - Migration Of HPE Content - ICT	
		Integrity Industrial Pty Ltd	\$38,580.19
		Casual Labour For The City	
		Intercity Office Partitioning	\$8,800.00
		Install Drop Ceiling - Yanchep Café - Building Maintenance	
		Installation Of New Door - Ashby - Building Maintenance	
		Interfire Agencies Pty Ltd	\$296.29
		Fire Helmet - Emergency Services	
		Ixm Operations Pty Ltd	\$169.14
		Disinfection Of Pools Chlorine Gas Supply - Aquamotion	
		J Blackwood & Son Ltd	\$411.12
		Stock - Stores Issue	
		James Bennett Pty Ltd	\$23,847.89
		Book Purchases - Library Services	
		JCHMC Pty Ltd	\$3,300.00
		Consulting Services - Warradale Park Echo Lighting - Construction	
		JDSI Consulting Engineers	\$5,291.00
		Professional Services - Shelvock Park Drainage Assessment - Projects	
		Jodie Aedy	\$135.00
		Graphic Design Services - Communications & Brand	
		Kerb Direct Kerbing	\$10,797.05
		Install Kerbing - Linsday Beach Boulevard - Assets	
		Road Resurfacing- Quinns Sports Club Eastern Carpark - Assets	
		Drainage Upgrade - Bennett Road - Assets	
		Kleenit	\$13,585.80
		Graffiti Removal Services For The City	
		Pressure Clean Park - Hardcastle Park - Assets	
		Removal Of Oil Stains - Various Locations - Assets	

		Pressure Clean Mulch Residue - Wanneroo Skate Park - Parks	
		Landcare Weed Control	\$11,285.55
		Weed Control X 12 Locations - Parks	
		Lantern Architecture	\$10,956.00
		External Concept Scope - Kingsway Olympic - Projects	
		LD Total	\$57,716.77
		Landscape Maintenance For The City	
		Les Mills Asia Pacific	\$1,132.65
		Licence Fees - Group Fitness Programs - Aquamation	
		Ligna Construction	\$1,765.50
		Repair Limestone Fence - Germano Park & Pat Scarfo Park - Parks	
		LinkedIn Singapore Pte Ltd	\$20,350.00
		Annual Subscription Renewal - Library Services	
		Living Turf	\$1,347.50
		Supply Terraplex Fertiliser - Parks	
		Mackay Urban Design	\$660.00
		Professional Services - Design Review Panel - Approval Services	
		Marindust Sales & Ace Flagpoles	\$5,874.00
		Install 2 Sets AFL Sleeves - Anthony Waring Oval - Parks	
		Mayday Earthmoving	\$21,557.25
		Heavy Equipment Hire For The City	
		McLeod Installations	\$825.00
		Repair Operable Wall - John Moloney Clubrooms - Building Maintenance	
		McLeods	\$679.42
		Legal Fees For The City	
		Michael Page International (Australia) Pty Ltd	\$13,480.13
		Casual Labour For The City	
		Mindarie Regional Council	\$275,869.75
		Refuse Disposal For The City	
		Mini-Tankers Australia Pty Ltd	\$3,671.84
		Fuel - Fleet Assets	
		Miracle Recreation Equipment Pty Ltd	\$4,611.20
		Playground Repairs X 5 Locations - Parks	
		Dispose Battens - Wilton Park - Parks	
		Repair Cyclone Slide - Halmstad Park - Parks	
		Repair Balance Beams - Salitage Park - Parks	
		MNG Survey	\$1,265.00
		Create Annual Beach Volumes And Heat Maps - April 2020 Survey - Coastal Projects	
		Modern Motor Trimmers	\$151.90

	Vehicle Seat Repairs - Fleet	
	NAPA - GPC Asia Pacific Pty Ltd	\$390.34
	Vehicle Spare Parts - Fleet	
	Natural Area Holdings Pty Ltd	\$64,336.91
	Fauna Assessment & Kangaroo Report Butler - Assets	
	Seed Collection & Plant Propagation - Mindarie/ Burns Beach - Assets	
	Weed Control - Fleming Lake - Parks	
	Neverfail Springwater Limited	\$23.40
	Water Supplies For Print Room	
	Northern Lawnmower & Chainsaw Specialists	\$1,077.50
	Stock - Stores Issues	
	Northern Suburbs Men's Shed Incorporated	\$5,666.64
	Community Sheds Establishment Fund Allocation - Community Development	
	Nu-Trac Rural Contracting	\$6,617.48
	Beach Cleaning - Various Locations - Engineering	
	OCP Sales - Omnific Enterprises P/L	\$710.05
	Radio Repairs - Aquamotion	
	Officeworks Superstores Pty Ltd	\$279.00
	Print Room Supplies - Corporate Support	
	Olympus Voice Recorder - Youth Services	
	On Road Auto Electrics	\$1,669.35
	Replace Red/Blue Beacons - Two Rocks Fleet	
	On Tap Plumbing & Gas Pty Ltd	\$668.55
	Repair Drinking Fountains - Various Locations - Parks	
	Kingsway Indoor Sports - Ladies Toilets Blocked - Building Maintenance	
	Optima Press	\$1,140.70
	Printing - Community Books - Youth Services	
	Printing - Large Community Books - It's All About Play - Youth Services	
	OSHGroup Pty Ltd	\$1,779.84
	Fitness For Work Assessment - HR	
	Owen Consulting Quantity Surveyors & Construction Consultants	\$3,300.00
	Quantity Surveying - Shelvock Park Sports Amenities Building - Projects	
	Paperbark Technologies Pty Ltd	\$17,851.35
	Street Tree Data Collection - Mindarie - Parks	
	Arboricultural Report - Marangaroo - Parks	
	6 Monthly Report - 13 Ficus - Parks	
	Parker Black & Forrest	\$2,040.50
	Locking Services For The City	

		Perth Detailing Centre	\$350.00
		Cleaning Of Community Buses - Community Planning & Development	
		Plan E	\$3,278.00
		Landscaping - Marmion Avenue Duplication - Assets	
		Plantrite	\$363.00
		Supply Plants - Assets	
		Playrope Group Pty Ltd	\$579.76
		Water Dispenser - Warradale - Parks	
		Prestige Alarms	\$5,760.15
		Alarm/CCTV Services For The City	
		Pritchard Francis Consulting Pty Ltd	\$6,242.50
		Engineering Consultancy Services - Ridgewood Lake Liner Replacement - Parks	
		Supply Engineered Plans - Ridgewood Lake Liner Replacement - Parks	
		Programmed Integrated Workforce	\$20,102.36
		Casual Labour For The City	
		Qualcon Laboratories	\$374.00
		Sand Testing - Fred Stubbs Park - Parks	
		Rain Bird (Australia) Pty Ltd	\$2,970.00
		Replace Irrigation Control Computer & Data Upload - Parks	
		Repair Weather Station - Kingsway - Parks	
		Reliable Fencing	\$16,448.20
		Fencing Works For The City	
		Reliansys Pty Ltd	\$12,259.50
		Annual Software Access Fees - 2020 / 2021 - ICT	
		Repco	\$523.60
		Grease Guns - Stores	
		RJ Vincent & Co	\$804,151.08
		Payment Certificate 15 - Marmion Avenue Duplication - Projects	
		Roads 2000	\$150,880.01
		Road Works For The City	
		Rogers Axle & Spring Works Pty Ltd	\$70.40
		Vehicle Spare Parts - Fleet	
		Roy Gripske & Sons Pty Ltd	\$1,405.23
		Stock - Stores Issues	
		Royal Wolf Trading Australia Pty Ltd	\$600.59
		6 Month Hire - Cabin Unit - Community Safety	
		Safety Tactile Pave	\$11,366.78
		Replace Tactile Pavers - Gnangara Rd / Sydney Road - Engineering	
		Seabreeze Landscape Supplies	\$354.00

		Landscape Supplies For The City	
		Security Management Australasia Pty Ltd	\$99.00
		Monitoring - April & May 2020 - Emergency Services	
		Sifting Sands	\$32,099.18
		Sand Cleaning For The City	
		Sigma Chemicals	\$181.50
		Pool Chemical Supplies - Aquamation	
		Sign A Rama	\$132.00
		Floor Graphics - Building Maintenance	
		Silver Squid Productions	\$269.50
		Photography - Alkimos Sporting Complex - Communications & Brand	
		Sine Group Pty Ltd	\$887.70
		Annual Licence Renewal - 25.06.2020 - 24.06.2021 - ICT	
		Site Environmental & Remediation Services Pty Ltd	\$330.00
		Asbestos Clearance Inspection - Hainsworth Leisure Centre - Building Maintenance	
		SJ McKee Maintenance Pty Ltd	\$2,491.00
		Repairs - Various Locations - Waste	
		Skipper Transport Parts	\$1,103.98
		Vehicle Spare Parts - Stores	
		Skyline Landscape Services (WA)	\$3,242.86
		Landscape Maintenance For The City	
		Smartbuilt Perth Pty Ltd	\$1,178.98
		Pest Control Services For The City	
		Softfall Guys	\$649.00
		Repair Softfall - Rotary Park - Parks	
		Sonic Healthplus Pty Ltd	\$3,226.50
		Medical Fees For The City	
		Southern Metropolitan Regional Council	\$3,241.70
		Overcompaction Surcharge - Waste	
		Sprayline Spraying Equipment	\$748.90
		Spraying Equipment - Fleet	
		St John Ambulance Western Australia Ltd	\$12,451.32
		First Aid Supplies/Training Services For The City	
		Statewide Bearings	\$72.39
		Vehicle Spare Parts - Fleet	
		Statewide Cleaning Supplies Pty Ltd	\$2,420.63
		Cleaning Supplies For Depot Store	
		Stewart & Heaton Clothing Company Pty Ltd	\$209.18
		Staff Uniforms & Freight Charges - Emergency Services	
		StrataGreen	\$268.83
		Turbo Cut Saw - Parks	

		Suez Recycling & Recovery (Perth) Pty Ltd	\$166,259.36
		Suez Recycling Charges - Waste	
		Suez Recycling & Recovery Pty Ltd	\$58.85
		Emptying Of Confidential Shredding Bin - Corporate Services	
		Surekleen Products	\$5,862.12
		Stock - Stores Issues	
		Surepak (WA) Pty Ltd	\$4,527.38
		Garbage Bags - Waste Services	
		Systems Edge Management Services Pty Ltd	\$8,404.00
		Consultancy - Project Management Quinns Rocks Tourist Park	
		Consultancy - Yanchep Lagoon Masterplan - Place Management	
		Taldara Industries Pty Ltd	\$313.50
		Stock - Store Issues	
		Tamala Park Regional Council	\$8,140.00
		GST Payable For May 2020 Pursuant To Section 153B Of Agreement - Finance	
		Taman Tools	\$1,166.00
		Grinding Disc X 3 - Stores	
		TC Precast Pty Ltd	\$7,967.30
		Drainage Lid X 9 & Kerb Lintel - Engineering	
		Technology One Limited	\$3,488.65
		Consultancy - Emplive Changes - ICT	
		Webinar Registration - 1 Attendee - ICT	
		Tepuy Design	\$120.00
		Update Emergency Evacuation Plan - Alexander Heights Adult Day Centre - Building Maintenance	
		Terravac Vacuum Excavations Pty Ltd	\$11,531.91
		Location of Services For The City	
		Terrestrial Ecosystems	\$21,659.00
		Biological Field Survey & Environmental Impact Assessment Report - Strategic Land Use Planning	
		The Basketball Man	\$1,384.90
		Basketball Ring & Backboard - Carramar Community Centre - Parks	
		The Rigging Shed	\$308.00
		Vehicle Spare Parts - Fleet	
		The Royal Life Saving Society Australia	\$4,531.36
		Maintenance - Kingsway Aquatic Playspace - Parks	
		The Workwear Group Pty Ltd	\$2,417.02
		Uniforms - Stores Stock	
		TJ Depiazzi & Sons	\$18,136.25
		Mulch Delivery - Various Locations - Assets/Parks	

		Toll Transport Pty Ltd	\$1,017.43
		Courier Services For The City	
		Total Eden Pty Ltd	\$24,849.00
		Irrigation Extension, Furniture Reinstatement, Install Trees & Mulch - Shorehaven - Parks	
		Total Landscape Redevelopment Service Pty Ltd	\$18,297.40
		Landscaping Works - New Transportable Building - Assets	
		Traffic Calming Australia Pty Ltd	\$1,980.00
		Replace Speed Cushion - Alexander View - Engineering	
		Tree Planting & Watering	\$4,982.56
		Watering - Yanchep & Two Rocks Verges - Parks	
		Triton Electrical Contractors Pty Ltd	\$1,782.00
		Electrical Works - Various Locations - Parks	
		Trophy Shop Australia	\$27.40
		Employee Name Badges - Aquamotion	
		Truck Centre WA Pty Ltd	\$833.09
		Vehicle Spare Parts - Fleet	
		Turf Care WA Pty Ltd	\$65,513.40
		Turfing Works For The City	
		Two Rocks Volunteer Bush Fire Brigade	\$47.40
		Reimbursement - Bushfire Safety Awareness Course - Lunch - Fire Services	
		UES (Int'L) Pty Ltd	\$694.01
		Vehicle Spare Parts - Fleet	
		Underground Power Development Pty Ltd	\$1,540.00
		Western Power Liaison And As Constructed Documentation - Marmion Avenue Duplication - Assets	
		Ungerboeck Systems International Pty Ltd	\$13,200.00
		Consulting Services - 04.05.2020 - 29.05.2020 - ICT	
		Urbaqua Limited	\$2,178.00
		General Consulting - Lake Assessment - Parks	
		Valvoline (Australia) Pty Ltd	\$222.11
		Vehicle Oil - Stores Stock	
		WA Garage Doors Pty Ltd	\$396.00
		Repair Roller Doors - Two Rocks Fire Station - Building Maintenance	
		WA Hino Sales & Service	\$445.96
		Vehicle Spare Parts - Fleet	
		WA Limestone and Italia Stone Group Joint Venture	\$31,013.19
		Progress Payment 16 - Quinns Beach Long Term Coastal Management Works - Assets	

		WA Limestone Company	\$21,409.79
		Limestone Armour - Quinns - Assets	
		Supply Of Crushed Limestone - Drainage Upgrade Quinns Rocks - Engineering	
		Limestone - Joondalup Drive - Assets	
		Wangara Subaru & Volkswagen	\$81,461.20
		New Vehicle Purchase - 4 Volkswagon Polos \$20,365.30 each - Fleet Assets	
		Wanneroo Agricultural Machinery	\$659.10
		Vehicle Spare Parts - Fleet	
		Wanneroo Central Bushfire Brigade	\$569.33
		Controlled Burn - Benmuni Road Wanneroo - Emergency Management Specialist	
		Reimbursement - Photos For Brigade Membership	
		Reimbursement - Sunblock And Bodywash - Fire Services	
		Wanneroo Electric	\$25,133.97
		Electrical Maintenance For The City	
		Wanneroo Towing Service	\$176.00
		Towing Services - Fleet	
		Water Technology Pty Ltd	\$71,081.60
		Professional Services - Mindarie Breakwater - Coastal Projects	
		Wellstrategic	\$418.00
		Additional Hotspots - Tour Dash Upgrade - Cultural Services	
		West Australian Newspapers Ltd	\$813.80
		Sympathy - L Allia - Communications And Brand	
		Corporate Digital Access - 10 Users - Communications And Brand	
		West Coast Shade Pty Ltd	\$21,461.00
		Shade Structure - Sheffield Park - Parks	
		Removal Of Shade Sails - Aquamotion - Parks	
		West Coast Turf	\$24,444.19
		Turfing Works For The City	
		Westrac	\$91.59
		Vehicle Spare Parts - Fleet	
		Winc Australia Pty Limited	\$4,274.39
		Stationery Purchases For The City	
		Wonder City & Landscape Pty Ltd	\$660.00
		Design Review Panel - 28.05.2020 - Planning	
		Work Clobber	\$263.70
		Supply Of Work Boots - Parks Employees	
		Workpower Incorporated	\$27,335.48

		Weed Control, Rubbish Removal & Planting Services - Conservation	
		Zetta Group	\$53,984.90
		Managed Services Fee - ICT	
		Network Hardware, Project & Commissioning - ICT	
00003871	24/06/2020		
		Kleenheat Gas Pty Ltd	\$120.80
		Gas Supplies For The City	
00003872	25/06/2020		
		National Australia Bank	
		Flexipurchase October 2019 \$59,655.92 - Breakdown On Page 62	
00003873	26/06/2020		
		Site Architecture Studio	\$4,826.36
		Construction Administration Dennis Cooley Pavilion - Assets	
00003874	29/06/2020		
		Building Surveying Solutions	\$2,145.00
		Progress Claim 1 - Wanneroo City Soccer Clubrooms - Projects	
00003875	29/06/2020		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees & Credit Cards - June 2020 \$16,926.34 Breakdown On Page 69	
00003876	30/06/2020		
		Mr Paul Gibbs	\$2,866.75
		Reimbursement - Study Assistance - Certificate 111 Irrigation Australia	
		Total Director Corporate Services Advance - EFTs	\$14,880,257.58
NATIONAL AUSTRALIA BANK			
00003864	17/06/2020		
		National Australia Bank	
		Flexipurchase February 2020	
		Assets	
		Boya Equipment Pty Ltd - 3 Backpack Sprayers	\$554.99
		Bunnings - Hardware Purchases	\$1,404.57
		Chemist Warehouse - Stingose & 6 Medi Freeze Tick Off Products	\$204.84
		Ellenby Tree Farm Pty Ltd - Replace	\$211.09

		Cutleaf Plain Tree	
		Environmental Health - Pesticide Technician's Licence For 12 Months	\$200.00
		Landsdale Plants - Replace 2 Dead Plants	\$10.80
		Lindan Pty Ltd - Safety Gear	\$76.34
		Mirco - Cow Manure For The Volunteers' Veggie Patches - Cockman House	\$80.00
		Murolo TT Pty Ltd - Sledgehammer & Car Battery Charger	\$194.95
		Northern Lawnmowers - Chainsaw Sharpening Kits	\$96.24
		Officeworks - Appointment Diary	\$29.97
		Richgro Garden - Veggie Mix For Volunteers' Vegetable Garden Beds	\$534.00
		Tim Evas Nursery - Trees - Australia Day Citizenship Ceremony	\$385.00
		Toolmart Australia Pty Ltd - Car Battery Charger	\$149.00
		Totally Workwear - Sun Hat	\$29.90
		Assets Maintenance	
		Advanced Lock Key - Locking Services	\$269.50
		Barnetts Architecture Hardware - Hardware Purchases	\$1,691.67
		Bunnings - Hardware Purchase	\$7,168.60
		Caltex Wangara - Fuel For Generator And Bottle Of Gas	\$44.37
		Cathedral Office Products - Pinboard	\$390.50
		Classic Hire - Hire 2 Mancooler Fans	\$387.20
		CSR Gyprock - Hardware Purchases	\$180.40
		Direct Fasteners - Anti Slip Tape & Screws	\$107.80
		Ergolink - Evoluent Left Hand V4 Corded Mouse	\$161.90
		Jaycar - Car Chargers, Cable And Leads	\$128.45
		Lindan Pty Ltd - Hydration Power	\$163.35
		LTV Wangara - Nuts And Bolts	\$98.43
		Midland Brick - Full Length Parchment	\$16.40
		Parker Black Forrest - Cylinder Repin	\$48.32
		Pattos Paint Shop - Paint Products	\$84.65
		Permatech - Concrete Sealer, Sealer Gun, Anchor Glue	\$688.60
		Safety Cool - Water Pump Impeller - Workshop Mobile Evaporative Cooler	\$66.00
		Statewide Cleaning - Hand Towel Dispenser	\$726.24
		Super Cheap Auto - Fibreglass Filler & Seat Cushion	\$129.97
		Valspar - Paint Products	\$1,740.06
		Water Wise Water Truck - Electric Nozzle Motor	\$1,493.82
		Woolworths - Milk Supplies	\$23.05
		Work Clobber - Employee PPE	\$231.08

		Business Manager Aquamotion & Kingsway	
		Big W - Cooking Utensils & Craft Items	\$81.60
		Bunnings - Rubbish Bins & Door Stop	\$48.37
		Coles - Nappies	\$105.30
		Dominos Pizza Woodvale - Catering - Adult Competition Finals	\$105.00
		Facebook - Advertising	\$509.87
		Kitchen Warehouse - Knives - Junior Cooking Classes	\$51.80
		Kmart - Clipboards For Swimschool & Storage Tubs	\$41.00
		Modern Teaching Aids - Creche Supplies	\$270.10
		Paypal - Yoga Mat Adjustable Sling	\$15.38
		Red Dot Stores - Art & Craft Materials	\$93.00
		RLSSWA - Bronze Medallion Award Fee	\$19.80
		Epic Catering Services - Catering - Sales Training	\$205.40
		Woolworths - Catering Items - Junior Programs & Grand Finals	\$142.82
		WWC-Communities - Working With Childrens Check	\$87.00
		Community Development	
		7-Eleven - Fuel - Loan Vehicle	\$60.97
		BP Applecross - Fuel - Loan Vehicle	\$151.82
		Bunnings - Storage Container	\$233.00
		Child Wise Limited - Childwise Webinar Training	\$55.00
		Coles - Catering Items - Program Activities	\$612.19
		Dominos - Catering - Youth Week Working Group	\$68.15
		Hart Sport Pty Ltd - Materials - Program Activities	\$179.00
		Kmart - Materials - Program Activities	\$266.00
		Microsoft Store - Subscription Renewal	\$129.00
		Officeworks - Stationery Purchases	\$74.83
		Paypal - Subscription - VMS Trailers	\$339.90
		Wanneroo Post - Working With Children's Check	\$87.00
		Puma Yanchep - Fuel - Loan Car	\$94.57
		Secure Parking - Parking Fees	\$13.33
		Supercheap Auto - Materials For Trailer	\$45.98
		WA Local Government Association - Mental Health Forum	\$99.00
		Woolworths - Catering - Program Activities	\$173.59
		WWC-Communities - Staff Working With Children's Check	\$87.00
		Yardgames - Games And Materials For Outreach	\$239.25
		Council & Corporate Support	

		Aldi Stores - Catering Items - In House Catering Requests	\$11.90
		Coles - Catering Items - In House Catering Requests	\$1,341.58
		D&A Food Pty Ltd - Catering Items - In House Catering Requests	\$36.60
		Liquorland - Catering Items - In House Catering Requests	\$192.00
		Epic Catering Services - Catering Items - In House Catering Requests	\$245.00
		Subway Wanneroo - Catering Items - In House Catering Requests	\$88.95
		Wanneroo Fresh - Catering Items - In House Catering Requests	\$612.38
		Woolworths - Catering Items - In House Catering Requests	\$188.40
		Cultural Development	
		Aldi Stores - Catering - Find Your Voice Training	\$30.48
		Amazon Marketplace - Play Phone, Stock Purchase & Voice Amplifier With Microphone Headset	\$141.51
		Angus & Robertson Book - Local Stock Purchase	\$46.30
		Apple Online - App Developer Program	\$149.00
		Australian Institute Of Management - Training Course	\$1,465.00
		Australian War Memorial - Toy For Wanneroo Museum	\$44.99
		Bookdepository.Com - Book Club Kit Replacement	\$14.78
		Booktopia Pty Ltd - Local Stock Purchase	\$20.85
		Cafe Elixir - Catering - Wanneroo Town Centre Local Business 'Meet & Greet' Event	\$87.00
		Choice - Annual Subscription Renewal	\$1,100.00
		Coles - Catering - Program Activities	\$349.08
		CPP State Library - Parking Fees	\$40.38
		Dell Computer Pty Ltd - Laptop Locking Kit - Yanchep Library.	\$68.15
		Teaching Shop Pty Ltd - Wooden Feely Box, Kinetic Sand & Playdough - Program Activities	\$123.40
		Kmart - Bookmarkit Accessories & Marketing Materials	\$189.00
		KrustyKob Warwick - Catering For Event	\$13.00
		News Limited - Australian Newspaper Subscription	\$64.00
		Officeworks - Stationery Items	\$633.92
		Paypal - Can Subscription	\$200.00
		Paypal - Local Stock Purchase	\$95.00
		Peters Of Kensington - Butter Churner % Enamel Kettle/Mugs - Buckingham House	\$166.00
		Australia Post - Clarkson - Applications -	\$733.90

		Working With Children Check	
		Public Libraries WA - Annual Membership Subscription	\$385.00
		Secure Parking - Parking Fees	\$9.23
		Silica Gel Australia - Silica Crystals	\$139.95
		Thriving Minds - Wooden Counting Activity	\$80.00
		Spotlight - Stockholm Sheer Roller	\$280.00
		Amanda Viviers - Local Stock Purchase	\$20.00
		The Good Guys - Small Bar Fridge - Meeting Room	\$284.00
		Transperth Ticket - Train Travel	\$13.80
		Trybooking Ltd - Data Migration Workshop	\$50.50
		Two Rocks IGA - Water Refills - Yanchep Library	\$71.70
		Wanewsditi - West Australian Subscription	\$144.00
		Wilson Parking - Parking Fees	\$12.15
		WWC-Communities - Renewal Of Working With Children Checks	\$435.00
		Customer & Information Services	
		charge.prezi.com - Pro Teams Licence Renewal	\$1,341.98
		Google Cloud - Google Cloud Monthly Fee	\$93.13
		Paypal - 1 Clax Cart (Warequip Solutions)	\$312.40
		Paypal - 100 Samsung A20 Tough Cases	\$713.00
		Paypal - Enterprise Architect Order - 3 Licences Professional Edition Renewal	\$380.64
		Paypal - Officeworks - Mobile Whiteboard 1200 X 900 - Facilities Project Planning	\$125.00
		Paypal - Ozito 3.6V Screwdriver Torch With USB Charging Base, Arlec 4 Outlet Surge Protected Powerboard With USB Charger, Trojan 13 Piece Screwdriver Set	\$88.42
		St John Ambulance Australia - First Aid Training 1 Attendee	\$199.00
		Marketing, Communications and Events	
		7-Eleven - Refreshments - Retro Rewind Artists	\$43.70
		Bunnings - Canvas Drop Sheet & Mallet	\$42.78
		campaignmonitor.co - Enewsletter	\$1,246.55
		Coles - Catering Items - Events	\$212.25
		Dan Murphys - Refreshments - Artists At Global Beats And Eats	\$391.28
		Eventex - Equipment Hire - Australia Day 2020	\$2,226.62
		Facebook - Advertising	\$1,758.73
		Freshworks Incorporated - Commjobs Ticketing System	\$408.19
		Grilled To The Mac - Catering - Staff Working At Retro Rewind	\$33.00
		Imagazine Ag - Facebook Advertising	\$37.57
		Kmart - General Events Items	\$74.50

		That Greek Food Truck - Meals - Staff Working At Live In The Amphitheatre	\$44.81
		Local Direct Network - Flyer Distribution - Retro Rewind	\$1,040.11
		Nespresso Karrinyup - Coffee - Artists At Events	\$108.80
		Officeworks - Stationery Purchases	\$9.97
		Coopers Classics - Shortbread - Wanneroo Festival 2020	\$124.00
		Kays Cakes & Cupcakes - Catering - Wanneroo Festival 2020	\$100.00
		Zest Ice Cream - Ice Cream - Staff Christmas Party 2019	\$546.00
		The Lucky Charm Joondalup - Cellophane Needed For Events	\$4.00
		Yanchep Inn - Water Provided - Retro Rewind	\$15.00
		Yardgames - Games For Events	\$1,233.34
		People & Culture	
		Kmart - Gift Vouchers - Reward & Recognition	\$7,000.00
		Officeworks - Stationery - Reward & Recognition	\$163.65
		Australia Post Wanneroo - Post USB & Stamps - Reward & Recognition	\$29.00
		Property Services	
		Asic - Company Searches	\$26.00
		Department Of Justice - SAT Applications	\$245.00
		Landgate - Title Search	\$26.20
		Secure Parking - Parking Fees	\$14.35
		UDIAWA - WA Conference	\$201.96
		Waste Management	
		Work Clobber - Site Specific Hats	\$106.20
		Bunnings - Hardware Purchases	\$154.77
		Officeworks - Stationery Items	\$279.23
		Total	\$56,607.08
00003865	18/06/2020		
		National Australia Bank	
		Flexipurchase - January 2020	
		Assets	
		Benara Nurseries - Plants - Australia Day Citizenship ceremony	\$113.96
		Bunnings - Hardware Purchases	\$506.69
		Cockburn Wetlands Education Centre Incorporated - Registration - Wetland Forum - 2 Attendees	\$165.18

		Elliotts Irrigation - Reticulation Parts - Blackmore Park	\$4.76
		Landsdale Plants - Plants - Planter Box - Elixir Cafe	\$43.20
		Northern Lawnmower - Chainsaw files	\$28.36
		Officeworks - Stationery Items	\$126.48
		Phonemart - 3 Screen Covers - Irrigation Phones	\$30.00
		Repco - Trailer Locks	\$330.00
		Assets Maintenance	
		7-Eleven 3027 - Diesel Fuel	\$58.68
		Advanced Lock Key - Keys	\$44.00
		Audi Centre Perth - Vehicle Repairs	\$1,633.40
		Bakers Delight - Refund - Incorrect Purchase	-\$14.00
		Barnetts Architectural Hardware - Hardware Purchase	\$627.00
		BP Clarkson - Diesel Fuel	\$58.60
		Bunnings - Hardware Purchases	\$4,143.61
		Carbide Tool Industry - Saw Sharpened	\$35.56
		Cleanaway Operations - Hire - Workshop Parts Washer	\$381.43
		Coles - Invisible Zinc	\$149.85
		Concrete Boys Poly & Hardware Supplies - Concrete Rake	\$44.00
		Direct Fasteners - Hardware Purchases	\$202.40
		Ikea Perth - Utrusta Towel	\$29.98
		J & K Hopkins - Viva Bookcase	\$379.00
		Master Hose Pty Ltd - Hose Fittings - Core Drill	\$35.04
		Middendorp Electric - Electronics Cable And Conduit - Message Sign Trailer	\$242.90
		Neltonics Australia - Dash Monitor, Camera And Cable - Waste Truck	\$510.40
		Officeworks - Stylus'	\$99.91
		Pattos Paint Shop - Paint Supplies	\$410.22
		Puma Alexander - Diesel Fuel	\$28.36
		Sei Motors - Vehicle Spare Parts	\$210.76
		Spotlight - Marina S/Out Roller	\$280.00
		Super Cheap Auto - Phone Holder & Seat Cushion	\$58.98
		Valspar - Paint Supplies	\$971.67
		Work Clobber - Employee PPE	\$973.50
		Business Manager Aquamotion & Kingsway	
		Austwide Consumer - Resale Products Noodles / Kickboards	\$971.22
		Bunnings - 6 Trestle Tables	\$329.88
		Facebook - Advertising	\$237.93
		Kmart - Wall Hanging Strip - Wall Planner	\$6.50

		Officeworks - Timetable	\$117.00
		Orbit Fitness - Service Call Out Fee - Gym Equipment	\$372.00
		PLE Computers Pty Ltd - Brackets - Computers / Wireless Keyboards	\$288.00
		RLSSWA - Trainer Seminar - 1 Attendee	\$110.00
		Community Development	
		Caltex Ashby - Ice - Program Activities	\$8.40
		Coles - Catering Items - Program Activities	\$921.08
		Coral World Australia - School Holiday Program Outing	\$432.00
		Kmart - Food/Material - Program Activities	\$133.50
		NRB & TNB Pty Ltd - Food - Hainsworth Open Day	\$120.00
		Woolworths - Food - Program Activities	\$190.66
		Community Safety & Emergency Management	
		Super Cheap Auto - Tyre Deflators	\$76.49
		Coles Express - Fuel - Missing Fuel Card	\$106.31
		Caltex Thornlie Square - Fuel - Loan Vehicle	\$85.51
		Council & Corporate Support	
		Bakers Delight - Catering - Design Review Panel	\$6.60
		Coles - Catering/Cleaning Items	\$626.36
		Subway Wanneroo - Catering - Leadership Workshop	\$67.50
		Wanneroo Deli - Catering - CEO Bus Tour Of Projects	\$4.65
		Wanneroo Fresh - Inhouse Catering Requests	\$107.68
		Cultural Development	
		Amazon - Local Stock Purchase & Voice Amplifier	\$107.36
		Booktopia Pty Ltd - Book Club Kits	\$594.95
		Bunnings - Step Ladder	\$29.95
		Coles - Catering Items - Program Activities	\$93.40
		Dymocks Online - Book Club Kits	\$1,337.01
		Howards Storage - Storage Rack	\$34.90
		Isubscribe Pty Ltd - Magazine Subscription	\$50.00
		JBHiFi - Stock Purchase	\$32.01
		Kmart - Materials - Program Activities	\$198.00
		Lams Oriental Supermarket - Chinese New Year Decorative Tree	\$59.99
		Modern Teaching Aids - Materials - Program Activities	\$241.68
		Museum Education - Museum Education Roundtable Membership	\$91.56

		News Limited - Australian Newspaper Subscription	\$128.00
		Officeworks - Whiteboard And Laminator	\$534.95
		Australia Post - Working With Children Check & Postage Charges	\$88.70
		Red Dot Stores - Materials - Program Activities	\$43.99
		Such Great Heights - Hula Hoops - Education Programs	\$120.00
		Spotlight - Plastic Sheet To Protect Kitchen Table	\$55.80
		St John Ambulance Australia - Provide First Aid - 1 Day Training - 1 Attendee	\$160.00
		Two Rocks IGA - Water Refills - Yanchep Library	\$59.75
		Wanewsdti - West Australian Subscription - Libraries	\$506.40
		www.edtechs.com.au - Recording Gadgets - Wanneroo Museum Education Program	\$271.70
		Customer & Information Services	
		Google Cloud - Monthly Fee - January	\$70.02
		J B Hunter Technology - Open Cable Training Course - 1 Attendee	\$775.00
		Officeworks - 10 USB Charging Cables And 4 Command Hooks	\$105.78
		Paypal - 5 GSYNCIT V5 Computer Licence Upgrade	\$98.30
		Paypal - Kingston SSDNOW A400 120Gb 2.5" SSD	\$45.79
		SurveyMonkey - Advantage Annual Plan - Survey Monkey - Customer Relations - 08.01.2020 - 07.01.2021 - Confirmed Renewal With D Hewett	\$696.00
		Marketing, Communications and Events	
		Bunnings - General Events Equipment	\$584.37
		Campaignmonitor.Co - Enewsletter	\$709.15
		Coles - Catering Items - Wanneroo Festival 2020	\$187.25
		Facebook - Facebook Advertising	\$1,689.07
		Freshworks Incorporated - Commjobs Ticketing System	\$394.23
		Imagazine Ag - Facebook Advertising	\$36.59
		Kmart - Items - Wanneroo Festival 2020	\$16.00
		Local Direct Network - Distribution - Retro Rewind Leaflets	\$941.42
		Local Government Manager - Registration - Local Government Conference - 1 Attendee	\$350.00
		Snap Geofilters - Snapchat Filter - Wanneroo Festival 2020	\$15.70

		Wanewsdtdi - Sunday Times And West Australian Online Service	\$84.00
		Yardgames - Games For Events	\$1,087.41
		Property Services	
		Department Of Justice - SAT Lodgement	\$122.50
		Elder Street - Car Parking Fee	\$5.05
		Trybooking* The Piddin - Training @ Piddington Society - 1 Attendee	\$30.50
		Traffic & Transport Services	
		Bunnings - Tools	\$107.96
		Waste Management	
		Caltex - Fuel - Incorrect Station	\$128.76
		Bunnings - Hardware Purchases	\$646.59
		Total	\$32,030.69
00003872	25/06/2020		
		National Australia Bank	
		Flexipurchase - October 2019	
		Flexipurchase Upgrades	\$13,420.00
		Assets	
		Bunnings - Hardware Purchases	\$1,333.09
		Coles - Wireless Modem	\$118.00
		Elliotts Irrigation - Rain Bird Valve Decoders	\$1,651.80
		Jaycar Clarkson - Recharging Cord	\$9.95
		Landsdale Plants - Infill Planting - Regent Waters Entry Statement	\$121.00
		Lindan Pty Ltd - Safety Equipment	\$183.15
		Mirco - Measuring Jug	\$139.50
		Plantrite - Infill Planting - Regent Waters Entry Statement	\$518.36
		Seabreeze Landscape - Blue Metal - Drainage Liner Installation	\$100.00
		Tim Eva Nursery - Street Tree Planted - 11 Nankeen Circle	\$82.50
		Totally Workwear - Safety Workboots	\$269.80
		Woolworths - Catering - Events	\$89.65
		Work Clobber - Wide Brim Hats	\$21.51
		Assets Maintenance	
		Action Lockservice - Silica	\$14.00
		Advanced Lock Key - Keys	\$350.50
		Audi Centre Perth - Vehicle Service	\$1,705.40
		Balcatta Glass Pty Ltd - Safety Glass	\$55.00
		Barnetts Architectural Hardware - Hardware Purchases	\$202.20

		Bunnings - Hardware Purchases	\$6,253.43
		Carcare Joondalup - Missed Vehicle Collection Fees	\$88.00
		Clark Rubber - Roll Of Rubber For Tool Boxes	\$521.55
		Cleanaway Operations Pty Ltd - Hire Parts Washer - Fleet	\$381.43
		Coles - Zinc	\$45.00
		Cowley Sheet Metal Pty Ltd - Flashings	\$880.00
		CSR Gyprock - Manhole Frame	\$26.65
		Fielders - Longline Gutter	\$274.37
		Fred's Lagoon Hardware - Hardware Purchases	\$157.90
		JB Ocean Keys - 5 Stylus' For The Tablets	\$90.75
		Lindan Pty Ltd - Ear Muffs & Gloves	\$129.80
		Middendorp Electric - Lid & Frame	\$143.00
		Midland Plasterboard - 1.3 Kg Stud Adhesive	\$100.40
		Northern Lawnmowers - Chaps	\$143.85
		Osborne Ceramic - Grigio Luserna	\$21.10
		Pattos Paint Shop - Paint Supplies	\$175.12
		Rapid C And A - Vehicle Spare Parts	\$30.61
		Rexel Electrical Supplies - Downlight	\$71.49
		Spotlight - Venetian Slat Cutter	\$4.00
		Statewide Cleaning - Interfold Toilet Tissue Dispenser White	\$141.14
		Valspar Joondalup - Paint Supplies	\$1,298.06
		Business Manager Aquamotion & Kingsway	
		Cleverpatch Pty Ltd - Crèche Xmas Craft Supplies	\$283.13
		Coles - Customers & Catering - Sales Training	\$114.00
		Dominos Pizza Woodvale - Pizzas - Soccer Grand Finals	\$17.85
		Facebook - Advertising - Kingsway	\$25.00
		Kmart - Creche Craft Supplies & Mentos For Customers	\$66.00
		Leamac Picture Framing - Aquamotion Picture Framing	\$135.00
		Officeworks - Diaries 2020	\$26.79
		Priceless Wanneroo - Stickers - Customer Service	\$12.10
		Community Development	
		Coles - Catering - Program Activities	\$1,134.92
		EB Games - Materials - Yanchep Youth Centre	\$21.20
		Facebook - Advertising - Program Activities	\$70.13
		Kmart - Materials - Program Activities	\$182.25
		Officeworks - Materials - YDP Event Attendance	\$17.91

		Bank Of Ideas - Training - Reconnecting Lives	\$198.00
		Super Retail Group Ltd - Materials - Program Activities	\$17.98
		Woolworths - Catering - Program Activities	\$60.05
		Community Safety & Emergency Management	
		Bunnings - Cleaning Equipment Quinns Rocks BFB	\$119.73
		Wilson Parking - Parking Fees	\$42.00
		Council & Corporate Support	
		Aldi Stores - Catering Items - In House Catering Requests	\$16.49
		Bakers Delight - Catering Items - In House Catering Requests	\$4.50
		Coles - Catering Items - In House Catering Requests	\$856.35
		D&A Food Pty Ltd - Catering Items - In House Catering Requests	\$46.50
		Dan Murphys - Purchases For Elected Members Area	\$662.88
		Dura-Wear Industries - Purchases For Hospitality Kitchen	\$41.00
		Host Direct - Purchases For Hospitality Kitchen	\$260.37
		Wanneroo Bakery - Catering Items - In House Catering Requests	\$74.60
		Wanneroo Deli - Catering Items - In House Catering Requests	\$36.10
		Wanneroo Fresh - Catering Items - In House Catering Requests	\$198.19
		Woolworths - Purchases For Elected Members Area	\$231.98
		Cultural Development	
		Amart Furniture Butler - Outdoor Furniture - Reading Room - Girrawheen Hub -	\$76.00
		Barnes Products Pty Ltd - Materials - Plants In Resin For Museum Education	\$103.40
		Boffins Bookshop - Home Exhibition Resource Materials	\$24.99
		Bookdepository.Com - Heritage Education Books & Stock Purchases	\$644.11
		Booktopia Pty Ltd - Book Club Kits & Stock Purchase	\$482.37
		Boomerang Books - Stock Purchase	\$31.71
		Brewed Awakening - Catering - Get Online Week 2019 Event	\$149.60
		Bunnings - Hardware Purchases	\$63.51
		Cafe Elixir - Catering - Get Online Week Event Grant	\$200.00
		Cleverpatch Pty Ltd - Craft Materials - October School Holidays And Open Day	\$172.49

		Coles - Catering - Events	\$1,153.50
		State Library - Parking Fees	\$32.30
		Dshop.com.au - Bookshelves - Stock Promotion.	\$177.20
		Dymocks Online - Book Club Kits	\$2,079.65
		Placemaking Master - Placemaking Masterclass - 07.11.2019 - 1 Attendee	\$40.00
		Fishpond Limited - Stock Purchase	\$39.13
		Fiske Enterprises Pty Ltd - 3,000 Library Membership Cards	\$1,622.50
		Jacksons Drawing Supplies - Resin - Plant Material For Noongar Museum In A Box	\$60.45
		JB Hi-Fi - Building Digital Skills Grant - Assorted Devices	\$499.50
		JB Ocean Keys - Green Screen And Selphy Printer For Photography	\$223.00
		Kids In Harmony - Local Stock Purchase	\$107.50
		Kmart - Purchases - Program Activities & General Use Items	\$347.75
		Library Council NSW - Images For Susan Dalglish	\$67.50
		Mamoes Services - Alpaca Hire - WLCC 10th Years Anniversary.	\$300.00
		News Limited - Australian Newspaper Subscription	\$64.00
		Officeworks - Materials - Program Activities	\$66.04
		Paypal - Bush Tucker Toys - Education Program	\$83.95
		Planning Institute Of WA - Attendance At 2019 Awards Of Excellence - Yanchep Lagoon Nomination - 4 Attendees	\$900.00
		Red Dot Stores - Program Activities & General Use Items	\$41.99
		Slimline Warehouse - 4 Clip Frames For Displaying Print Material At Outreach	\$248.05
		Cubic Technology - Filaments For 3D Printing	\$100.75
		Wanneroo SS - Education Materials - Buckingham House	\$19.80
		Spotify - Account Subscription	\$11.99
		Spotlight - Calico, Embroidery Hoops And Sequins	\$202.49
		State Library Of WA - Images For Susan Dalglish	\$150.00
		Target - Halloween Decorations	\$10.00
		The Language Centre - Stock Purchase	\$136.90
		The Party People Australia - Bush Tucker Set - Museum Program	\$25.45
		Thingz Gifts - Materials - Christmas Activities	\$4.50
		Two Rocks IGA - Water Refills - Yanchep Library.	\$83.65
		Wanewsditi - West Australian Newspaper Subscription	\$288.00

		Woolworths - Halloween Party Supplies	\$27.00
		www-Communities - Working With Children Check Card Renewal	\$87.00
		www.alamy.com - Images - Wanneroo Regional Museum Migration Exhibit	\$500.50
		www.cakefactory.com.au - Catering - 10th Birthday	\$146.16
		Customer & Information Services	
		Fix N Shop Pty Ltd - Tough Case - Replacement	\$20.00
		Google Cloud - Monthly Fee - October	\$84.59
		Officeworks - Items For General Use	\$192.76
		Paypal - Tough Tablet Covers	\$226.59
		PLE Computers Pty Ltd - Asus Slim External USB DVD Writer	\$44.84
		Fastspring - Snagit Maintenance Renewal	\$17.00
		Rastogi Holdings Pty Ltd - Items For General Use	\$314.00
		Marketing, Communications and Events	
		Campaignmonitor.Co - Enewsletter	\$732.93
		Coles - Snacks - Dog's Breakfast	\$115.41
		Community Newspaper Group - WannerooLink Online	\$2,200.00
		Conti Wines - Wine - Charity Golf Day	\$92.00
		Facebook - Advertising	\$1,933.15
		Freshworks Incorporated - Commjobs Ticketing System	\$394.59
		Imagazine Ag - Facebook Advertising	\$36.96
		JB HI-Fi - Prizes For Race In Your Rates	\$2,396.00
		Kmart - Drink Buckets And Stands - Charity Golf Day	\$60.00
		Local Government Managers - Placemaking Event	\$25.00
		Mister Minit Wanneroo - Engraving - New Elected Member Pens	\$100.00
		Mrs Claus Christmas - Items - LITA Christmas Event	\$373.95
		Parks & Leisure Australia - Event Application Guide Seminar - 2 Attendees	\$264.00
		Paypal - Caricature Art - Dog's Breakfast	\$400.00
		Geofilters - Advertising - Dog's Breakfast	\$23.27
		Telstra Shop Wanneroo - Internet - Dog's Breakfast	\$180.00
		Thingz Gifts - Fake Flowers - Dog's Breakfast	\$49.98
		Wanewsdti - Newspapers Subscription	\$265.20
		People & Culture	
		Kmart - 2 \$20 Vouchers for CEO - Golf Day	\$40.00

		Property Services	
		Asic - 2 Company Searches	\$18.00
		BP Woodvale - Vehicle Clean Service	\$15.00
		Roe Street - Parking Fees	\$9.00
		Traffic & Transport Services	
		Bunnings - Hardware Purchases	\$81.86
		Rac Motoring Pty Ltd - Vehicle Battering	\$259.00
		Workwear Industries - Safety Glasses	\$58.60
		Waste Management	
		Officeworks - SD Cards For Dash Cameras	\$399.80
		Total	\$59,655.92
		Total - National Australia Bank	\$148,293.69
		Total - National Australia Bank & EFT's	\$15,028,551.27
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
119619	12.05.2020	Vishva Hindu Parishad Of Australia Incorporated	-\$200.00
119622	12.05.2020	APS Lighting & Safety Products Company	-\$482.30
117434	30.07.2019	Alicia Butler	-\$100.00
3832-1370-01	12.05.2020	Kleenheat Gas Pty Ltd	-\$120.80
9627	19.05.2020	Cornelis Franciscus De Villiers	-\$406.00
115534	02.01.2019	New Horizons Women's Support Group	-\$63.40
115556	08.01.2019	Department of Local Government Sport & Cultural Industries	-\$6,300.36
115609	15.01.2019	Sarah Pamment	-\$28.00
115611	15.01.2019	Laura Barrett	-\$15.00
115610	15.01.2019	Lorna Brown	-\$15.00
115666	22.01.2019	Mr Richard Heaps	-\$491.51
115670	22.01.2019	Zhenlin Lin	-\$30.17
115671	22.01.2019	Jennylynne Andrews	-\$20.00
115672	22.01.2019	Zoe Fulcher	-\$5.00
115674	22.01.2019	Stephen Brown	-\$182.40
115713	22.01.2019	Rodney Wayne Norris	-\$2,000.00
115741	23.01.2019	Laseva Pty Ltd	-\$1,980.00
115774	30.01.2019	Philip Hudson	-\$61.65
115814	05.02.2019	B Hindley	-\$20.80
115944	25.02.2019	DJ Riches & L Riches	-\$1,000.00
114954	06.11.2018	Angela Briffa	-\$12.50
114897	06.11.2018	G Sharp-Bucknell	-\$51.80
114997	13.11.2018	Heather Bourne	-\$30.00
115017	13.11.2018	David Sharp	-\$2,000.00
115130	27.11.2018	Soul'd Out City Incorporated	-\$17.30
115131	27.11.2018	LCC Jimenez	-\$136.00

115264	04.12.2018	Kaushikkumar Patel	-\$540.00
115301	11.12.2018	Bluesight Building	-\$147.00
115329	11.12.2018	Landsdale Junior Cricket Club Incorporated	-\$150.00
115339	11.12.2018	Calisthenics Association of WA Incorporated	-\$57.00
115349	11.12.2018	Vishal Jethwa	-\$150.00
115359	11.12.2018	Mrs Janette MacLachlan & Mr Walter MacLachlan	-\$223.09
		Total	-\$17,037.08
MANUAL JOURNAL			
11242/20	16.06.2020	Lodgement Fee 11.06.2020 - 47 Unpaid Infringement	\$3,290.00
11242/20	16.06.2020	Returned Creditor Reject Bank Fee 09.06.2020	\$2.50
11267/20	30.06.2020	Lodgement Fee 22.06.2020 - Unpaid Infringements	\$2,100.00
11179/20	31.05.2020	Lodgement fee 28.05.2010 - 37 Unpaid Infringements	\$2,590.00
		Total	\$7,982.50
Town Planning Scheme			
		Cell 1	
		Brian Zucal & Associates	\$538.87
		Strategic DCP Consulting	\$38.50
		Marketforce Advertising - Credit Note	-\$40.56
		McGees Property	\$555.56
		William Buck Consulting (WA) Pty Ltd	-\$4,500.00
		Cell 2	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.56
		Cell 3	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.55
		William Buck Consulting (WA) Pty Ltd	-\$3,000.00
		Cell 4	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.55
		Castledine Gregory	\$17,377.75
		William Buck Consulting (WA) Pty Ltd	-\$4,500.00
		Cell 5	

		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.55
		William Buck Consulting (WA) Pty Ltd	-\$3,000.00
		Cell 6	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.55
		William Buck Consulting (WA) Pty Ltd	-\$4,500.00
		Cell 7	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.55
		William Buck Consulting (WA) Pty Ltd	-\$3,000.00
		Cell 8	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.55
		William Buck Consulting (WA) Pty Ltd	-\$4,500.00
		Cell 9	
		Brian Zucal & Associates	\$538.89
		Strategic DCP Consulting	\$38.50
		McGees Property	\$555.56
		William Buck Consulting (WA) Pty Ltd	-\$5,250.00
		McGees Property	\$555.58
		McGees Property	-\$555.56
		Total	-\$4,716.32
GENERAL FUND BANK ACCOUNT			
		Payroll Payments - June 2020	
		02.06.2020	\$1,165.99
		02.06.2020	\$1,682,872.39
		02.06.2020	\$13,332.15
		16.06.2020	\$13,941.67
		16.06.2020	\$12,225.70
		16.06.2020	\$4,714.40
		16.06.2020	\$1,718,376.10
		30.06.2020	\$881.65
		30.06.2020	\$5,829.83
		30.06.2020	\$1,723,466.98
		Total	\$5,176,806.86
00003875	29/06/2020		

		City of Wanneroo - Municipal Bank Account	
		Bank Fees & Credit Cards - June 2020	
		N Jennings	
		PSN Events Pty Ltd - Refund - Public Sector Event - 12.05.2020	-\$858.00
		H Singh	
		Western Power - Application To Install/Modify A Streetlight - Pinjar Road, Ashby	\$497.92
		Qantas Airways - Refund - Due To Covid 19 - The Mayor's Flights To Attend The Worlds Business Forum	-\$531.01
		City Of Wanneroo - Kingsway Olympic Sports Clubroom - Additional Work - Tiered Seating- Application Fee	\$275.06
		M Dickson	
		UDIAWA - Registration - Greenfield Development Masterclass	\$51.50
		Qantas Airways - Refund - Quanta's Airways From A Previous Airfare Expense	-\$92.50
		M Yildiz	
		Law Society WA - Annual 2020 / 2021 Lawyer Exemption Notification	\$75.00
		Legal Practice Board - Annual Law Practising Certificate	\$1,250.00
		Law Society WA - The Law Society Of WA Annual Membership 2020 / 2021	\$360.00
		N Smart	
		Mailchimp - Monthly Subscription For Wanneroo Wrap	\$32.56
		Soundcloud - Subscription For Uploading Briefing And Council For The City's Website	\$145.00
		Total	\$1,205.53
		Bank Fees - June 2020	
		GLF Trans Fee	\$50.00
		CBA Merchant Fee	\$7,055.91
		Bpay Fees Debtors	\$25.87
		Bpay Fees Rates	\$8,105.86
		Bpoint Fees Debtors	\$0.94
		Bpoint Fees Rates	\$121.87
		Commbiz Fee	\$30.00
		Commbiz Fee	\$212.06
		Account Service Fee	\$118.30
		Total	\$15,720.81

		Total Bank Fees And Credit Cards	\$16,926.34
		Recoup to Director Corporate Services Advance A/C	\$15,535,572.00
		Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	\$20,729,305.20

CARRIED UNANIMOUSLY

Property Services

CS02-07/20 Proposed new Lease to the Lions Club of Girrawheen Inc at Lot 6 (11) Patrick Court, Girrawheen

File Ref: 8265 – 20/242282
 Responsible Officer: Director Corporate Strategy & Performance
 Disclosure of Interest: Nil
 Attachments: 1
 Previous Items: CB04-12/12 - Proposed Lease to the Lions Club of Girrawheen (Inc) over a portion of fee-simple Lot 1, 6 Wade Court, Girrawheen - Ordinary Council - 11 Dec 2012 7.00pm

Moved Cr Zappa, Seconded Cr Treby

That Council:-

- 1. APPROVES the lease of a portion of lot 6 (11) Patrick Court, Girrawheen to the Lions Club of Girrawheen Inc for a term of five years, with one option for a further term of five years, commencing on the later of the execution of the lease or the completion of construction of the new shed, and in accordance with the essential lease terms described in the Administration report;**
- 2. AUTHORISES:**
 - a) The Chief Executive Officer to negotiate commercial terms, execute all documentation and comply with all applicable legislation as is required to effect Item 1. above; and**
 - b) The affixing of the Common Seal of the City of Wanneroo to a lease between the City of Wanneroo and Lions Club of Girrawheen Inc in accordance with the City's Execution of Documents Policy; and**
- 3. APPROVES the unbudgeted expenditure of \$18,000 (excluding GST) to be funded from the Strategic Land Reserve, pursuant to section 6.8(1)(b) of *Local Government Act 1995*, for the construction of the new shed for the Lions Club of Girrawheen Inc.**

CARRIED UNANIMOUSLY

Chief Executive Office**Item 9 Motions on Notice****MN01-07/20 Cr Brett Treby – Fenchurch Street - Traffic Issues**

File Ref: 3120V05 – 20/307660
Author: Cr Brett Treby
Action Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Zappa**That Council:**

1. **REQUESTS Administration to collect new traffic data and undertake an assessment of the current traffic behaviour on Fenchurch Street, Alexander Heights as per the Local Area Traffic Management Policy; and**
2. **Subject to the outcome of item 1 above, develop a traffic management scheme for inclusion in the City's Long Term Capital Works Programme as part of the next review of the Long Term Financial Plan.**

CARRIED UNANIMOUSLY

Item 10 Urgent Business

Nil

Item 11 Confidential

Nil

Item 12 Date of Next Meeting

The next Council Members' Briefing Session has been scheduled for 6:00pm on Tuesday 18 August, 2020, Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 13 Closure

There being no further business, Mayor Roberts closed the meeting at 8:05pm.

In Attendance

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

GLYNIS PARKER

South Ward

HUGH NGUYEN

South Ward

VINH NGUYEN

South Ward

BRETT TREBY

South Ward

DOMENIC ZAPPA

South Ward