



BRIEFING PAPERS FOR COUNCIL MEMBERS' BRIEFING SESSION

Draft Only

to be held at
the Council Chambers (Level 1), Civic Centre,
23 Dundobar Road, Wanneroo
on 31 August, 2021 commencing at 6:00PM

PROCEDURE FOR FULL COUNCIL BRIEFING SESSION

ATTENDANCE AT MEETINGS DURING STATE OF EMERGENCY

As the State is now in Phase 5 of the COVID-19 roadmap, public attendance numbers at City of Wanneroo meetings has been changed accordingly, where public attendance at Briefing Sessions and Council Meetings are no longer restricted, and Council Chamber can be at full capacity.

There is a requirement for the City to maintain a mandatory contact register. Residents are requested to scan the City of Wanneroo SafeWA QR Code on entry to the Council Chamber or complete the manual contact register before entering Chamber.

For your health and safety, members of the public are reminded to:

- Follow the direction of the Presiding Members and City employees when attending meetings;
- Maintain physical distancing where possible;
- Use the hand sanitiser that is provided by the City at the venue; and
- Not attend a meeting should they feel unwell or if they have been in contact with a known COVID-19 case, or been overseas in the preceding two weeks.

Thank you for your understanding of these circumstances

PRINCIPLES

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

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

PROCESS

The Briefing Session will commence at 6.00pm and will be chaired by the Mayor or in his/her absence the Deputy Mayor. In the absence of both, Councillors will elect a Chairperson from amongst those present. In general, the *Standing Orders Local Law 2008* will apply, EXCEPT THAT Council Members may speak more than once on any item, there is no moving or seconding items, Officer's will address the Council Members and the order of business will be as follows:

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

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

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

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the Ordinary Council Meeting are included in the Briefing Session papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the Briefing Session and will go straight to the full Council Agenda as a matter for

decision. Further, there will be occasions when items are TABLED at the Briefing Session rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the Agenda as a late item, noting that a report will be tabled at the agenda Briefing Session.

AGENDA DISTRIBUTION

The Council Briefing Session Agenda will be distributed to Council Members on the FRIDAY prior to the Council Briefing Session. Copies will be made on the City's website for interested members of the public. Spare Briefing Session papers will be available at the Briefing Session for interested members of the public.

RECORD OF BRIEFING

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

LOCATION

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

D E P U T A T I O N S

The procedure for Deputations has changed for 2021 to allow Deputations to be presented during the Briefing Session.

During the Briefing Session, members of the public may, by appointment, present a Deputation relating to items on the current Briefing Session Agenda. A maximum of up to ten minutes (dependent on the number of deputations received) is permitted for each deputation with up to three people to address the Council Members.

Please note that Deputation requests are to be received by no later than **9:00am** on the day of the Briefing Session, and must relate to an item on the current Briefing Session Agenda.

[Deputation online form](#)

Please note:

- Deputation requests must relate to items listed on the current Briefing Session Agenda;
- A Deputation is not to exceed three speakers in number and only those speakers may address the Council Members; and
- Speakers of a Deputation will collectively have a maximum of up to 10 minutes (dependent on the number of deputations received) to address the Council Members, unless an extension of time is granted.

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

For further information please contact Council Support on 9405 5000.

COMMONLY USED ACRONYMS AND THEIR MEANING

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

Briefing Papers for Tuesday 31 August, 2021

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A G E N D A

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Deputations

Item 4 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.

Planning & Sustainability

Strategic Land Use Planning & Environment

4.1 Consideration of Actions Relating to Developer Contribution Arrangements

File Ref:	5734V06 – 21/348641
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider authorising various actions associated with the management of Developer Contribution Arrangements (DCA's) under the City's District Planning Scheme No. 2 (DPS2).

Background

At the Ordinary Council Meeting on 20 April 2021 (PS03-04/21), Council supported Amendment 185 (as modified) to DPS2 and authorised execution and referral of the amendment to the Western Australian Planning Commissions for approval (pending). The amendment will facilitate a number of improvements to the provisions relating to the management of DCP's by the City.

In this regard, Administration previously identified numerous decisions relating to DCP management are not currently able to be delegated to Administration. This is due to DPS2 referring to Council in determining certain actions (which cannot be delegated) rather than the local government (that can be delegated). Previously, the interpretation was broadly interpreted as 'Council' being the same as the 'local government'; therefore, the daily decisions such as quotations, tax invoices and the deferral of contributions were carried out by Administration. As previously reported to Council, the inability to delegate certain aspects of Developer Contribution Plan (DCP) management was an unintended consequence embedded in the drafting of DPS2, but it cannot be interpreted differently until such time that DPS2 is amended to replace the term 'Council' with 'local government'.

The consequence of this is that until the Scheme Amendment is gazetted, Council is required to make these decisions. Until this occurs, all discretionary decisions relating to DCP's in DPS2 that refer to 'Council', will need to be reported to Council for approval.

Subsequent to the finalisation of Amendment 185, Council will have the ability to determine which aspects of DCP management to delegate to the Chief Executive Officer.

Detail

Administration is required to refer a range of DCP decisions to Council in the form of a summary report to authorise various actions, including:

- Tax Invoice/ Quotations for Contributions required by conditions of subdivision or development approval;
- Deferral of contributions requests and lodgement of a Caveat;
- Offsetting of Cell Works credits against Infrastructure Contributions Payable (land or works); and
- Prefunding of Cell Works.

In relation to the above, the actions normally occur through the subdivision process and therefore require a timely determination. Subdividers frequently require quotations on DCP, offsetting of Cell Works Credits and payment of compensation in accordance with the requirements of DPS2 to satisfy conditions of subdivision. If these requests are not processed in a timely manner, then this could lead to delays in the creation of new lots.

In addition, certain actions required as part of the annual review of DCP's may require an earlier determination by Council to inform the annual review process. These decisions may be included into the DCP report to enable the timely consideration of factors affecting the annual review.

Consultation

Nil

Comment

Attachment 1 includes the details of the various aspects of DCP management that require a Council determination as follows:

Tax Invoices/ Quotations

In accordance with the relevant sections of DPS2, Council may, upon receiving a written request from an owner of land in a Cell, provide the landowners with a Tax Invoice or Quotation to enable the subdivider to pay their infrastructure Costs. The estimates are valid for a period of six months and calculated using the Infrastructure Cost per Lot (ICPL) or contribution rate approved by Council at the last annual review of costs.

The preparation of a Tax Invoice is the preferred manner to provide landowners with an estimate of their Infrastructure Costs, which provides a mechanism to inform and capture the contribution liability for both the landowner and the City.

In most cases, a landowner will request a Tax Invoice or Quotation to facilitate the contribution payment necessary to comply with the conditions of planning approval. These conditions are most commonly associated with subdivision conditions and payment is required to enable the new lots to be created.

All Cells and DCP areas have well defined methodologies in DPS2 for calculating landowner's contribution liabilities, thereby ensuring clarity in the calculation of individual landowner's obligations, as reported in Attachment 1.

Statutory Compliance

The completion of the annual review ensures that contribution payments, compensation and estimated costs are compliant with Council's statutory obligations in accordance with DPS2.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.1 - Develop to meet current need and future growth

Risk Management Considerations

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

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

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic and Corporate Risk Registers. The annual review of the DCP assists in addressing the impacts of the strategic risk relating to Long Term Financial Planning as it ensures that appropriate budget monitoring, timing and provisions are considered. The strategic risk relating to stakeholder relationships applies as a key element in the DCP review process to maintain effective engagement with relevant stakeholders. In addition, the Corporate Risk relating to financial management would apply as awareness of financial policies and financial management at unit level will be maintained to promote accountability by business owners and an integrated approach to risk assurance.

Policy Implications

Nil

Financial Implications

Nil


Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the actions in relation to the management of Developer Contribution Arrangements under District Planning Scheme No. 2, as contained in Attachment 1.

Attachments:

1  Attachment 1 - DCP Actions (September 2021) 21/348608

Tax Invoice/Quotation or Credit Note Request									Recommendation
Item	Landowner	Cell or DCP Area	Address	Approval	Credits	Contributions	Payable/ Receivable	Comment	It is Recommended that Council:
1	Patrick and Toni Catena	Cell 1	9 Hobart Street NORTH PERTH WA 6006	41-21	\$ -	\$ 54,057.00	Tax Invoice	WAPC subdivision approval (WAPC41-21). Strata Plan 83920. Condition of subdivision approval requiring payment on a per lot basis for 3 residential lots at the rate of \$18,019 per lot.	1. Approves the preparation of a Tax Invoice to Patrick and Toni Catena for the amount of \$54,057.00
2	Avonlight Enterprises Pty Ltd	Cell 6	L1, 252 Fitzgerald Street, Perth WA 6000	160438		\$ 172,746.00	Tax Invoice	WAPC subdivision approval (WAPC160438). Surveyor pre-cal plan (Lot 232 on DP28269). Condition of subdivision approval requiring payment on a per lot basis for 8 residential lots less 1 Existing House Lot (EHL) credit at the rate of \$24,678 per lot.	2. Approves the preparation of a Tax Invoice to Avonlight Enterprises Pty Ltd for the amount of \$172,746.00
Net Total					\$ -	\$ 226,803.00			

4.2 East Wanneroo Cells 1-9 Developer Contribution Arrangements - Annual Review of Cells Costs (2021-2022)

File Ref:	5734V06 – 21/348693
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	20

Issue

To consider the Annual Review of the Cell Costs for the East Wanneroo Cells 1-9 Development Contribution Plans.

Background

The City's District Planning Scheme No. 2 (DPS 2) provides the statutory basis for the administration and management of developer contributions, including provisions that describe the nature and extent of Cell Works that may be charged to Developer Contributions Plans (DCPs).

The East Wanneroo Cells include the areas of Wanneroo, Ashby, Tapping, Hocking, Pearsall, Landsdale, Darch, Madeley and Wangara (refer **Attachment 1**). The provisions of DPS2 provide Council with the discretion to either increase, decrease or maintain the current ICPL rates through the Annual Review process in accordance with Clause 9.11.2 of DPS 2.

The Annual Reviews must have regard to the actual lots being produced in each cell since the last review, actual expenditure, the remaining estimated Cell Works and any other factor the Council considers relevant.

The Annual Review reflects the recommendations from the City's Internal Transactional Reviews, which identified historic accounting errors and applied a proper interpretation of Cell Works under DPS 2.

The last Annual Review for Cells 1-9 was approved by Council on 15 June 2021 (PS03-06/21), where the following infrastructure rates and land valuations were approved for the 2020-2021 review period.

- Cell 1 - ICPL of \$18,019 and Land Valuation of \$1,868,750 per hectare;
- Cell 2 - ICPL of \$25,476 and Land Valuation of \$1,868,750 per hectare;
- Cell 3 - ICPL of \$17,457 and Land Valuation of \$1,887,500 per hectare;
- Cell 4 - ICPL of \$23,328 and Land Valuation of \$1,937,500 per hectare;
- Cell 5 - ICPL of \$30,909 and Land Valuation of \$2,012,500 per hectare;
- Cell 6 - ICPL of \$24,678 and Land Valuation of \$2,087,500 per hectare;
- Cell 7 - \$11.37 per m² and Land Valuation of \$2,125,000 per hectare;
- Cell 8 - \$18.94 per m² and Land Valuation of \$2,037,500 per hectare; and
- Cell 9 - ICPL of \$29,947 and Land Valuation of \$2,012,500 per hectare.

Detail

All relevant factors have been considered as part of the Annual Review, including the actual contributions received, expenditure to date, revised estimates for remaining Cell Works and the operational and reporting requirements of State Planning Policy 3.6 (SPP3.6). Council is required to determine whether adequate funds are likely to be obtained to complete the Cell Works and consider increasing, decreasing or retaining the current ICPL.

The following provides a recommended position on each Cell based on the findings of the Annual Review (refer **Attachment 2-10**).

Land Valuation

In accordance with DPS 2, if it is necessary for any reason to ascertain the value of any land within a contribution scheme area, then the City is required to appoint a valuation panel to arrive at a consensus value, advertise the proposed value and refer submissions to the Valuation Panel for comment. Accordingly, the City engaged a valuation panel and received a consensus agreement on land value for each cell. The following table reflects the valuation recommended by the valuation panel and the change in value since the last Annual Review.

East Wannon Cell	Current Agreed Land Values - 2020-2021 (15 June 2021-Report PS03-06/21) \$/ha		Proposed Land Valuation (2021-2022) \$/ha		Change in Land Valuation \$/ha	
	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM
1 (Ashby/Tapping)	\$ 1,868,750	\$ 2,055,625.00	\$ 1,870,000	\$ 2,057,000.00	\$ 1,250	\$ 1,375.00
2 (Sinagra)	\$ 1,868,750	\$ 2,055,625.00	\$ 1,870,000	\$ 2,057,000.00	\$ 1,250	\$ 1,375.00
3 (Wannon)	\$ 1,887,500	\$ 2,076,250.00	\$ 1,880,000	\$ 2,068,000.00	-\$ 7,500	-\$ 8,250.00
4 (Pearsall/Hocking)	\$ 1,937,500	\$ 2,131,250.00	\$ 1,930,000	\$ 2,123,000.00	-\$ 7,500	-\$ 8,250.00
5 (Landsdale)	\$ 2,012,500	\$ 2,213,750.00	\$ 2,010,000	\$ 2,211,000.00	-\$ 2,500	-\$ 2,750.00
6 (Madeley/Darch)	\$ 2,087,500	\$ 2,296,250.00	\$ 2,070,000	\$ 2,277,000.00	-\$ 17,500	-\$ 19,250.00
7 (Wangara)	\$ 2,125,000	\$ 2,337,500.00	\$ 2,140,000	\$ 2,354,000.00	\$ 15,000	\$ 16,500.00
8 (Wangara)	\$ 2,037,500	\$ 2,241,250.00	\$ 2,040,000	\$ 2,244,000.00	\$ 2,500	\$ 2,750.00
9 (Landsdale)	\$ 2,012,500	\$ 2,213,750.00	\$ 2,010,000	\$ 2,211,000.00	-\$ 2,500	-\$ 2,750.00

The recommended change to land values is considered to be relatively minimal across the Cells and has been included into the Annual Review.

Cell 1 (Ashby/ Tapping)

- The Cell is predominately developed with only 3% (94 lots) estimated to be remaining.
- The City has now completed all the construction works (audited) and the only outstanding expenditure relates to POS compensation at an estimated total value of approximately \$1.8 million (plus estimated remaining administration costs of \$96k).
- Only two remaining landowners are affected by POS compensation, which consists of a historic POS credit of approximately \$557k (credit for POS previously provided and forms part of the Cell 1 POS provision) and a POS acquisition of 6,060 m2 with an estimated acquisition value of \$1.246 million.
- In June 2019, Council identified an estimated excess at full development of Cell 1 to be \$26,772,872 and agreed to return a portion of the Cell 1 estimated excess funds (estimated at full development) to landowners that paid a contribution prior to June 2019. Administration has now returned the majority of this payment (total \$22,679,632) in the form of a pre-payment of excess funds. In line with Council's decision, the City retained an amount of \$3,092,677, pending greater certainty on remaining costs and future estimated income being received.

The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 30 June 2020 and 30 June 2021; and the revised cost estimates for the remaining Cell Works, as depicted in **Attachment 2**.

Administration recommends that the Cell 1 ICPL rate be retained at \$18,018.64 to ensure contribution rates are set at an appropriate level to ensure adequate funds are received to complete the remaining Cell Works.

Cell 2 (Sinagra)

A portion of Cell 2 has been sterilised by a poultry farm buffer associated with the Ingham's Poultry Farm (Ingham's). In accordance with Councils recent decision following consideration of the Feed Mill license renewal, which required Administration to investigate removal of the Buffer Precinct, an amendment to the Agreed Structure has just been lodged on behalf of Stockland to formally remove the buffer. This will enable residential development to proceed in the near term. Cell 2 is just over 57% developed and with the imminent relocation of Ingham's, it is expected that this area will develop rapidly in the coming years. The City is liaising with major landowners in this cell (including Stockland) to consider other mechanisms to ensure the provision of the required infrastructure within Cell 2.

The City has recently received an application to amend DPS2 (Amendment 200) to introduce a higher estimated lot yield from 9 lots per hectare to 18 lots per hectare for Cell 2. The estimated lot yield forms the basis for the calculation of the Infrastructure Contribution Rate (ICPL) for this Cell. The application is under consideration by Administration and a report will be prepared for Councils consideration.

The Annual Review includes updated expenditure (actuals) incurred since the last Annual Review and includes audited financial transactions between 30 June 2020 and 30 June 2021; and the revised cost estimates for the remaining Cell Works, as depicted in **Attachment 3**.

Administration is recommending that the current ICPL rate of \$25,476 be reduced \$24,880 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 3 (Wanneroo)

Cell 3 is predominately developed (91%) and all POS areas have been acquired with the exception of a small area of historic POS credit (credit for POS previously provided prior to the urbanisation of the Cell and forms part of the 10% POS provision).

The Dundobar Road widening and duplication project is the most significant remaining cost for this Cell, which is currently scheduled for design and construction in 2022-2023. However, the construction of this road will be dependent upon land acquisition from the northern side of Dundobar Road, which was recently zoned Urban Deferred in the Metropolitan Region Scheme.

In this regard, Cell 3 has a 50% obligation towards the acquisition and construction of the abutting section of Dundobar Road with the additional funding to be obtained through the implementation of a new DCP associated with the East Wanneroo District Structure Plan for the land on the northern side of Dundobar Road. In this regard, it may be necessary for the City to seek contributions from the landowners within the Urban Deferred land through conditions of subdivision or other arrangement if a DCP has not been prepared. Alternatively, the City could consider pre-funding the initial capital costs (currently estimated at \$1.3 million) and seek reimbursement from the Urban Deferred landowners for this work in the future.

The Annual Review for the Cells is included as **Attachment 4**.

Administration is recommending an increase in the ICPL rate from \$17,457 to \$18,083 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 4 (Hocking/ Pearsall)

Cell 4 is predominately developed with only 4% (200 lots) of the remaining land undeveloped. There is a projected excess of approximately \$9.5 million at full development if all the land in the Cell develops based on the current ICPL rate. Whilst excess funds are likely at full development, the extent of these is dependent upon the final costs associated with two ongoing major land acquisitions for POS and Lenore Road. The acquisition for Lenore Road is occurring under the *Land Administration Act 1997* (legal process for acquisition); and therefore, there is a significant risk that the acquisition and legal costs could escalate and reduce the extent of the Cell excess funds. In this regard, the acquisition value is frequently determined by negotiation or court proceedings and is not limited by the land valuation approved in the Annual Review process. The compensation and legal costs can be higher and the final settlement can be protracted thereby delaying the finalisation of costs.

The Annual Review is included as **Attachment 5**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$23,328 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 5 (Landsdale - West)

This cell is predominately developed (95%) with only 163 contributions remaining from the undeveloped land. Whilst excess funds are likely at full development, the extent of the excess is dependent upon the final costs associated with the remaining land acquisition for POS.

The Annual Review includes updated expenditure (actuals) incurred since the last Annual Review and includes audited financial transactions between 30 June 2020 and 30 June 2021; and the revised cost estimates for the remaining Cell Works, as depicted in **Attachment 6**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$30,909 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 6 (Madeley/Darch)

This cell is predominately developed (88%). There have been over 4,600 contributions received in this Cell, with 535 estimated remaining contributions. The Darch landfill precinct and the Kingsway Caravan Park are the largest remaining landholdings in this Cell. On 22 September 2020, Council considered Amendment 43 to the Cell 6 Structure Plan to rezone the Landfill Precinct to Residential Precinct. As part of Councils consideration, it was noted that the landowner will be required to remediate the site in accordance with conditions imposed by DWER as part of the subdivision process. Administration is liaising with the landowner and will consider the information provided to address the environmental and geotechnical requirements. Once determined, greater certainty will be achieved in relation to future income and timing for acquisition of a 4.8 hectare future POS area from the site, which has an estimated value of approximately \$10.8 million.

The Annual Review for the Cell is included as **Attachment 7**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$24,678 is

recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 7 (Wangara Industrial - West)

The Cell is nearly 72% developed. There has been a minor reduction in the contribution rate due to an overall reduction in the remaining estimated costs. In particular, there was a reduction in the overall costs for the western section of Gngangara Road, where the City has applied costs obtained as part of the SMEC study, which is considering the various options for design and construction for Gngangara Road.

A detailed assessment of the structure plan and remaining undeveloped land has enabled a more accurate estimate on future income and that this methodology is based on remaining developable area rather than estimated lot yield (as per Cells 1-6 and 9).

The Annual Review for the Cell is included in **Attachment 8**.

Administration is recommending a decrease in the Cell contribution rate from \$11.37 to \$11.12 per square metre to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 8 (Wangara Industrial – East)

The Cell is just under 80% developed. An increase in the contribution rate is primarily associated with increased estimates for the remaining Cell Works, and in particular, the eastern section of Gngangara Road. In this regard, the City has applied costs obtained as part of the SMEC study and significant service relocation costs that are anticipated for this section of road. The service relocation will require detailed survey investigation to ascertain an accurate cost estimate, which will occur as part of the detailed design and cost estimation later this financial year.

The increase in costs from \$18.94 per/m² to \$31.54 per/m² is quite significant due to a relatively small area of undeveloped land remaining in this Cell to apply the cost increase. As mentioned above, further refinement of the Gngangara Road cost estimates is likely to occur this financial year, where greater certainty on estimated costs will be available.

It should be noted that the methodology applied in calculating the contribution rate is based upon the cost increases being apportioned over the remaining developable land in the Cell, which could otherwise result in a shortfall of funds to complete the Cell Work. This methodology is different to the residential Cells, which make an estimate of future income based upon a conservative lot yield estimate.

The Annual Review of the Cell is included in **Attachment 9**.

Administration is recommending an increase in the square metre rate from \$18.94 to \$31.54 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

Cell 9 (Landsdale – East)

This Cell is predominately (86%) developed, with 319 lots estimated remaining. The Cell has over \$23 million in remaining expenditure and there remains a risk of cost increases associated with construction costs and land acquisition. Whilst there is an estimated excess of \$4.6 million at full development, this is dependent upon a further \$9.5 million in remaining estimated income being received and there being no variation or increases in the remaining costs.

The Annual Review for this Cell is included in **Attachment 10**.

Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and that the current ICPL rate of \$29,947 should be retained to reflect the findings of the Annual Review and ensure that adequate funds will be received.

Internal Transactional Review

There has been no Internal Transactional Review completed as part of this annual review reporting period. The City has previously completed and reported on the Internal Transactional Review findings through the Annual Review (2020-2021) process, which have now been actioned.

Outstanding Developer Balances

The East Wanneroo Cost sharing arrangements have significant history dating back over 25 years. Financial transactions associated with land contributions are recorded within the City's financial accounting systems as income and expenditure; and also within the DCP financial record system, which contains detailed subdivision information on contributing landowners.

Developer Balances were noted and included in the Annual Reviews in 2019 and were reported to Council.

The balances relate to over 40 landowner transactions (all prior to 2006), where a particular landowner has either a surplus or shortfall in contributions and investigation into the balances is still ongoing. It was necessary for Administration to make certain assumptions on future actions to address the balances, which have been captured in the City's financial system and the DCP financial record system (to meet the auditing and Annual Review timeframes).

A separate report will shortly be submitted to Council to consider the outstanding developer balances and if Council has a different view then further financial adjustments can be made at this time.

State Planning Policy 3.6 (SPP3.6)

SPP3.6 refers to Transitional Arrangements that apply to existing DCP's and requires the introduction of an operational period into the DCP within 3 years from gazettal of SPP3.6 (30 April 2021). Administration intends to prepare an amendment to DPS2 to consider introducing an acceptable operational period (and other improvements) for each Cell to address this requirement and will report to Council as soon as practicable.

In addition, SPP3.6 requires the City to now apply additional monitoring and reporting requirements, including an annual status report. Annual status reports are now required to be prepared by the local government, which provides an overview of the progress of the delivery of infrastructure specified in the DCP.

The status report is required to include:

- The timing and estimated percentage delivery of an infrastructure item against that stated in the DCP, arising from review of the local government's Capital Expenditure Plan.
- The financial position of the DCP, including interest that has been accrued and
- A summary of the review of the estimated costs in the CAS, including any changes in funding and revenue sources, and any relevant indexation.

A model template for the annual report is provided in Schedule 5 of SPP3.6 (refer **Attachment 20**) and will form the basis of the annual DCP status report. The status report is not the same as the annual review and is intended to provide a snapshot, or high-level summary, of the progress of the DCP to ensure the fundamental principles of transparency and accountability

are upheld throughout the life of the DCP. The annual status report is to be published on the City's website, and should align with the annual financial statements of local governments, published no later than six months after the end of the financial year.

It is anticipated that the annual status report will be prepared and published in December 2021 to comply with the aforementioned.

To enable a status report to be prepared a Capital Expenditure Plan (CEP) has been introduced into the Annual Review for each Cell (refer **Attachment 2-10**). This will enable adequate reporting to occur in relation to the delivery timeframes of the infrastructure against those defined in the DCP. The CEP was based on timeframes depicted in the City's Capital Works programme and Long Term Financial Plan. It was necessary for Administration to make reasonable assumptions on the timing for landowner development, which triggers the payment/acquisition of POS from a landowner. The CEP enables the monitoring and reporting requirements of SPP3.6 to be prepared and the CEP will be updated as part of the Annual Review process.

It is noted that Gngangara Road (Wanneroo to Mirrabooka), is referenced as being 'under review' in the CEP due an investigation being undertaken by the City to prioritise this infrastructure in consultation with the WAPC, MRWA and affected landowners, in accordance with the resolution of Council on 14 June 2021, which requested Administration to prioritise the remaining Cell Works.

Auditing

To support the Annual Review (Cells 1-9), William Buck was engaged to perform audit to ensure the accuracies of the calculated ICPL rate. The relevant audit reports finalised and delivered to the City in August 2021. The audit reports are set out in **Attachments 11 to 19**.

Consultation

DPS 2 requires the proposed land values to be advertised for a period of 28 days and the revision of Cell Costs for a period of 42 days respectively. Advertising will be carried out by means of advertisements in newspapers, letters sent to affected landowners and on the City's website.

Comment

Part 9 and Schedule 6 of DPS 2 set out the provisions for the management and implementation of the East Wanneroo Developer Contributions Arrangements. In accordance with these provisions, the City is required to annually review the Cell Costs and Council is to determine whether to increase, decrease, or maintain the current ICPL rates as a result of the review.

The purpose of the annual DCP review process is to ensure that sufficient funds continue to be collected from developing landowners to meet the cost of delivering the infrastructure by the DCP.

Based on the interpretation and approach outlined in the "Detail" section of this report, it is recommended that Council notes the background, process, timing and recommendations outlined in this report, including the Annual Review of all cells as follows:

- Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,870,000;
- Cell 2 - ICPL rate of \$24,880 and Land Valuation of \$1,870,000;
- Cell 3 - ICPL rate of \$18,083 and Land Valuation of \$1,880,000;
- Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$1,930,000;
- Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,010,000;
- Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,070,000;

- Cell 7 - Contribution rate of \$11.12 per/m2 and Land Valuation of \$2,140,000;
- Cell 8 - Contribution rate of \$31.54 per/m2 and Land Valuation of \$2,040,000; and
- Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,010,000.

Statutory Compliance

In line with DPS 2, the completion of the Annual Review as outlined in this report will satisfy the City's statutory obligations to complete Annual Reviews for the 2021/2022 financial year.

External auditing of the DCP accounts has been completed and the City complies with the provisions of the *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.1 - Develop to meet current need and future growth

Risk Management Considerations

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

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

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

Policy Implications

Nil

Financial Implications

To support the Annual Review (Cells 1-9), William Buck was engaged to perform audit to ensure the accuracies of the calculated ICPL rate. The relevant audit reports finalised and delivered to the City in August 2021. The audit reports are set out in **Attachments 11 to 19**.

The audit reports have confirmed that the adjusted contribution rates associated with Cells 2, 3, 7 and 8 are fairly stated and in compliance with DPS 2.

In relation to Cells 1, 4, 5, 6 and 9 the audit reports have highlighted that the methodology of DPS 2 cannot be utilised to establish a reasonable ICPL rate for remaining (undeveloped) landowners. In these Cells, due to the relatively small number of remaining landholdings,

Administration recommends that the ICPL rates be retained until consideration has been given to improving the DPS2 provisions as recommended by SPP3.6. In this regard, Administration is preparing an amendment to DPS2 for consideration of various improvements recommended by SPP3.6 for consideration by Council, including the closure of a Cell or making a reconciling payment to previous contributors.

Voting Requirements

Simple Majority

Recommendation

That Council as recommended by the Audit & Risk Committee:-

1. **NOTES the outcome of the 2021/22 Annual Review of Cells 1 to 9 as depicted in Attachment 2 to 10;**
2. **ADVERTISES the Revised Cost Estimates and the Estimated Infrastructure Cost Per Lot for the East Wanneroo Cell 1-9 for a period of 42 days in accordance with Clause 9.11.5 of District Planning Scheme No. 2, as depicted in Attachments 2-10 and depicted below:**

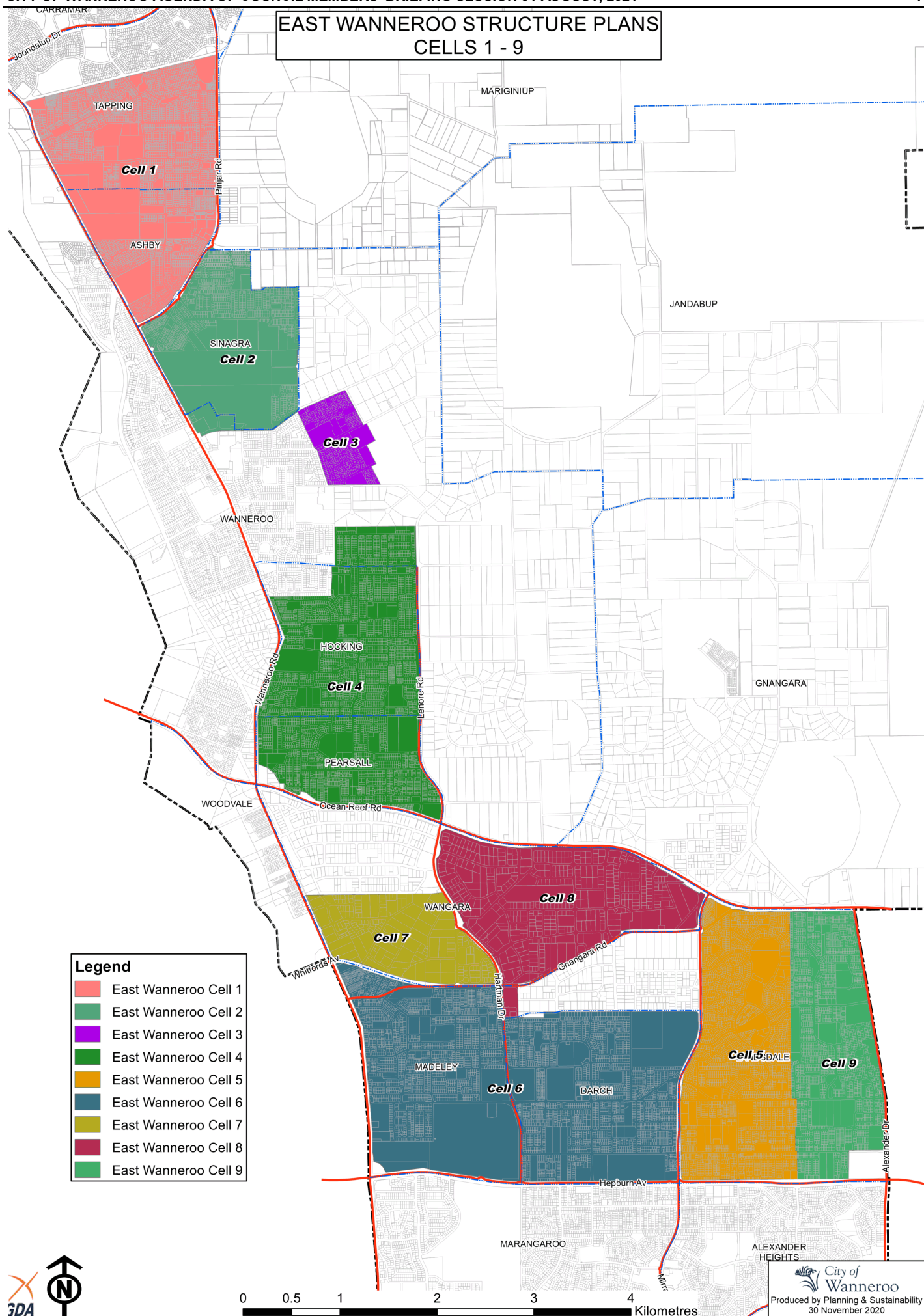
Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,870,000;
 Cell 2 - ICPL rate of \$24,880 and Land Valuation of \$1,870,000;
 Cell 3 - ICPL rate of \$18,083 and Land Valuation of \$1,880,000;
 Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$1,930,000;
 Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,010,000;
 Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,070,000;
 Cell 7 - Contribution rate of \$11.12 per/m2 and Land Valuation of \$2,140,000;
 Cell 8 - Contribution rate of \$31.54 per/m2 and Land Valuation of \$2,040,000; and
 Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,010,000.
3. **ADVERTISES the revised average englobo values (including solatium) per hectare for the East Wanneroo Cell 1-9 for a period of 28 days in accordance with Clause 9.14.3 of District Planning Scheme No. 2.**

Attachments:

<u>1</u>	Attachment 1 - Cells 1-9 Consolidated Location Plan	19/162679
<u>2</u>	Attachment 2 - Cell 1 Summary of Income and Expenditure Estimates	21/341545
<u>3</u>	Attachment 3 - Cell 2 Summary of Income and Expenditure Estimates	21/341548
<u>4</u>	Attachment 4 - Cell 3 - Summary of Income and Expenditure Estimates	21/341550
<u>5</u>	Attachment 5 - Cell 4 Summary of Income and Expenditure	21/341808
<u>6</u>	Attachment 6 - Cell 5 Summary of Income and Expenditure Estimates	21/341552
<u>7</u>	Attachment 7 - Cell 6 Summary of Income and Estimates Estimates	21/341554
<u>8</u>	Attachment 8 - Cell 7 Summary of Income and Expenditure Estimates	21/341556
<u>9</u>	Attachment 9 - Cell 8 Summary of Income and Expenditure Estimate	21/341558
<u>10</u>	Attachment 10 - Cell 9 Summary of Income and Expenditure Estimates	21/341560
<u>11</u>	Attachment 11 - Cell 1 Audit Report 2021	21/341901
<u>12</u>	Attachment 12 - Cell 2 Audit Report 2021	21/341904
<u>13</u>	Attachment 13 - Cell 3 Audit Report 2021	21/341906
<u>14</u>	Attachment 14 - Cell 4 Audit Report 2021	21/341908
<u>15</u>	Attachment 15 - Cell 5 Audit Report 2021	21/341911
<u>16</u>	Attachment 16 - Cell 6 Audit Report 2021	21/341915
<u>17</u>	Attachment 17 - Cell 7 Audit Report 2021	21/341920

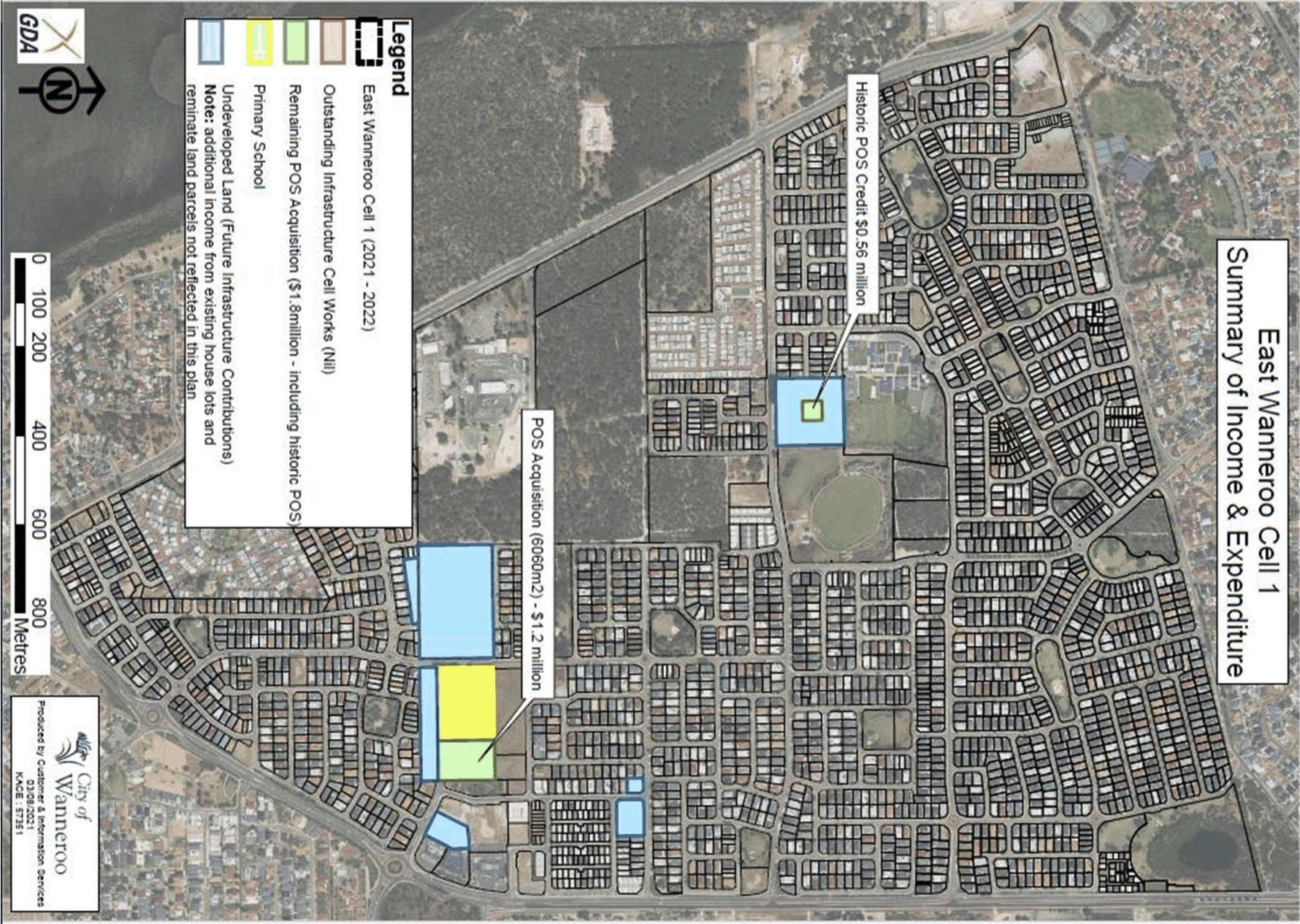
18	 Attachment 18 - Cell 8 Audit Report 2021	21/341924
19	 Attachment 19 - Cell 9 Audit Report 2021	21/341929
20	 Attachment 20 - Annual DCP Status Report Template (SPP3.6)	21/346001

EAST WANNEROO STRUCTURE PLANS CELLS 1 - 9



EAST WANNEROO CELL 1 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	19,904,616	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	12,679,613	Land Acquisition and Construction Costs
Administration Costs	\$	1,079,850	Salary Recoupment, Legal Fees, Consultants
Excess funds returned to Developers	\$	22,679,632	Return to existing Landowners only - remaining receive reduced ICPL rate
Total	\$	56,343,711	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	1,804,176	Approx 0.9 ha
Administration Costs	\$	96,278	Estimated for two years remaining
Total	\$	1,900,454	
Total Expenditure/Costs (Gross Costs)	\$	58,244,165	
Income			
Payments Made to Date			
Contributions and Interest	-\$	61,284,439	All Income (funds) Received (includes interest)
Total	-\$	61,284,439	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$18,018 at ELY of 94	-\$	1,693,786	
Total Estimated Income	-\$	62,978,225	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	58,244,165	
Total Contingency Credit for Landowner (Already Paid - 3,297 ICPL payments)	\$	3,092,677	Contingency for estimated Excess for Contributing landowners up to 4th June 2019, as approved by Council on 4 June 2019 to be returned upon full development or closure of the Cell.
Total Combined Estimated Income	-\$	62,978,225	From Total Estimated Income Above
Net Excess/Shortfall at Current ICPL (\$18,018)	-\$	1,641,383	Potential 'Additional' Excess at Full Development since Council 4 June 2019 - Full development (estimated for all landowner at full development). Note - The contingency of \$3,092,677 (above) only applies to contributing landowners prior to June 2019, as subsequent contributors have received a proportion of the excess estimated in June 2019 through a reduction in the ICPL rate.
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	18,019.00	
Proposed Infrastructure Cost Per Lot	\$	18,019.00	

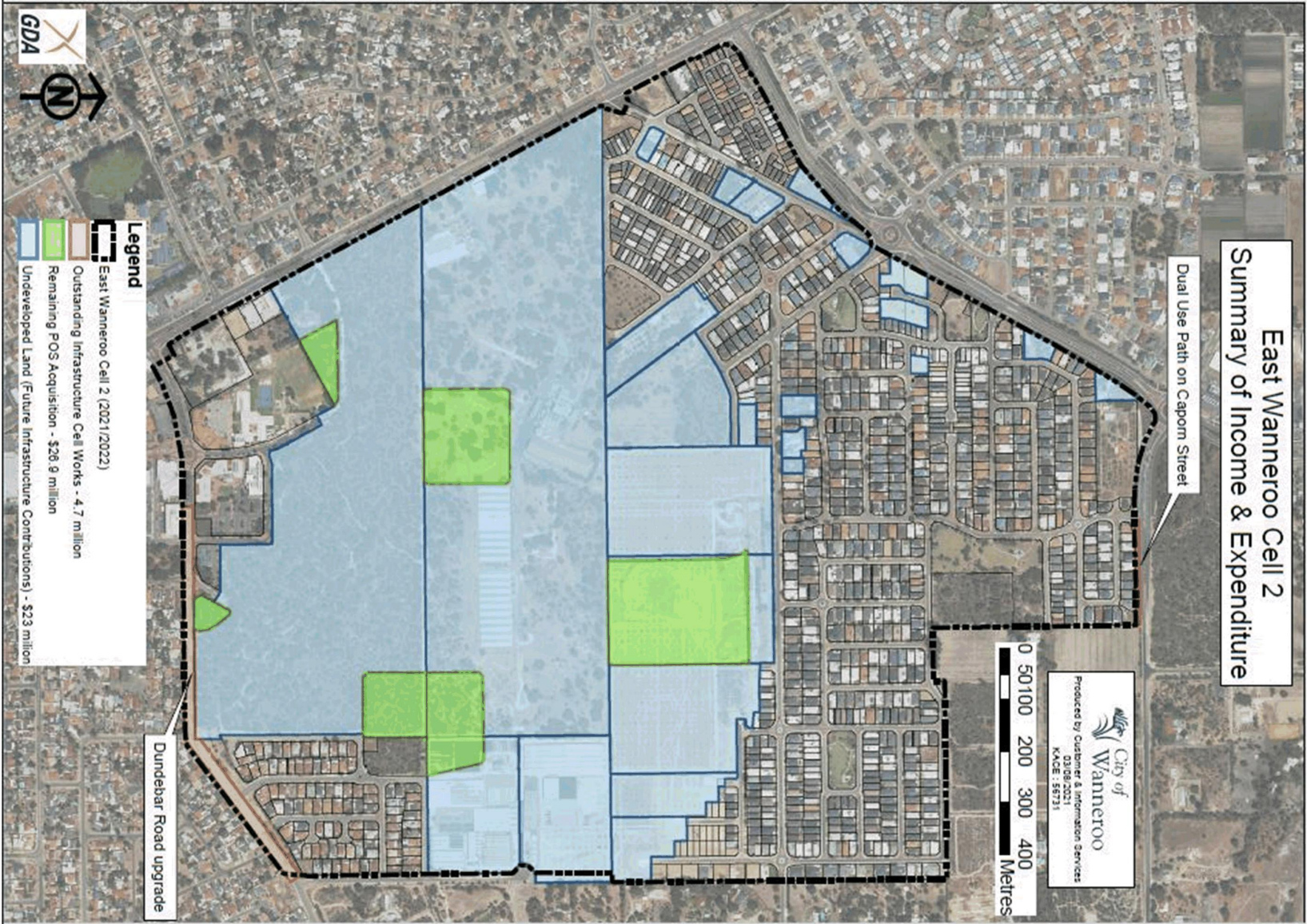
CELL 1 - CAPITAL EXPENDITURE PLAN (CEP)										
Land			Area					2021/22	2022/23	Total
Outstanding POS Acquisition										
Lot 21 Carosa Road			0.606						\$ 1,246,542.00	
TOTAL			0.606					\$ -	\$ 1,246,542.00	\$ 1,246,542.00
Outstanding Historical POS Acquisition										
Lot 9000	61 Ashley Road		0.2982					\$ 557,634.00		
TOTAL								\$ 557,634.00	\$ -	\$ 557,634.00
Outstanding Capital Works - Internal Audit										
All work completed										
TOTAL								\$ -	\$ -	\$ -
Assessed Value	\$ 1,870,000.00		Lot Yield Summary from Cell 1 ELY (whole Cell)					Actual		3366
Including 10% Solatium	\$ 2,057,000.00		Total Area of Cell	339.91				Remaining ELY (9 per/ha)		94
Contribution	\$ 18,019.00		Deductions	61.96				Interest Received to date		12,406,650
Rate			Net Area	277.95				Remaining Area		3%
			ELY	2501						



EAST WANNEROO CELL 2 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	6,135,611	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	6,718,097	Land Acquisition and Construction Costs
Administration Costs	\$	734,873	Salary Recoupment, Legal Fees, Consultants
Total	\$	13,588,581	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	26,926,953	Approx 13.1 ha
District Distributor Roads	\$	4,713,025	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	225,770	Estimated for 5 years
Total	\$	31,865,748	
Total Expenditure/Costs (Gross Costs)	\$	45,454,329	
Income			
Payments Made to Date			
Contributions and Interest	-\$	22,962,988	All Income (funds) Received (includes interest)
Total	-\$	22,962,988	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$25,476 at ELY of 904	-\$	23,030,304	904 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	45,993,292	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	45,454,329	
Total Combined Estimated Income	-\$	45,993,292	
Net Excess/Shortfall at Current ICPL (\$25,476)	\$	538,962	Excess
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	25,476	
Proposed Decrease in ICPL Required to Achieve adequate funds to Deliver the Cell Works	-\$	596	
Proposed Infrastructure Cost Per lot	\$	24,880	

CELL 2 - CAPITAL EXPENDITURE PLAN (CEP)

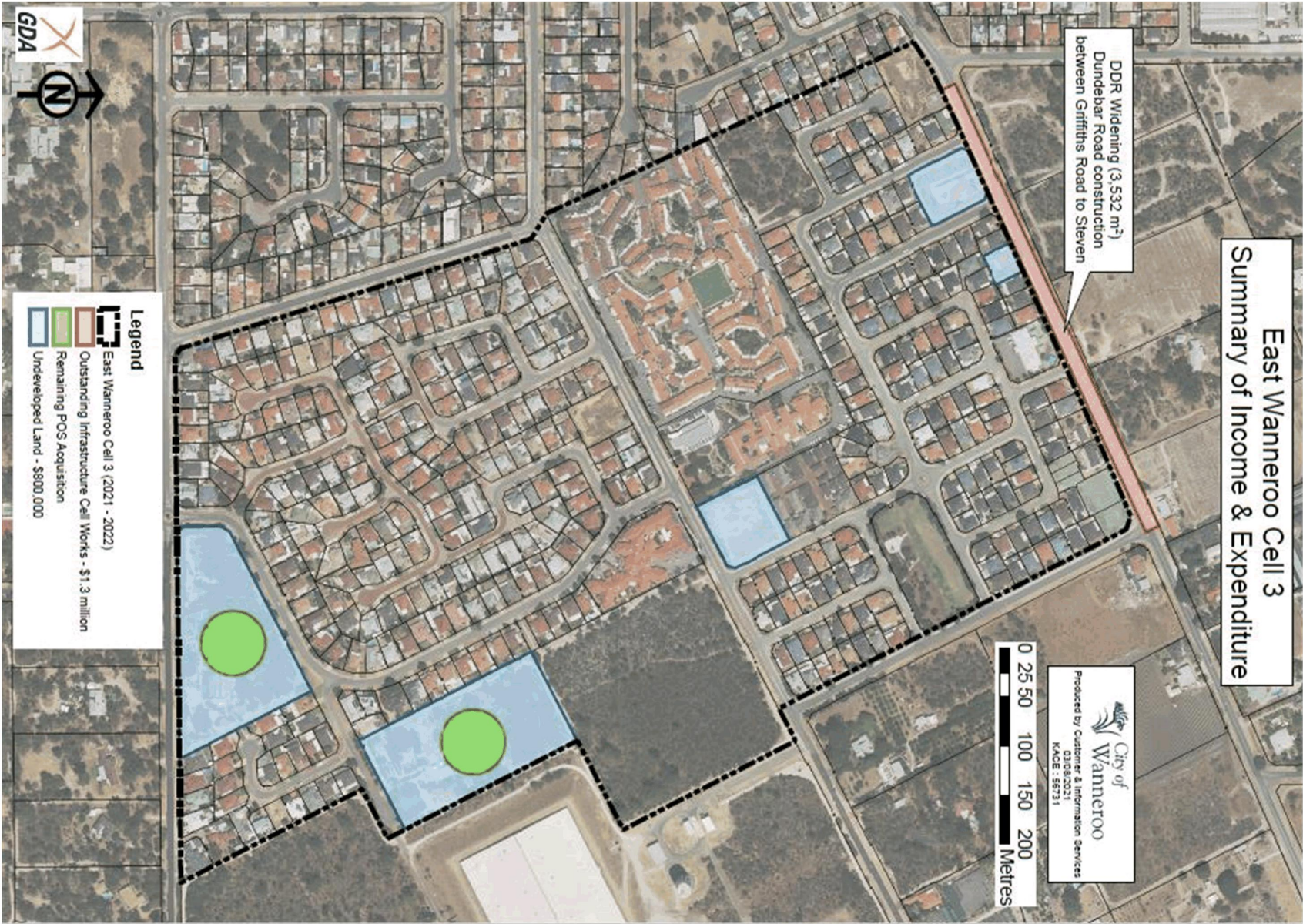
Land	Area					2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outstanding POS Acquisition											
Lot 19 (80) Vincent Rd	51772						\$ 10,649,500.40				
Lot 1665 (1040) Wanneroo rd	30404						\$ 6,254,102.80				
Lot 1665 (1040) Wanneroo rd	11362						\$ 2,337,163.40				
Lot 13 (39) Griffith Rd	6974						\$ 1,434,551.80				
Lot 9000 (1000) Wanneroo Road	30392						\$ 6,251,634.40				
TOTAL	130904					\$ -	\$ 26,926,952.80				\$ 26,926,952.80
Outstanding Historical POS Acquisition											
Not Applicable											
Outstanding DDR Widening											
Lot 1657 Dundobar Road	2948						\$ 606,403.60				
24 Dundobar Rd	85						\$ 17,484.50				
TOTAL	3033						\$ 623,888.10				\$ 623,888.10
Outstanding Capital Works - Internal Audit											
Dundobar Road single carriageway from Civic/Friars Drv to Griffiths Road including Path Civic Drive to Griffiths Road						\$ 205,000.00	\$ -		\$ 1,725,060.00	\$ 2,109,077.00	\$ 4,039,137.00
New pathway on Caporn St, Sinagra - San Teodoro Ave to eastern cell boundary									\$ 10,000.00	\$ 40,000.00	\$ 50,000.00
TOTAL						\$ 205,000.00	\$ -	\$ -	\$ 1,735,060.00	\$ 2,149,077.00	\$ 4,089,137.00
Assessed Value	\$ 1,870,000.00	Lot Yield Summary from Cell 2 ELY (whole Cell)				Actual		1204			
Including 10%	\$ 2,057,000.00	Total Area of Cell				214.1		Remaining ELY (9 per/ha)	904		
Solatium		Deductions				33.73		Interest Received to date	2,382,084		
Contribution	\$ 25,476.00	Net Area				180.3		Area Developed	43%		
Rate		ELY				1623					



EAST WANNEROO CELL 3 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	634,894	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	402,986	Land Acquisition and Construction Costs
Administration Costs	\$	313,695	Salary Recoupment, Legal Fees, Consultants
Total	\$	1,351,575	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	144,572	Approx 769m2
District Distributor Roads	\$	1,338,553	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	115,038	Estimated for 3 years
Total	\$	1,598,163	
Total Expenditure/Costs (Gross Costs)	\$	2,949,738	
Income			
Payments Made to Date			
Contributions and Interest	-\$	2,117,925	All Income (funds) Received (includes interest)
Total	-\$	2,117,925	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$17,457 at ELY of 46	-\$	803,022	46 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	2,920,947	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	2,949,738	
Total Combined Estimated Income	-\$	2,920,947	
Net Excess/Shortfall at Current ICPL (\$17,457)	-\$	28,791	Shortfall
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	17,457	
Proposed Increase in ICPL Required to Achieve adequate funds to Deliver	\$	626	
Proposed Infrastructure Cost Per lot	\$	18,083	

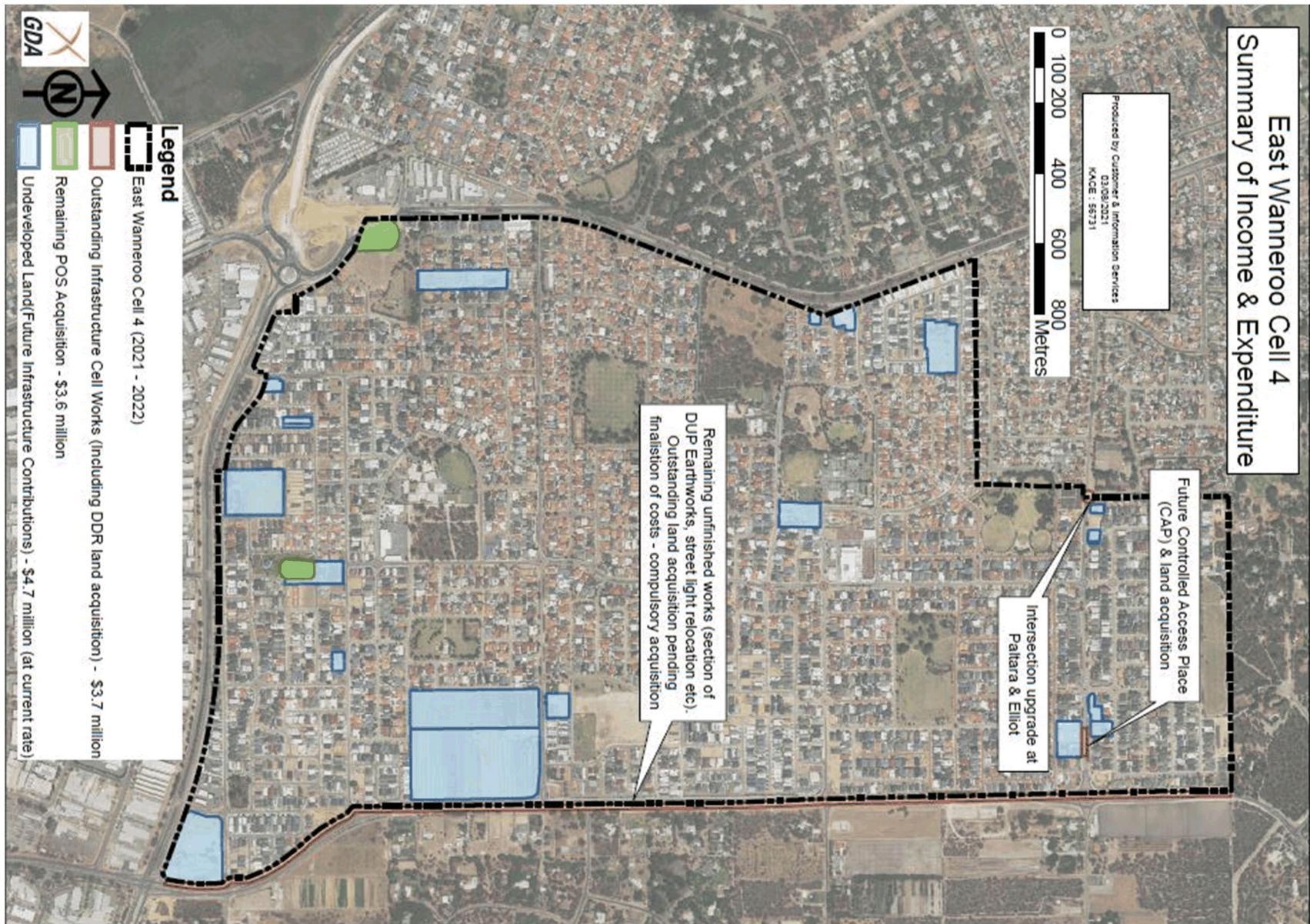
CELL 3 - CAPITAL EXPENDITURE PLAN (CEP)

Land	Area	Deductions	2021/22	2022/23	2023/24	Total
Outstanding POS Acquisition						
Nil						
TOTAL	0					\$ -
Outstanding Historical POS Acquisition						
Lot 63 (37) Anna Place	383				\$ 72,004.00	\$ 72,004.00
Lot 68 (71) High Road	386			\$ 72,568.00		\$ 72,568.00
Total	769		\$ -	\$ 72,568.00	\$ 72,004.00	\$ 144,572.00
Outstanding DDR Acquisition						
Lot 91 (173) Dundobar Rd	631			\$ 65,245.40		\$ 65,245.40
Lot 92 (161) Dundobar Rd	639			\$ 66,072.60		\$ 66,072.60
Lot 93 (143) Dundobar Rd	492			\$ 50,872.80		\$ 50,872.80
Lot 94 (133) Dundobar Rd	546			\$ 56,456.40		\$ 56,456.40
Lot 95 (113) Dundobar Rd	1224			\$ 126,561.60		\$ 126,561.60
Total	3532			\$ 365,208.80		\$ 365,208.80
Outstanding Capital Works - Internal Audit						
Dundobar Road single carriageway from Griffiths Road to Steven Street incl of streetlights at intersections			\$ 50,000.00	\$ 923,344.00		\$ 973,344.00
TOTAL			\$ 50,000.00	\$ 923,344.00		\$ 973,344.00
Assessed Value \$ 1,880,000.00						
Including 10% \$ 2,068,000.00						
Solatium						
Current Contribution Rate \$ 17,457.00						
Lot Yield Summary from Cell 3 ELY (whole Cell)			Actual 458			
Total Area of Cell 48.916			Remaining ELY (9 per/ha) 46			
Deductions 10.23			Interest Received to date \$ 753,705.68			
Net Area 38.686			Remaining Area 10.04%			
ELY 348						



EAST WANNEROO CELL 4 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	24,215,966	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	30,736,465	Land Acquisition and Construction Costs
Administration Costs	\$	2,218,279	Salary Recoupment, Legal Fees, Consultants
Total	\$	57,170,710	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	3,601,712	Approx 1.4 ha (Additional Cost Estimated for Compulsory Taking)
District Distributor Roads	\$	3,660,732	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	504,440	Estimated for 5 years
Total	\$	7,766,883	
Total Expenditure/Costs (Gross Costs)	\$	64,937,594	
Income			
Payments Made to Date			
Contributions and Interest	-\$	69,473,444	All Income (funds) Received (includes interest)
Total	-\$	69,473,444	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$23,328 at ELY of 200	-\$	4,665,600	200 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	74,139,044	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	64,937,594	
Total Combined Estimated Income	-\$	74,139,044	
Net Excess/Shortfall at Current ICPL (\$23,328)	\$	9,201,450	Potential Excess (includes future contributions of \$4.7 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	23,328	
Proposed Infrastructure Cost Per lot	\$	23,328	

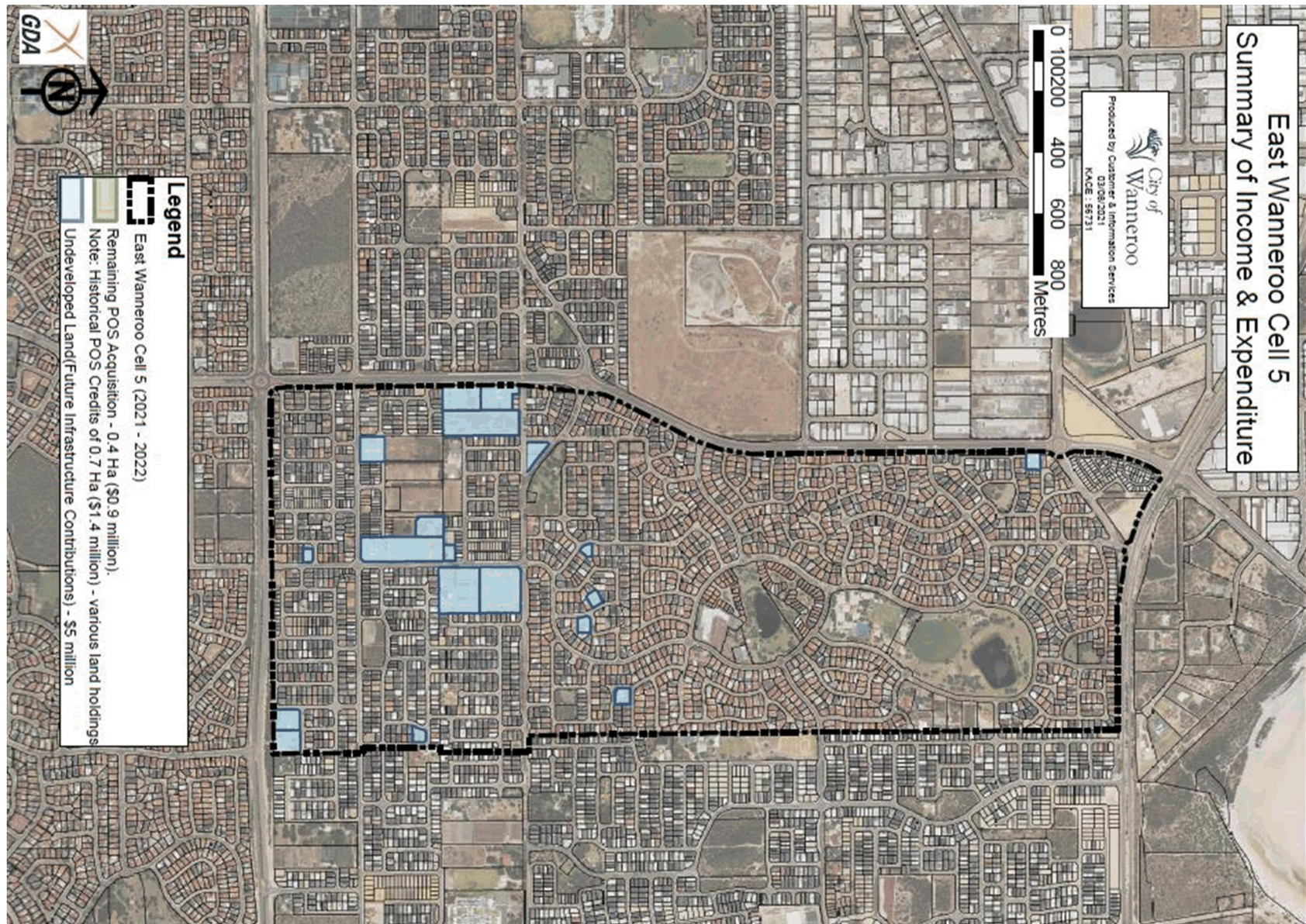
Land	Area	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outstanding POS Acquisition							
Pt Lot 1 Wanneroo Road	3189		\$ 812,429.64				
Pt Lot 8 Wanneroo Road	8077		\$ 2,057,696.52				
Lot 10 Kemp Street	3446	\$ 731,585.80					
TOTAL	14712	\$ 731,585.80	\$ 2,870,126.16				\$ 3,601,711.96
Outstanding DDR Acquisition							
Lot 47 (154) Elliot Road EHL	419		\$ 88,953.70				\$ 88,953.70
Lot 3 (185) Mary Street			\$ 1,923,434.69				\$ 1,923,434.69
							\$ -
							\$ -
Total	419	\$ -	\$ 2,012,388.39				\$ 2,012,388.39
Outstanding Capital Works - Internal Audit							
Elliot Road - Intersection works at Paltara Way/Elliot Road and CAPS		\$ 45,000.00	\$ 415,200.00				\$ 460,200.00
Lenore Road - Unfinished earthworks, streetlight relocations and DUP on Lenore Road		\$ -	\$ 1,035,089.00				\$ 1,035,089.00
Lenore Road – Elliot Rd to northern bdry Cell 4 (actually Stockholm Rd) Dual Use Path		\$ 5,000.00	\$ 57,000.00				\$ 62,000.00
Environmental Offset costs up to end of operational period		\$ 33,482.54	\$ 27,789.25	\$ 29,782.32			\$ 91,054.12
TOTAL		\$ 83,482.54	\$ 1,535,078.25	\$ 29,782.32	\$ -	\$ -	\$ 1,648,343.12
Assessed Value	\$ 1,930,000.00	Lot Yield Summary from Cell 4 ELY (whole Cell)		Actual		4337	
Including 10%	\$ 2,123,000.00	Total Area of Cell 393.72		Remaining ELY (9 per/ha)		200	
Solatium		Deductions 17.09		Interest Received to date		\$ 8,456,252.65	
Current Contribution Rate	\$ 23,328.00	Net Area 376.63		Remaining area		4.61%	
		ELY 3390					



EAST WANNEROO CELL 5 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	18,054,460	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	18,832,463	Land Acquisition and Construction Costs
Administration Costs	\$	1,987,418	Salary Recoupment, Legal Fees, Consultants
Total	\$	38,874,341	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	2,280,827	Approx 1.5 ha
District Distributor Roads	\$	-	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	150,471	Estimated for 3 years
Total	\$	2,431,298	
Total Expenditure/Costs (Gross Costs)	\$	41,305,638	
Income			
Payments Made to Date			
Contributions and Interest	-\$	43,852,942	All Income (funds) Received (includes interest)
Total	-\$	43,852,942	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$30,909 at ELY of 163	-\$	5,038,167	163 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	48,891,109	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	41,305,638	
Total Combined Estimated Income	-\$	48,891,109	
Net Excess/Shortfall at Current ICPL (\$30,909)	\$	7,585,471	Potential Excess (includes future contributions of \$5 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	30,909	
Proposed Infrastructure Cost Per lot	\$	30,909	

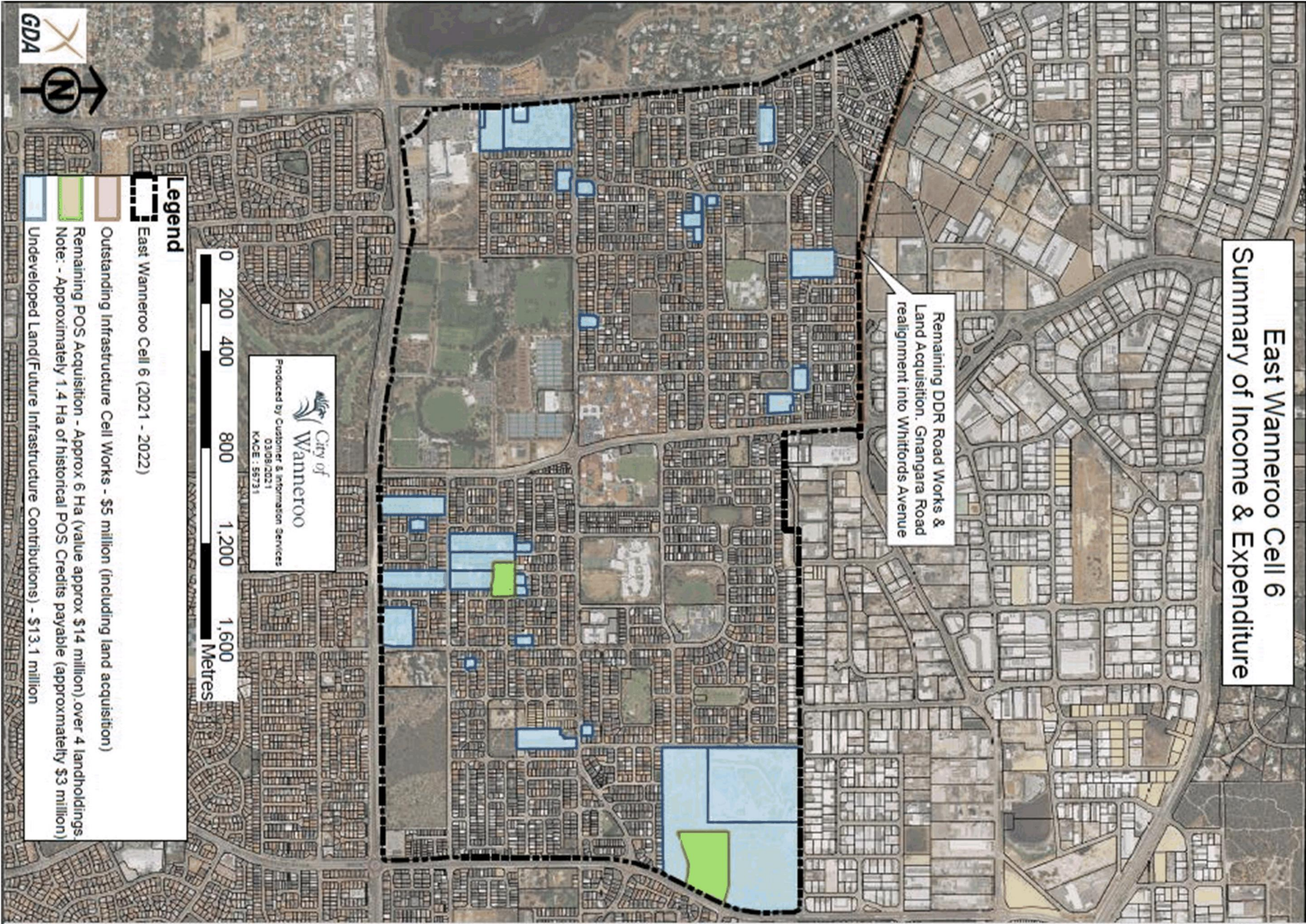
CELL 5 - CAPITAL EXPENDITURE PLAN (CEP)

Land	Area					2021/22	2022/23	2023/24	Total
Outstanding POS Acquisition									
Lot 201 (42) Pollino Gns	3917					\$ 873,625.50			873,625.50
TOTAL	3917					\$ 873,625.50			\$ 873,625.50
Outstanding Historical POS Acquisition									
Lot 119 (390) Kingsway	988						\$ 198,588.00		\$ 198,588.00
Lot 120 (19) Rangeview	991						\$ 199,191.00		\$ 199,191.00
Lot 802 (3) Brig wy	691						\$ 138,891.00		\$ 138,891.00
Lot 21 (25) Denman Gns	1382						\$ 277,782.00		\$ 277,782.00
Lot 58 (187) Landsdale Rd	1494						\$ 300,294.00		\$ 300,294.00
Lot 62 (28) Rangeview	1455						\$ 292,455.00		\$ 292,455.00
Total	7001					\$ -	\$ 1,407,201.00		\$ 1,407,201.00
Outstanding DDR Acquisition									
Total	0								\$ -
Outstanding Capital Works - Internal Audit									
TOTAL						\$ -	\$ -	\$ -	\$ -
Assessed Value \$ 2,010,000.00									
Including 10% \$ 2,211,000.00									
Solatium									
Current Contribution Rate \$ 30,909.00									
Lot Yield Summary from Cell 5 ELY (whole Cell)									
Total Area of Cell 288.17									
Deductions 13.8									
Net Area 274.37									
ELY 2469									
Actual 2889									
Remaining ELY (9 per/ha) 163									
Interest Received to date \$ 4,777,520.47									
Remaining area 5.64%									



EAST WANNEROO CELL 6 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	27,415,301	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	26,201,704	Land Acquisition and Construction Costs
Administration Costs	\$	1,184,151	Salary Recoupment, Legal Fees, Consultants
Total	\$	54,801,157	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	16,734,791	Approx 7.5 ha
District Distributor Roads	\$	4,993,702	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	420,448	Estimated for 7 years
Total	\$	22,148,941	
Total Expenditure/Costs (Gross Costs)	\$	76,950,098	
Income			
Payments Made to Date			
Contributions and Interest	-\$	78,915,678	All Income (funds) Received (includes interest)
Total	-\$	78,915,678	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$24,678 at ELY of 530	-\$	13,079,340	530 Lots at Estimated Lot Yield of 9 Per/Ha
Total Estimated Income	-\$	91,995,018	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	76,950,098	
Total Combined Estimated Income	-\$	91,995,018	
Net Excess/Shortfall at Current ICPL (\$24,678)	\$	15,044,921	Potential Excess (includes future contributions of \$13.1 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	24,678	
Proposed Infrastructure Cost Per lot	\$	24,678	

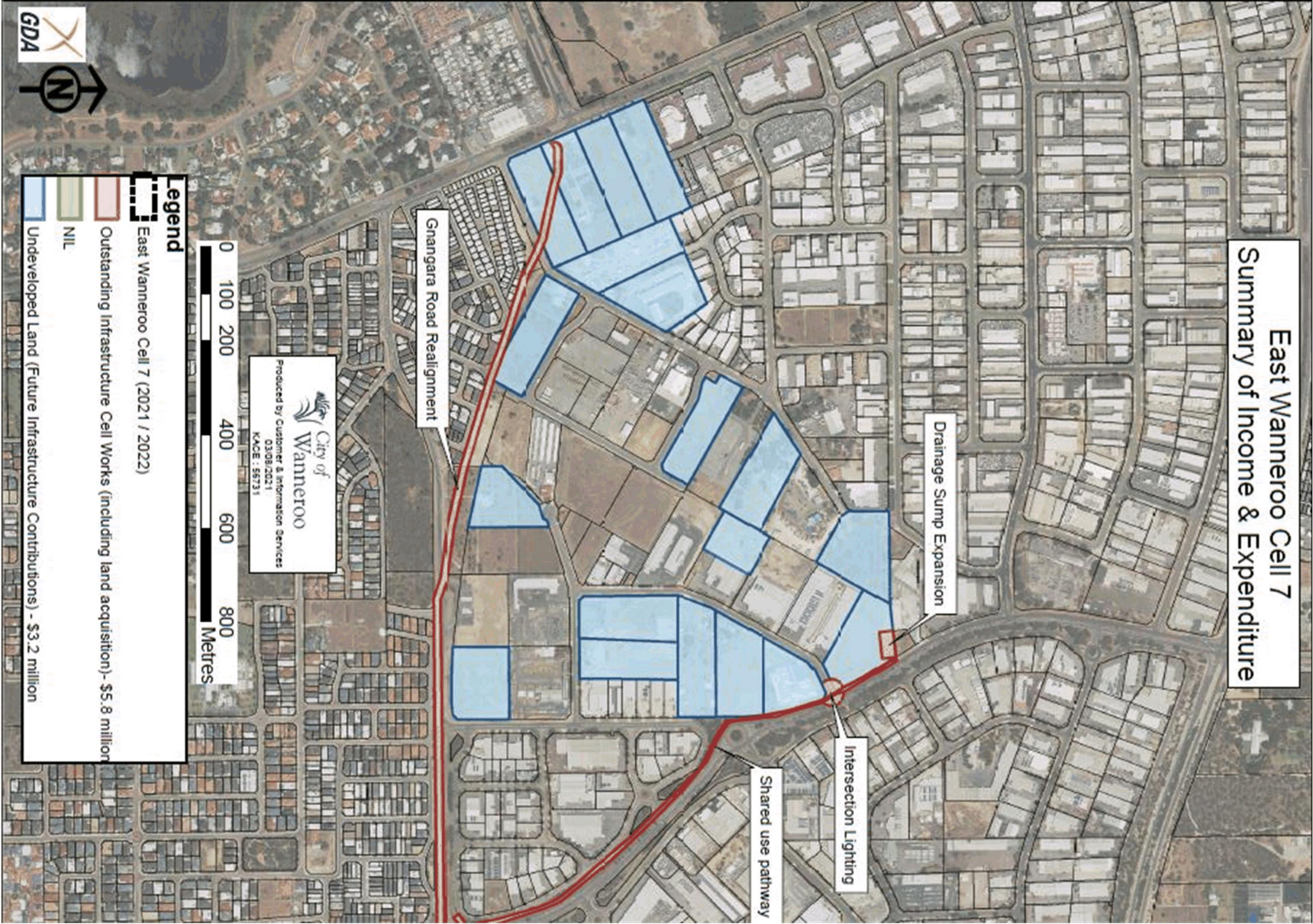
CELL 6 - CAPITAL EXPENDITURE PLAN (CEP)														
Land	Area	Deductions					2021/22	2022/23	2023/24	2024/25	2025/26	2026/27 (UNDER REVIEW)	2027/28 (UNDER REVIEW)	Total
Outstanding POS Acquisition														
Lot 2 (26) Driver Road	47304						\$ 10,771,120.80							
Lot 31 Landsdale Road	2770								\$ 630,729.00					
Lot 32 Landsdale Road	7790								\$ 1,773,783.00					
Lot 9500 (264) Kingsway - Previously Lot 13	2670							\$ 607,959.00						
TOTAL	60534						\$ 10,771,120.80	\$ 607,959.00	\$ 2,404,512.00					\$ 13,783,591.80
Outstanding Historical POS Acquisition														
Lot 37 EVANDALE ROAD	1463						\$ 302,841.00							
Lot 8 EVANDALE ROAD	310							\$ 64,170.00						
Lot 13 KINGSWAY	1221							\$ 252,747.00						
Lot 13 KINGSWAY	174							\$ 36,018.00						
Lot 39 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 43 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 820 LANDSDALE ROAD	802							\$ 166,014.00						
Lot 30 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 31 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 32 LANDSDALE ROAD	1399							\$ 289,593.00						
Lot 74 COOPER STREET	1070							\$ 221,490.00						
Lot 78 RUSSELL ROAD	258							\$ 53,406.00						
Lot 47 WANNEROO ROAD	1095							\$ 226,665.00						
Lot 79 GNANGARA ROAD	112								\$ 23,184.00					
Lot 97 FURNISS ROAD	757								\$ 156,699.00					
Total	14257						\$ 302,841.00	\$ 2,468,475.00	\$ 179,883.00					\$ 2,951,199.00
Outstanding DDR Acquisition														
Lot 16 Windsor RD	6137						\$ 698,697.45							\$ 698,697.45
Lot 38 Windsor RD	320							\$ 36,432.00						\$ 36,432.00
Total	6457						\$ 698,697.45	\$ 36,432.00	\$ -					\$ 735,129.45
Outstanding Capital Works - Internal Audit														
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive							\$ 150,000.00					\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,258,573.00
TOTAL							\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,258,573.00
Assessed Value														
Including 10%	\$ 2,070,000.00													
Solatum	\$ 2,277,000.00													
Current Contribution Rate	\$ 24,678.00													
Lot Yield Summary from Cell 6 ELY (whole Cell)														
Total Area of Cell						598.35								
Deductions						151.31								
Net Area						447.04								
ELY						4023								
Actual														
Remaining ELY (9 per/ha)						530								
Interest Received to date						\$ 11,583,404.44								
Remaining area						11.50%								



EAST WANNEROO CELL 7 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	528,500	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	3,975,770	Land Acquisition and Construction Costs
Administration Costs	\$	690,821	Salary Recoupment, Legal Fees, Consultants
Total	\$	5,195,091	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	5,770,152	Remaining construction and acquisition costs
Administration Costs	\$	332,318	Estimated for 7 years
Total	\$	6,102,470	
Total Expenditure/Costs (Gross Costs)	\$	11,297,560	
Income			
Payments Made to Date			
Contributions and Interest	-\$	8,073,550	All Income (funds) Received (includes interest)
Total	-\$	8,073,550	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$11.37 per ha of 28.98	-\$	3,295,288	28.98 ha
Total Estimated Income	-\$	11,368,837	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	11,297,560	
Total Combined Estimated Income	-\$	11,368,837	
Net Excess/Shortfall at Current ICPL (\$11.37)	\$	71,277	Excess
Revised ICPL Rate			
Current Infrastructure Cost Per m2	\$	11.37	
Proposed Decrease in ICPL per m2 Required to Deliver the Cell Works	-\$	0.25	
Proposed Infrastructure Cost Per m2	\$	11.12	

CELL 7 - CAPITAL EXPENDITURE PLAN (CEP)

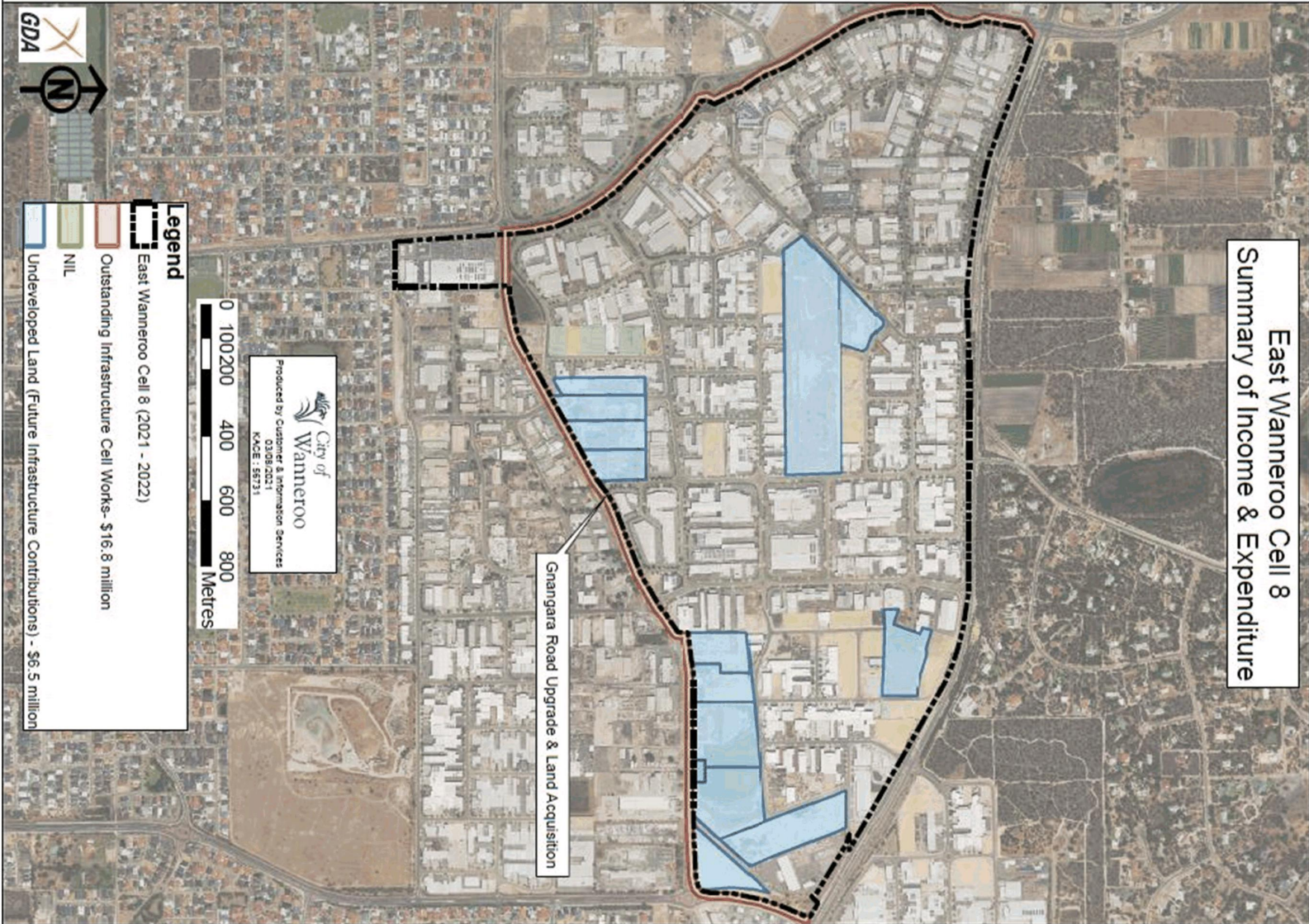
Land	Area							2021/22	2022/23	2023/24	2024/25	2025/26	2026/27 (UNDER REVIEW)	2027/28 (UNDER REVIEW)	Total
Outstanding POS Acquisition															
Nil															
TOTAL		0													\$ -
Outstanding DDR Acquisition															
Lot 16 Windsor RD	6137							\$ 722,324.90							\$ 722,324.90
Lot 38 Windsor RD	320								\$ 44,000.00						\$ 44,000.00
Lot 111 (17) Luisini Road	572							\$ 67,324.40							\$ 67,324.40
Lot 125 (4) Luisini Road	2047							\$ 240,931.90							\$ 240,931.90
Total	9076							\$ 1,030,581.20	\$ 44,000.00	\$ -					\$ 1,074,581.20
Outstanding Capital Works - Internal Audit															
Gngara Road - New Realignment between Wanneroo Rd to Hartman Drive								\$ 150,000.00					\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,258,573.00
New shared pathway ORR to Gngara Rd								\$ 10,000.00		\$ -	\$ 147,500.00				\$ 157,500.00
Sump construction on Hartman Drive										\$ 279,497.50					\$ 279,497.50
TOTAL								\$ 160,000.00	\$ -	\$ 279,497.50	\$ 147,500.00	\$ -	\$ 2,044,000.00	\$ 2,064,573.00	\$ 4,695,570.50
Assessed Value															
\$ 2,140,000.00															
Including 10%		\$ 2,354,000.00													
Solatum															
Current Contribution Rate		\$ 11.37													
Lot Yield Summary from Cell 7 ELY (whole Cell)															
Total Area of Cell								128.8							
Deductions								27.71							
Net Developable Area								101.09							
Actual															
Remaining ha								72.1041							
Interest Received to date								\$ 1,219,929.78							
Remaining area								28.67%							



EAST WANNEROO CELL 8 - ANNUAL REVIEW 2021		AMOUNTS (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	44,220	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	22,020,741	Land Acquisition and Construction Costs
Administration Costs	\$	2,357,786	Salary Recoupment, Legal Fees, Consultants
Total	\$	24,422,747	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	16,805,429	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	251,330	Estimated for 5 years
Total	\$	17,056,759	
Total Expenditure/Costs (Gross Costs)	\$	41,479,506	
Income			
Payments Made to Date			
Contributions and Interest	-\$	29,421,414	All Income (funds) Received (includes interest)
Total	-\$	29,421,414	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$18.94 per m2	-\$	7,240,459	38 ha
Total Estimated Income	-\$	36,661,873	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	41,479,506	
Total Combined Estimated Income	-\$	36,661,873	
Net Excess/Shortfall at Current ICPL (\$18.94)	-\$	4,817,634	Shortfall
Revised ICPL Rate			
Current Infrastructure Cost Per m2	\$	18.94	
Proposed Increase in ICPL per m2 to Deliver the Cell Works	\$	12.60	
Proposed Infrastructure Cost Per m2	\$	31.54	

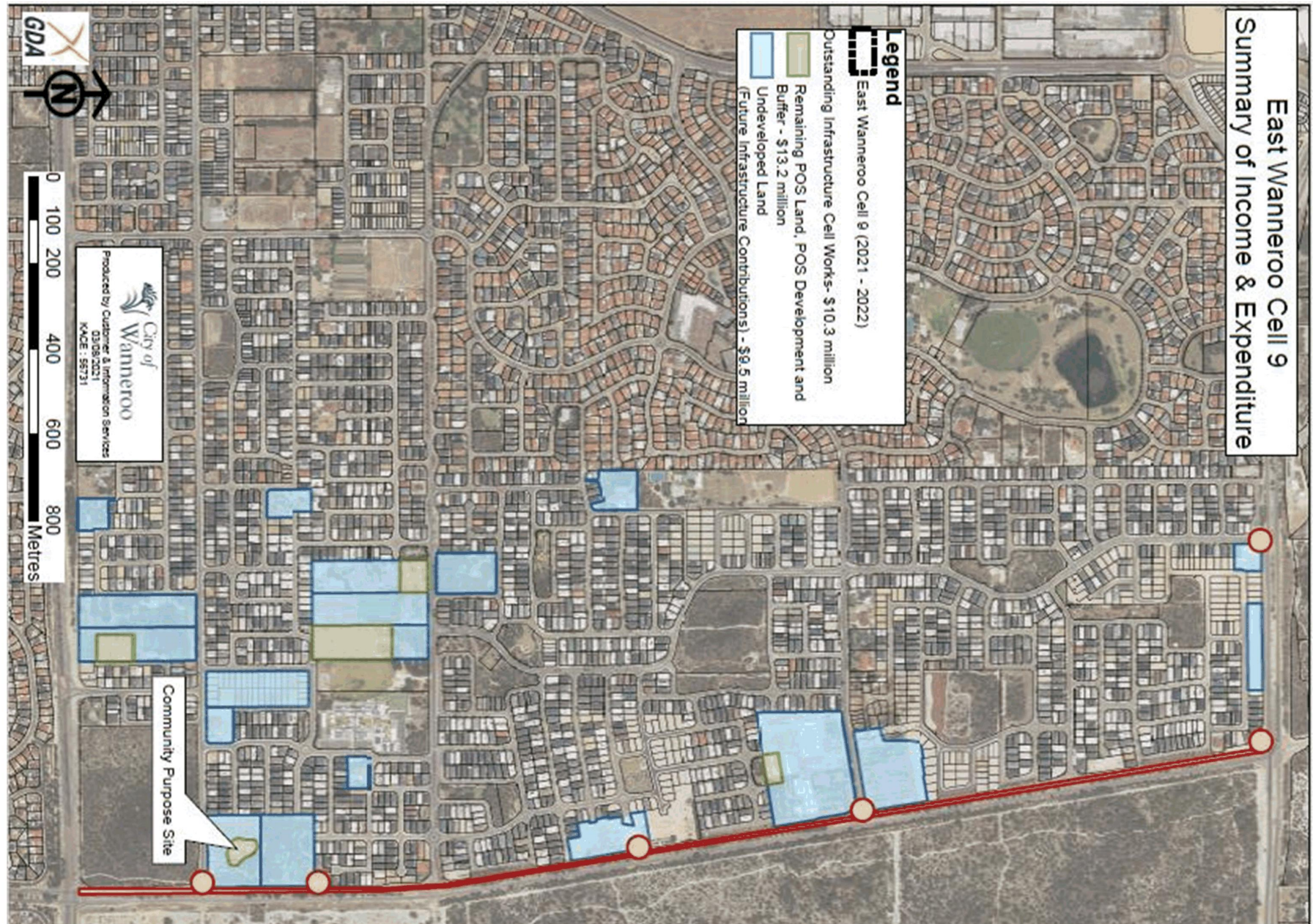
CELL 8 - CAPITAL EXPENDITURE PLAN (CEP)

Land	Area							2021/22	2022/23	2023/24	2024/25 (UNDER REVIEW)	2025/26 (UNDER REVIEW)	Total
Outstanding DDR Acquisition													
Lot 7 (217) Gngara RD	1130								\$ 304,286.40				\$ 304,286.40
Lot 16 (229) Gngara RD	1317								\$ 354,641.76				\$ 354,641.76
Lot 6 (239) Gngara Road	1440							\$ 323,136.00					\$ 323,136.00
Lot 111 (17) Luisini Road	572							\$ 64,178.40					\$ 64,178.40
Lot 125 (4) Luisini Road	2047							\$ 229,673.40					\$ 229,673.40
Total	6506							\$ 616,987.80	\$ 658,928.16				\$ 1,275,915.96
Outstanding Capital Works - Internal Audit													
Gngara Road - New Realignment between Hartman Drive to Mirrabooka								\$ 100,000.00			\$ 5,054,076.16	\$ 9,543,439.84	\$ 14,697,516.00
Sump construction on Hartman Drive										\$ 279,497.50			\$ 279,497.50
New shared pathway ORR to Gngara Rd								\$ 10,000.00	\$ -	\$ 395,000.00	\$ 147,500.00		\$ 552,500.00
													\$ -
TOTAL								\$ 110,000.00	\$ -	\$ 674,497.50	\$ 5,201,576.16	\$ 9,543,439.84	\$ 15,529,513.50
Assessed Value													
	\$	2,040,000.00											
Including 10%	\$	2,244,000.00											
Solatum													
Current Contribution Rate	\$	18.94											
Lot Yield Summary from Cell 8 ELY (whole Cell)													
Total Area of Cell		243.55											
Deductions		60.55											
Net Developable Area		183											
Actual													
Remaining ha		145.6529											
Interest Received to date	\$	2,427,528.72											
Remaining area		21%											



EAST WANNEROO CELL 9 - ANNUAL REVIEW 2021		Amounts (\$)	COMMENTS
Expenditure			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	46,504,616	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	7,013,604	Land Acquisition and Construction Costs
Administration Costs	\$	1,330,014	Salary Recoupment, Legal Fees, Consultants
Total expenditure to date	\$	54,848,233	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	13,166,189	Approx 5.4 ha and POS Development
District Distributor Roads	\$	10,259,031	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	202,332	Estimated for 4 years
Total	\$	23,627,552	
Total Expenditure/Costs (Gross Costs)	\$	78,475,786	
Income			
Payments Made to Date			
Contributions and Interest	-\$	73,555,949	All Income (funds) Received (includes interest)
Total	-\$	73,555,949	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$29,947 at ELY of 319	-\$	9,553,093	319 Lots at Estimated Lot Yield of 13 Per/Ha
Total Estimated Income	-\$	83,109,042	
Estimated Cell Balance at Full Development			
Total Combined Expenditure/Costs (Gross Costs)	\$	78,475,786	
Total Combined Estimated Income	-\$	83,109,042	
Net Excess/Shortfall at Current ICPL (29,947)	\$	4,633,256	Potential Excess (includes future contributions of \$9.5 million)
Revised ICPL Rate			
Current Infrastructure Cost Per Lot	\$	29,947	
Proposed Infrastructure Cost Per lot	\$	29,947	

CELL 9 - CAPITAL EXPENDITURE PLAN (CEP)												
Land	Area							2021/22	2022/23	2023/24	2024/25	Total
Outstanding POS Acquisition												
Lot 58/601 (15) Queensway Road	2271									\$ 502,118.10		
Lot 163 (460) Kingsway	4842							\$ 1,070,566.20				
Lot 165 (474) Kingsway	13449									\$ 3,568,288.68		
Lot 150 (322) Landsdale	4970							\$ 1,098,867.00				
TOTAL	25532							\$ 2,169,433.20	\$ -	\$ 4,070,406.78		
Outstanding POS Development												
Total								\$ 1,773,777.20	\$ 2,093,554.60	\$ 1,592,539.20		
Outstanding Buffer land and landscaping												
								\$ -	\$ 1,466,478.30			\$ 1,466,478.30
Outstanding DDR Works												
Gnangara Rd/Alexander Dr intersection										\$552,000		
Alexander Drive - east - Drainage Site	1359										\$ 300,474.90	
Alexander Drive Dual Use Path (2800m)								\$ 1,525,000.00	\$ 1,548,112.00			
Alexander Dr/Queensway	465							\$ 102,811.50				
Alexander Dr/Arduaine Street (extension)	954							\$ 762,929.40				
Alexander Dr/Sedano Glade (extension)	954								\$ 762,929.40			
Alexander Dr/Landsdale Road	449								\$ 99,273.90			
Total	4181							\$ 2,390,740.90	\$ 2,410,315.30	\$ 552,000.00	\$ 300,474.90	\$ 5,653,531.10
Outstanding Capital Works												
Community Purpose Building inclusive of GST	5000							\$ 1,105,500.00	\$ 50,000.00	\$ 250,000.00	\$ 3,200,000.00	\$ 4,605,500.00
Environmental Offset costs up to end of operational period												\$ -
												\$ -
TOTAL								\$ 1,105,500.00	\$ 50,000.00	\$ 250,000.00	\$ 3,200,000.00	\$ 4,605,500.00
Assessed Value	\$ 2,010,000.00	Lot Yield Summary from Cell 9 ELY (whole Cell)						Actual	2203			
Including 10% Solatium	\$ 2,211,000.00	Total Area of Cell					215.55	Remaining ELY	319			
		Deductions					33.9643	Interest Received to date	\$ 2,816,069.83			
Current Contribution Rate	\$ 29,947.00	Net Area					181.5857	Remaining area	14%			
		ELY					2361					



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 1

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 1 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 1 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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



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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 1, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 1.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$32,343.34 from its current calculated ICPL rate of negative \$23,833.52 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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

William Buck

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

CM

Conley Manifis
Director
Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 2

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 2 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 2 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

williambuck.com

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 2, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 2.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$24,879.80 from its current calculated ICPL rate of \$25,476.29 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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

William Buck

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

CN

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 3

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 3 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 3 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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



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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 3, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 3.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$18,082.90 from its current calculated ICPL rate of \$17,456.90 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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William Buck

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

CN

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 4

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 4 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 4 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

williambuck.com

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 4, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 4.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has included a discretionary 20% compulsory undertaking charge of \$478,354.36 for Public Open Space ("POS") land acquisition cost estimation for Lot 1 and Lot 8 Wanneroo Road of Cell 4, based on City's estimate on historical transactions with the landowner of Lot 1 and Lot 8 Wanneroo Road. The City has not included a compulsory undertaking charge for the rest of the Lots of POS land acquisition cost estimation for Cell 4, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable for all lots subjected to compulsory acquisition may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$22,679.25 from its current calculated ICPL rate of negative \$24,012.88 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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William Buck

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

CM

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 5

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 5 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 5 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

williambuck.com

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 5, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 5.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$15,627.63 from its current calculated ICPL rate of \$16,730.51 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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William Buck

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

CM

Conley Manifis
Director
Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 6

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 6 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 6 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 6, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 6.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has not included a compulsory undertaking charge for District Distributor Roads ("DDR") land acquisition cost estimation for Cell 6, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$3,708.64 from its current calculated ICPL rate of negative \$1,831.98 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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William Buck

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

CN

Conley Manifis
Director
Dated this 6th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 7

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 7 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 7 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 7, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 7.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has not included a compulsory undertaking charge for District Distributor Roads ("DDR") land acquisition cost estimation for Cell 7, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$11.12 per square metre from its current calculated ICPL rate of \$11.37 per square metre were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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William Buck

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

CM

Conley Manifis
Director

Dated this 5th day of August 2021



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 8

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 8 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 8 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 8, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 8.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has included a discretionary 20% compulsory undertaking charge of \$109,821.36 for District Distributor Roads ("DDR") land acquisition cost estimation for Lot 7 and Lot 16 Gngara Road of Cell 8, based on City's estimate on historical transactions with the landowner of Lot 7 and Lot 16 Gngara Road. The City has not included a compulsory undertaking charge for the rest of the Lots of District Distributor Roads ("DDR") land acquisition cost estimation for Cell 8, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable for all lots subjected to compulsory acquisition may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$31.54 per square metre from its current calculated ICPL rate of \$18.94 per square metre were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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

A handwritten signature in dark ink that reads "William Buck".

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

A handwritten signature in dark ink that appears to read "CM".

Conley Manifis
Director

Dated this 5th day of August 2021



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

Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 9 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 9 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

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

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

Limitation on the scope

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 9, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 9.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$15,422.69 from its current calculated ICPL rate of \$20,508.26 were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

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

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

William Buck

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

CN

Conley Manifis
Director

Dated this 5th day of August 2021

SCHEDULE 5: ANNUAL REPORT TEMPLATE FOR DEVELOPMENT CONTRIBUTIONS PLANS

Name of DCP –

Report date –

Financial Year –

Table 1: Summary of delivery of infrastructure

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	% detail of funding (DCP and by other sources)	Reasons for delay (if applicable)

Table 2: Financial position of DCF

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

1. Has the DCF account be independently audited? (Yes/No) (Insert date)
2. Has the annual review of Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken? (Yes/No) (Frequency/ insert date)
3. Are dwelling forecasts current? (Yes/No) (Insert review date) – state any implications for the DCP
4. Identify any matters that may require future modifications to the DCP (slow rate of growth, unlikely to develop) and if alternative funding needs to be investigated.

Note: The data used in the annual status report is to be provided in .csv format.

4.3 Yanchep-Two Rocks DCP Annual Review of Costs (2021-2022)

File Ref:	23156V03 – 21/348707
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	5

Issue

To consider the revised cost estimates as part of the Annual Review for the Yanchep-Two Rocks Development Contribution Plan (DCP).

Background

Amendment No. 122 to District Planning Scheme No. 2 (DPS2) was gazetted in September 2014 and introduced the Developer Contribution Plan (DCP) provisions into DPS2. In April 2015, Council adopted the Yanchep-Two Rocks DCP Report and Cost Apportionment Schedule (PD07-04/15), which applies to the Development Contribution Area (DCA) – Refer **Attachment 1**.

The DCP identifies various community infrastructure and provides estimates on the cost, estimated contributions and the timing for the delivery of infrastructure within Yanchep-Two Rocks area (up to 2030). The infrastructure costs include planning, design, project management, construction and land acquisition costs (where applicable) associated with the following infrastructure:

- Yanchep Surf Life Saving Club;
- Yanchep District Open Space (Splendid Park); and
- Capricorn Coastal Node Facilities.

On the 18 June 2019, Amendment 166 to DPS 2 was gazetted, which extended the operating period of the DCP from 10 years to 16 years (2014 to 2030). In addition, the Annual Review of costs introduced the 'ID Forecast' projections to estimate future lot yields rather than the use of landowner estimates, which were proven over a number of years to be overly optimistic.

The DCP is subject to an Annual Review requirement to ensure that the cost contribution is correctly set to ensure the collection of sufficient funds to cover the cost of approved infrastructure items over the life of the DCP. On the 16 March 2021, Council considered the previous Annual Review of Costs for the 2020-2021 Financial Year period and adopted the following:

- An increase in the total infrastructure costs from \$27,153,086 to \$27,631,474;*
- An increase in the cost per dwelling from \$3,398.77 to \$4,047.38; and*
- An increase in the total municipal portion of the infrastructure costs from 30.23% to 35.07%; or \$7,522,336 to \$8,896,281 (increase of \$1.374 million);*

In accordance with DPS2, the DCP has an operation period of 16 years and during this time period the City is required to review the various elements of the DCP at one and five year intervals as per the following:

Annually:

- DCP cost estimates; DCP cost indexation; dwelling estimates and cost per dwelling.

Five Yearly:

- Community Facility Plan (CFP) assumptions and recommendations; and full DCP review.

The Yanchep-Two Rocks DCP is currently in statutory compliance with the annual and five yearly review requirements described in DPS 2. In this regard, the five year review was completed in November 2018 (PS02-11/18) as part of Amendment 166 to DPS 2 and was published in the Government Gazette on 18 June 2019 (effective date of the fundamental review) and the annual year review was completed and approved by Council on 16 March 2021 (PS01-03/21).

At the November 2020 Council meeting (CP01-11/20), Council approved a new Community Facility Plan (CFP), which defined the required level and prioritisation of Community Infrastructure for the Northern Growth Corridor. The new CFP does not identify any new district level infrastructure for Yanchep-Two Rocks up to 2030, which is the current timeframe for the existing DCP. The CFP does identify the need for new community infrastructure facilities after 2030. A new DCP will be prepared for the period past 2030 and the facilities required post 2030 will be included in that DCP.

Detail

The Annual Review of costs (2021-2022 – Refer **Attachment 2**) includes all costs to 30 June 2021 (audited expenditure) and the estimated remaining DCP costs, which only applies to the Capricorn Coastal Node Facility (scheduled for completion by June 2022). The full Yanchep-Two Rocks DCP Report has been updated with the revised cost estimates as defined in **Attachment 3**. The below table depicts any changes in the costs associated with each item of infrastructure (completed and estimated remaining).

Figure 1 – Updated Cost Estimates for facilities

Facility	Status	2020/2021 Annual Review	2021/2022 Annual Review	Difference
Yanchep Surf Life Saving Club	Complete	\$7,938,238	\$7,938,238	\$0 (Complete)
Yanchep District Open Space				
- Land	Complete	\$6,530,040	\$6,530,040	\$0 (Complete)
- Oval groundworks	Complete	\$2,873,996	\$2,873,996	\$0 (Complete)
- Oval landscaping	Complete	\$5,318,646	\$5,318,646	\$0 (Complete)
- Pavilion	Complete	\$2,776,631	\$2,776,631	\$0 (Complete)
Capricorn Coastal Node Facilities	Pending	\$2,193,923	\$2,494,000	\$300,077 (Increase)
TOTAL		\$27,631,474	\$27,931,551	+\$300,077

Capricorn Coastal Node Facilities

The coastal node cost estimates are based on the original infrastructure works defined in the DCP and includes footpaths, roads, paved areas, drainage, lighting, fencing, gates, outbuildings and covered walkways.

An increase in the estimated costs from \$2,193,923 to \$2,494,000 was recommended by quantity surveyors Donald Cant Watts Corke (DCWC) to reflect the current market rates (refer **Attachment 4**).

The landowner, Capricorn Village Joint Venture (CVJV) has obtained development approval from the Western Australian Planning Commission (WAPC) to construct the beach activity infrastructure and it is intended that this detailed design will inform the DCP cost estimates as

part of the next annual review. In this regard, Administration has initiated discussions with CVJV to consider the scope of works that could be reasonably included, with consideration for the original scope of the DCP infrastructure.

CVJV has recently initiated bulk earthworks for the coastal node and advised that the initial stage will be completed by June 2022, which includes a basic level of infrastructure (e.g. earthworks and grassing). The second stage of the development will include additional infrastructure such as playground equipment and is scheduled for completion within the 2022/23 financial year. Administration will continue to liaise with the landowner in relation to the delivery of the infrastructure and will update the cost estimates as part of the next Annual Review process.

Administration Costs

In accordance with Schedule 15 of DPS2 the following administration costs are proposed to be charged to the DCP:

- *Costs to prepare and administer the plan during the period of operation;*
- *Costs to prepare and review estimates;*
- *Costs to prepare the cost apportionment schedule;*
- *Valuation costs; and*
- *Costs to service loans established by Council to fund early provision of facilities.*

The City has continued to utilise the original cost estimate for administering the DCP of \$70,500 per annum, which is consistent with the 'average' of the previous year's actual expenditure (since the approval of the DCP).

The administration costs are estimated for the remaining operational period of the DCP from 1 July 2021 to 8 September 2030, which equates to a remaining estimated cost of \$648,021 (approximately 9 years remaining). It should be noted that only actual administration costs incurred have been charged to the DCP and these costs are publically disclosed as part of the City's Annual Financial Statements.

Loans to fund Infrastructure

On behalf of the DCP, the City has borrowed funds to the amount of \$13,556,300. The loans were required to fund the completion of the Yanchep Surf Lifesaving Club and the acquisition and development of Splendid Park. Borrowing was necessary to comply with the delivery commitments made between the landowners and the City and was a consequence of lower than estimated lot yield creation in the early stages of the DCP operation period. The future interest payable has been estimated to be \$2,404,571, which includes the total estimated loan servicing cost for the life of the DCP with the repayment of the principal borrowing occurring at the end of the operational period (2030). It is noted that the loan servicing costs equate to approximately \$250k per year, however if lot creation increases the loan may be repaid sooner and the extent of interest payable would reduce. Any future reduction in the principle and the associated loan repayment costs will be reflected through the Annual Review process.

Cost Apportionment and Contribution Rates

The methodology for calculating cost contributions is set out in DPS 2 and requires the cost contributions to be calculated based on the relative need generated by new dwellings.

The City's contribution towards the total cost of facilities is based on the number of existing dwellings (existing demand prior to the creation of the DCP) of 3,089 dwellings and expressed as a proportion of the total estimated dwellings over the operational period of the DCP.

The total estimated lot yield is based on the ID Forecast projections and in effect, the lower the total estimated lot yield the higher the cost per lot and the higher the City's proportion of the total cost. This methodology reflects the principles of State Planning Policy 3.6, which refers to a *need and nexus* of costs and the principle that the user pays.

The 2021/2022 Annual Review has identified a minor increase in the total estimated lot yield from 8,808 to 9,215, which equates to a decrease in the City's portion of the net infrastructure costs (total infrastructure cost less grants) from 35.07% to 33.52% (\$8,896,281 to \$8,603,735) and a corresponding decrease in the DCP contribution rate (future subdividers) from \$4,047.38 to \$3,909.23 per dwelling (a decrease of \$138 per lot).

Whilst the City's obligation relates to a 'fixed' or known dwelling number (3,089), the apportionment is calculated against the total lot yield within the DCP, which fluctuates each year depending upon the actual number of lots created (since the last annual review) and estimates defined in the ID population forecasts.

Consultation

In accordance with Schedule 14 of DPS 2, the City's review of estimated costs shall recommend that the estimated costs are to be maintained, reduced or increased. Where the review of estimated costs recommends those costs be increased, then the City shall in writing invite comment for a period of not less than 28 days, prior to making any decision to increase the estimated costs. As the overall estimated costs have increased, advertising will be required.

Comment

The majority of community infrastructure has now been completed, with the exception of the Capricorn Coastal Node works and the remaining loan servicing and administration costs.

The DCP has been annually reviewed and the Annual Review for 2021/2022 were audited by the City's external auditors (William Buck) and a copy of their findings has been included as **Attachment 5**. The audit opinion concluded that the DCP costs incurred, estimated for remaining development works, and proposed CPD rate of \$3,909.23 were fairly stated and in compliance to DPS 2 and SPP 3.6.

Despite the previous extension of the operating period of the DCP from 10 to 16 years by Council in 2019 and the introduction of ID Forecasts, there is still an overall 'under-creation' of lots within the DCP area from the original estimates. However, the recent COVID-19 economic stimulus initiatives by the State and Federal Government has generated a higher demand for lots within this DCP area and it is anticipated that lot creation may continue to increase; compared to the original estimates.

Administration will continue to monitor lot yield creation as part of the annual review process.

Statutory Compliance

In terms of DPS 2, the City must annually review the DCP. The Annual Review process, including consultation requirements, is outlined in DPS 2. In line with this, landowners may object to the amount of a cost contribution and request a review by an independent expert. If this does not result in the cost contribution being acceptable to the landowners then landowners can request that the cost contribution be determined through a process of arbitration. A similar right exists for the process of determining the value of any land to be acquired through the DCP.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.1 - Develop to meet current need and future growth

Risk Management Considerations

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

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

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

Policy Implications

Nil

Financial Implications

The apportionment of costs is adjusted annually to reflect this cost sharing methodology between the City and the DCP. In this regard, the 2021/2022 annual review recommends a revised apportionment, where the City's obligation will decrease from 35.07% to 33.52% and the DCP obligation will increase from 64.93% to 66.48% of the net infrastructure costs (e.g. total facility costs less grants) to reflect the total estimated lot yield, as per the following.

- Existing community / City contribution - 33.52% of total DCP Cost (3089 lots)
- New growth / development contribution - 66.48% of total DCP Cost (6,125 lots)

The cost apportionment relates to the total lot yield estimate, which has increased from 8,808 to 9215 and results in a decrease in the City's proportion of the net facility costs from \$8,896,281 to \$8,603,735 and a corresponding increase in the DCP apportionment from \$16,469,860 to \$17,062,483. In this regard, it is important to note that whilst the DCP cost apportionment increases, the additional lot yield estimated for DCP (future subdividers) actually translates into a reduction in the per lot rate from \$4,047.38 to \$3,909.23 per dwelling (a decrease of \$138 per lot) due to a greater number of lots to apportion the cost.

The recommendations of the Annual Review were audited by the City's external auditors (William Buck) and a copy of their findings has been included as **Attachment 5**. The audit opinion concluded that the DCP costs incurred, estimates for remaining development works, and proposed rate of \$3,909.23 were fairly stated and in compliance to DPS 2 and SPP 3.6.

The City will continue to monitor lot yield creation, interest rates and the remaining cost estimates associated with the Capricorn Coastal Node to ensure adequate funds are received to complete the works and meet the borrowing requirements of the DCP. It is anticipated that the City will revise the remaining cost estimates based on the detailed design and will include these costs into the next Annual Review.

Voting Requirements

Simple Majority

Recommendation

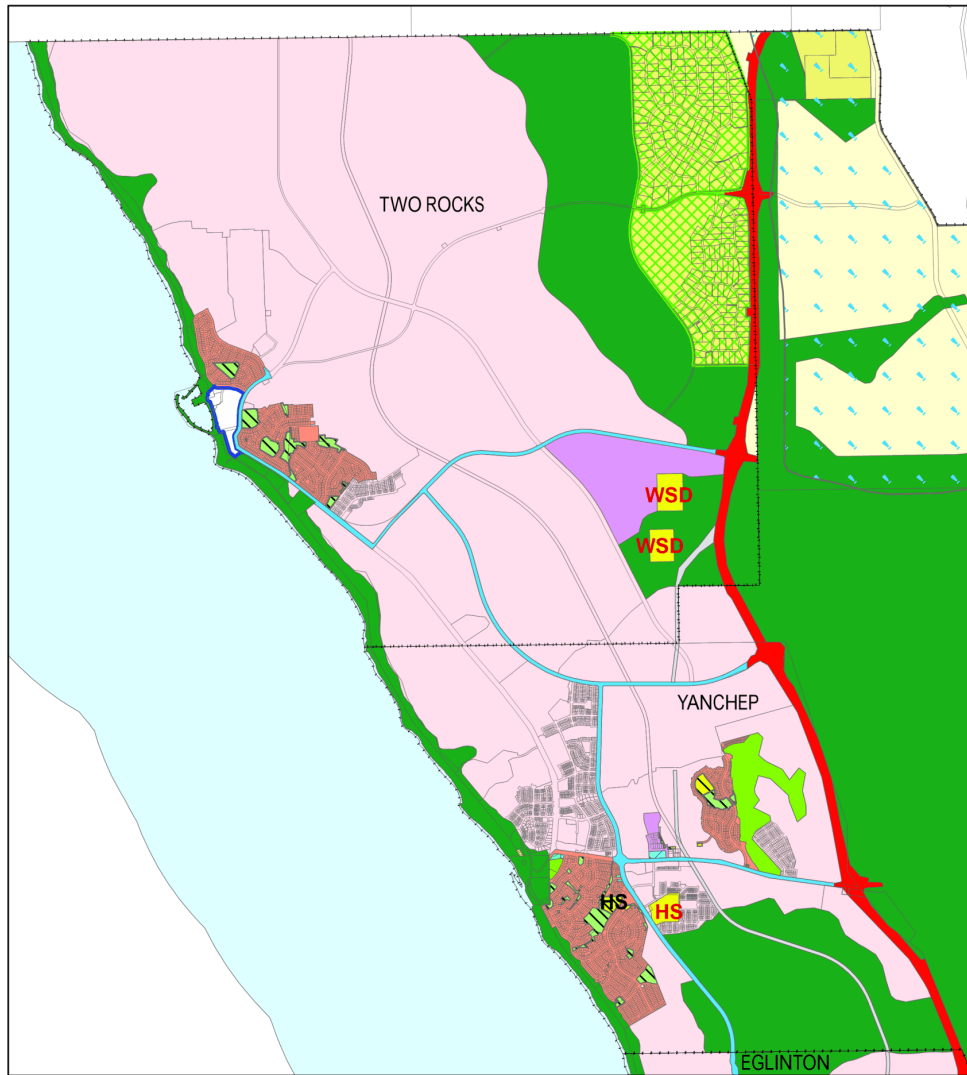
That Council as recommended by the Audit & Risk Committee:-

1. **NOTES** the outcome of the Annual Review of the Yanchep-Two Rocks Development Contribution Plan as depicted in Attachments 2;
2. **ENDORSES** the revised Yanchep-Two Rocks Development Contribution Plan cost estimates in accordance with Schedule 14 of *District Planning Scheme No. 2* as outlined in Attachment 2, including:-
 - a) An increase in the total infrastructure costs from \$27,631,474 to \$27,931,551 (net infrastructure cost is \$25,666,218 excluding grants contribution);
 - b) A decrease in the cost per dwelling from \$4,047.38 to \$3,909.23;
 - c) A decrease in the total municipal portion of the net infrastructure costs from 35.07% to 33.52%; or \$8,896,281 to \$8,603,735;
3. **ENDORSES** the revised Yanchep-Two Rocks Development Contribution Plan Report as depicted in Attachment 3;
4. Pursuant to Clause 11.6 of Schedule 14 of *District Planning Scheme No. 2* **NOTIFIES** affected landowners of the recommendations of the Annual Review and **INVITES** comment in writing from those landowners for a period of 28 days; and
5. **NOTES** that the calculation of contribution rates and the apportionment of costs are directly associated with the operational period of the DCP and the estimated lots yields.

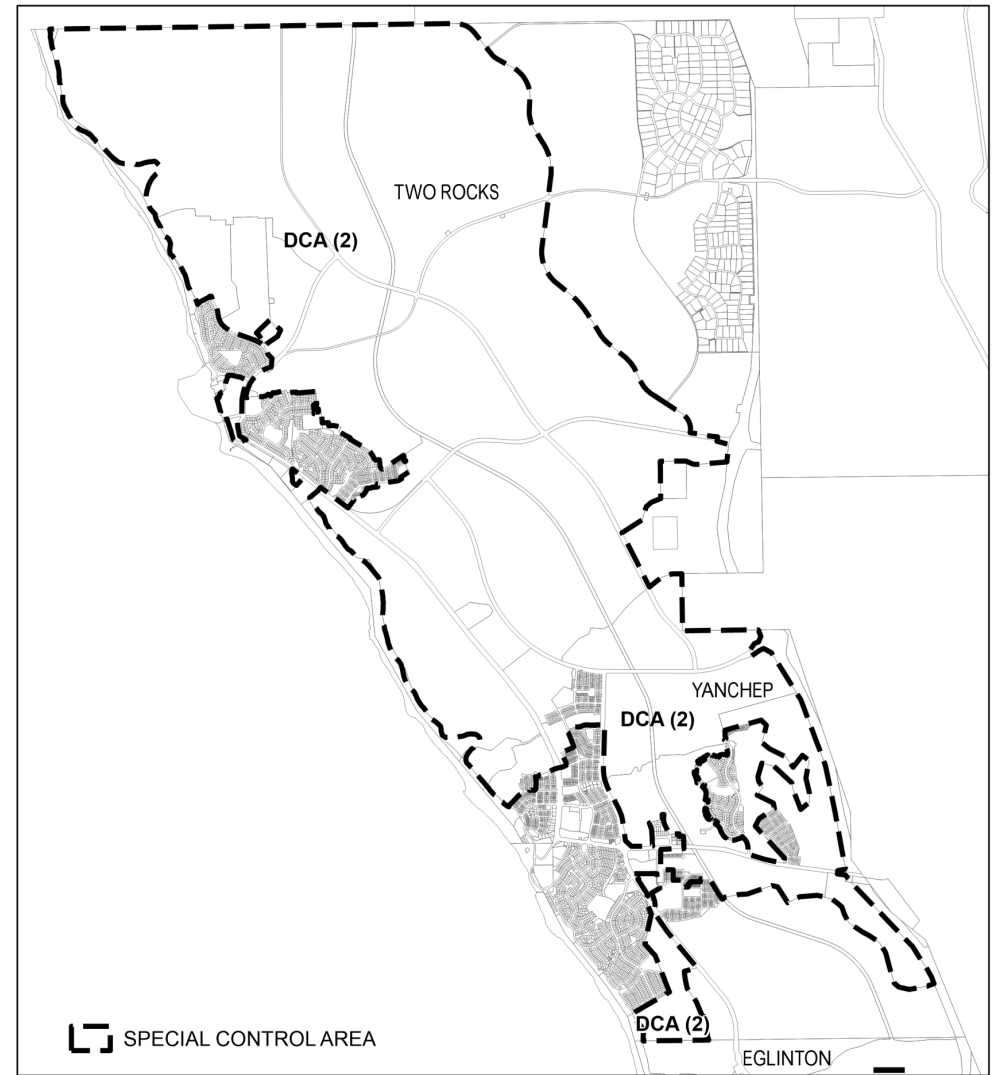
Attachments:

<u>1</u>	Attachment 1 - Yanchep -Two Rocks DCA	21/317855
<u>2</u>	Attachment 2 - Yanchep-Two Rocks DCP Annual Review of Costs (2021-2022)	21/317792
<u>3</u>	Attachment 3 - Yanchep-Two Rocks DCP Report (2021-2022)	21/313160
<u>4</u>	Attachment 4 - Revised QS - NCGC Community Facilities Cost Report (July 2021)	21/310191
<u>5</u>	Attachment 5 - Final Yanchep Two Rocks Annual Review Audit Report 2021	21/326757

AMENDMENT 122 TO DISTRICT PLANNING SCHEME No.2 - YANCHEP TWO ROCKS



Existing



Proposed

LEGEND

METROPOLITAN REGION SCHEME RESERVES

- | | |
|--------------------|---------------------------|
| PARKS & RECREATION | PRIMARY REGIONAL ROADS |
| RAILWAYS | OTHER REGIONAL ROADS |
| STATE FORESTS | PUBLIC PURPOSE |
| WATER CATCHMENT | DENOTED AS FOLLOWS: |
| CIVIC AND CULTURAL | HS HIGH SCHOOL |
| WATERWAYS | WSD WATER AUTHORITY OF WA |

LOCAL SCHEME RESERVES

- | |
|---------------------|
| PARKS & RECREATION |
| PUBLIC USE |
| DENOTED AS FOLLOWS: |
| HS HIGH SCHOOL |

ZONES

- | |
|----------------------------|
| RESIDENTIAL |
| BUSINESS |
| COMMERCIAL |
| SERVICE INDUSTRIAL |
| PRIVATE CLUBS & RECREATION |
| CENTRE |

- | |
|------------------------|
| URBAN DEVELOPMENT |
| INDUSTRIAL DEVELOPMENT |
| GENERAL RURAL |
| RURAL COMMUNITY |
| MARINA |



Produced by Planning & Sustainability



Infrastructure Item	Projected Costs			Catchment					Cost Apportionment					
	Total Cost	Grants & Other Contributions	Net Project Cost	Existing Dwellings pre-LPP 3.3	Lots/Dwellings contributed under LPP 3.3	Dwellings Contributed to date	New Dwellings to 2030	Total Catchment	City Contribution (%)	City Cost (\$)	DCP Contribution (%)	DCP Cost (\$)	Estimated Remaining Dwelling Yield	Cost per Dwelling
YANCHEP TWO ROCKS DCP														
Facility Costs														
Surf Life Saving Club, Yanchep Lagoon	\$ 7,938,238	\$ 500,000	\$ 7,438,238	3089	541	1083	4502	9215	33.52%	\$ 2,493,419	66.48%	\$ 4,944,819	4502	\$ 1,098.37
Coastal Node Facilities, Capricorn Coastal Node	\$ 2,494,000	\$ -	\$ 2,494,000	3089	541	1083	4502	9215	33.52%	\$ 836,029	66.48%	\$ 1,657,971	4502	\$ 368.28
Public Open Space (Active), Yanchep Metropolitan Centre														
- Oval groundworks	\$ 2,873,996	\$ -	\$ 2,873,996	3089	541	1083	4502	9215	33.52%	\$ 963,410	66.48%	\$ 1,910,586	4502	\$ 424.39
- Oval landscaping	\$ 5,318,646	\$ 975,000	\$ 4,343,646	3089	541	1083	4502	9215	33.52%	\$ 1,456,061	66.48%	\$ 2,887,585	4502	\$ 641.41
- Pavilion	\$ 2,776,631	\$ 790,333	\$ 1,986,298	3089	541	1083	4502	9215	33.52%	\$ 665,840	66.48%	\$ 1,320,458	4502	\$ 293.31
- Land Costs	\$ 6,530,040	\$ -	\$ 6,530,040	3089	541	1083	4502	9215	33.52%	\$ 2,188,976	66.48%	\$ 4,341,064	4502	\$ 964.26
Sub Total Facility Costs	\$ 27,931,551	\$ 2,265,333	\$ 25,666,218							\$ 8,603,735		\$ 17,062,483		\$ 3,790.02
Administration Costs														
Estimated Loan Servicing Costs - to 2030	\$ 2,404,571	\$ -	\$ 2,404,571						0.00%	\$ -	100.00%	\$ 2,404,571	4502	\$ 534.12
Estimated Administration Costs (Administer the DCP) (\$70,500 p.a.)	\$ 648,021	\$ -	\$ 648,021						0.00%	\$ -	100.00%	\$ 648,021	4502	\$ 143.94
Indexation on YBJV contributions credit	\$ 19,679		\$ 19,679						0.00%		100.00%	\$ 19,679	4502	\$ 4.37
Sub Total Administrative Costs	\$ 3,052,591.47	\$ -	\$ 3,052,591.47							\$ -		\$ 3,072,270	4,502	\$ 682.43
Income/Expenses up to 30 June 2021														
Collected contributions										\$ -		-\$ 3,904,084	4502	-\$ 867.20
Interest										\$ -		-\$ 168,488	4502	-\$ 37.43
Existing loan costs												\$ 1,110,804	4502	\$ 246.74
Existing admin costs												\$ 426,158	4502	\$ 94.66
Sub Total Deductions										\$ -		-\$ 2,535,610	4,502	-\$ 563.23
TOTAL										\$ 8,603,735		\$ 17,599,143	4,502	\$ 3,909.23



Yanchep Two Rocks Development Contribution Plan

Report & Cost Apportionment Schedule

As Adopted by Council:
7 September 2021



Yanchep-Two Rocks Development Contribution Plan Report

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Yanchep-Two Rocks Development Contribution Plan Report

YANCHEP-TWO ROCKS DEVELOPMENT CONTRIBUTION PLAN REPORT

This Development Contribution Plan (DCP) Report has been prepared in accordance with State Planning Policy 3.6 - Development Contributions for Infrastructure (SPP 3.6 – Revised April 2021). It sets out in detail the calculation of the Cost Contribution for each owner in the Development Contribution Area based on the methodology provided in the DCP within Schedule 15 of District Planning Scheme No. 2, and provides all relevant information in support of the DCP.

1. Development Contribution Area (DCA)

The DCA encompasses the localities of Yanchep and Two Rocks, which form part of the Northern Coastal Growth Corridor (NCGC) of the City of Wanneroo. This area has been subject to a district structure planning process which identified the need for contribution arrangements to be put in place to share the costs of significant community facilities.

The DCA is broadly consistent with the boundaries of the Yanchep-Two Rocks District Structure Plan but only consists of land within the Yanchep-Two Rocks district area capable of being developed to accommodate residential dwellings that will contribute towards the need for future community facilities.

The Yanchep-Two Rocks DCA is shown on the Scheme Map as DCA 2.

2. Purpose

The purpose of DCP Report is to:

- a) enable the application of development contributions for the development of new, and the upgrade of existing infrastructure, which is required as a result of increased demand generated in the development contribution area;
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) coordinate the timely provision of infrastructure.

3. Period of the Plan

16 years from 9 September 2014 to 8 September 2030 (Amendment 166).

4. Operation of the Development Contribution Plan

The Yanchep-Two Rocks DCP has been prepared in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6). It came into effect as of Tuesday, 9 September 2014, being the date that Amendment No. 122 to District Planning Scheme No. 2 (DPS 2) was published in the Government Gazette.



Yanchep-Two Rocks Development Contribution Plan Report

5. Application requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application.

6. Principles

Development contributions have been applied in accordance with the following principles:

1.1. Need and the nexus

The Northern Coastal Growth Corridor Community Facilities Plan (CFP) details the facilities required as a result of projected development within the DCA. As the DCA was largely void of existing residential development at the commencement of the DCP operation, the nexus between required facilities and projected development has been clearly established.

1.2. Transparency

The method for calculating the development contribution amount and the manner in which it is applied has been the subject of extensive consultation with landowners and developers in the DCA. Further, as the mechanism for determining the development contribution has been incorporated into DPS 2 through an amendment to that Scheme, it has been subject to public assessment and scrutiny through the statutory public advertising process.

1.3. Equity

The DCP applies to all developable land within the DCA, with contributions to be levied based on a relative contribution to need. Contributions within the DCA are limited to district facilities within that area. Regional facilities, where the catchment extends across the district boundary or outside of the northern coastal growth corridor, are not included in the DCP. Their provision will be outside of any formal, scheme enforced cost sharing arrangement.

1.4. Certainty

The DCP clearly outlines the facilities for which contributions are to be collected and the timeframe for their delivery. Information pertaining to the review and indexation of costs also forms part of the DCP.

1.5. Efficiency

Development contributions are sought for up-front capital costs only and not for ongoing maintenance and/or operating costs of the facilities once they are constructed. Ongoing maintenance and operational costs for the life of the facilities will be met by the City of Wanneroo.

1.6. Consistency

Development contributions are proposed to be applied uniformly across the DCA, based on the methodology outlined in the DCP and this DCP Report.

1.7. Right of consultation and arbitration



Yanchep-Two Rocks Development Contribution Plan Report

The DCP has been prepared in full consultation with land owners and developers in the DCA. All planning methodologies and cost estimates have been made available for review by stakeholders at all stages of their preparation. Further opportunity for review will be made available as part of the review process outlined in the DCP.

1.8. Accountable

The City is accountable for both the determination and expenditure of development contributions under the provisions of the Scheme.

7. Process for Determining Development Contributions

The DCP utilises the *Per Dwelling* model of calculating development contributions, which involves the levy of a contribution based on the total number of new dwellings proposed to be created within then operating period.

This method has been determined as being the most appropriate method of calculating cost contributions for the following reasons:

- It will maximise the nexus between contributing land/lots/dwellings and the facilities being delivered;
- It is consistent with the approach outlined in SPP 3.6;
- It will eliminate the need to set assumptions on which land deductions will be used to determine developable area as required by a *per hectare* methodology. In doing so, it will eliminate many of the issues raised in submissions by affected landowners during public advertising of Amendment 122 to DPS 2; and
- It will allow the easy calculation of an owner's cost contribution.

Determination of Cost Contribution

The methodology for determining a landowner's cost contribution is in accordance with the following formula:

$$\bullet \quad CC = \frac{TC \times NDU}{TDU}$$

Where:

CC	=	Landowner's Cost Contribution Amount (\$)
TC	=	Total cost of delivering community facilities + Total administrative costs (\$)
NDU	=	Number of additional lots proposed to be created as part of a proposed subdivision; and the number of dwellings proposed to be created as part of an application for planning approval, other than the first dwelling.
TDU	=	Total number of dwellings expected within the DCA.

Where the term "dwelling" is used, the intent is that it relates to a built dwelling. However, where contributions are to be made on subdivisions, the term dwelling may also be taken to mean the number of lots. Where multiple or grouped dwelling sites are proposed, their contributions will be based on the initial subdivided lot, as well as any additional planned dwellings at the time of application for planning approval.



Yanchep-Two Rocks Development Contribution Plan Report

7.1. Supporting Information

In accordance with Clause 5.5 of SPP 3.6 the following information is provided in support of the methodology used to determine development contributions.

Catchment Areas

The DCA is considered to be a district catchment and it is generally consistent with the boundary of the Yanchep-Two Rocks District Structure Plan.

The district catchment translates to the provision of district level facilities, which are higher order facilities that serve multiple neighbourhoods and local catchments, but are not likely to have a wider draw from other district areas. Accordingly, the DCP only seeks to collect contributions for district level community facilities.

Facilities with local and regional catchments are not proposed to be funded through this DCP.

Cost of Infrastructure Items

The infrastructure items included in the DCP have been subject to different levels of planning and design.

Where a concept plan does not exist for the facility, the City has developed a facility model that represents the City's requirements for community use based on similar existing facilities or best practice. This model has been used by a licenced Quantity Surveyor as a basis for determining a construction cost estimate.

Where the planning for a facility has progressed to the point of more detailed designs being prepared (e.g. concept plan, or detailed design and tender documentation), then the more detailed planning and design work has been used by a licenced Quantity Surveyor to prepare a construction cost estimate.

The final cost estimate for each facility is inclusive of a construction cost estimate, external works and services, plus allowances for planning, design and construction contingencies. Land costs, where applicable, have been the subject of a separate valuation process by a licenced valuer.

The cost estimates will be reviewed and refined as more detailed planning is undertaken for each facility on the location, level of co-location and integration, and ultimate design of individual facilities, until such time as the actual expenditure for the works has been incurred.

A scheduled review of the cost estimates will occur annually. Cost estimates will be adjusted to reflect changes in funding, revenue sources and advances in detailed planning and subsequently indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2.

Community Infrastructure Plan

The City prepared the CFP which details the need for community facilities resulting from projected population growth. This plan has been approved by Council and has been subject to public comment and consultation with key stakeholders. The CFP was revised in November 2020 (Council report CP01-11/20).



Yanchep-Two Rocks Development Contribution Plan Report

Capital Infrastructure Plan

The DCP has been designed to relate directly to the *City of Wanneroo Long Term Financial Plan* such that the facilities identified in the DCP are reflected in the Financial Management Plan. Furthermore, the review period proposed for the DCP should coincide with the annual review of the Financial Plan to ensure that new facilities required to be delivered under the DCP are identified in the Financial Management Plan and the City's Capital Works Program.

This will also provide a mechanism for alternate funding sources to be considered and incorporated into the funding model for each facility where possible.

Projected Growth Figures

The projected growth in dwellings for the DCA was initially sourced from landowners and developers within the DCA. In 2018, following consultation with land developers and the City of Wanneroo the dwelling projections were updated using 'id' forecasts, which has been applied to the remaining operational period.

Methodology for Determining Proportion of Cost to be Attributed to Future Growth vs. Existing Areas

The methodology for calculating cost contributions set out in the Yanchep-Two Rocks DCP contained in Schedule 15 of DPS 2 requires that the cost contributions be calculated on a proportionate basis relative to the need generated by new dwelling growth. Accordingly, the total cost on which the cost contribution is based has excluded the proportion of costs associated with the following:

- demand for a facility that is generated by the current population;
- demand created by external usage – the proportion of use drawn from outside of the main catchment area; and
- future usage – the proportion of usage that will be generated by future development outside of the development contribution plan timeframe.”

In this regard, there were 3,089 dwellings in the Yanchep and Two Rocks area considered to be within the existing catchment of, and generate a need for, the facilities included in the DCP. This figure excludes 541 lots subsequently created under the interim DCP arrangement set out in *Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions*. Contributions received under LPP 3.3 have been credited to the DCP.

For the 16 year life of the Yanchep-Two Rocks DCP an additional 6125 dwellings are projected to be created, which will also generate demand for the facilities included in the DCP. Residents of both the existing and new dwellings may use the facilities and should therefore be expected to contribute to their cost. Based on the figures above, this has resulted in 66.48% of the cost required to be met by new growth (DCP).

No additional need for the facilities is considered to be generated from population outside of Yanchep and Two Rocks DCA and there are no regional level facilities included in the DCP, for which the catchment would extend beyond the DCA. Furthermore, the Alkimos-Eglinton area to the south is serviced by its own district level facilities and is not considered to generate additional need for the facilities in the Yanchep-Two Rocks DCP.

8. Items Included in the Plan

The DCP applies only to district level facilities needed within the DCA as determined by the *Northern Coastal Growth Corridor Community Facilities Plan (as Revised)*.



Yanchep-Two Rocks Development Contribution Plan Report

8.1. Infrastructure Elements

Yanchep-Two Rocks Development Contribution Area – DCA (2)

Yanchep Lagoon
Surf Life Saving Club
Capricorn Coastal Node
Coastal Node Facilities
Yanchep Metropolitan Centre
Public Open Space (Active)

8.2. Administrative Elements

In accordance with DPS 2, "Administrative Costs" include costs associated with:

- i. preparation, administration and review of the Development Contribution Plan;
- ii. preparation and review of the Development Contribution Plan and Cost Apportionment Schedule;
- iii. any arbitration and valuation with respect to this Plan; and
- iv. advice and representation with respect to this Plan including legal, accounting, planning, engineering and other professional advice and representation.

9. Review

Various elements of the DCP are subject to ongoing review, as a result of both the general operation of the DCPs and the requirements of SPP 3.6. It is proposed that the DCP and associated CFP be reviewed (at a minimum) in accordance with the following schedule:

- Annually
 - DCP Cost Estimates;
 - DCP Cost Indexation;
 - Dwelling estimates;
 - Cost per Dwelling; and
- 5-yearly
 - CFP Assumptions and Recommendations
 - Full DCP Review.

Cost Estimates & Indexation - The estimated infrastructure costs will be reviewed at least annually to reflect actual expenditure, changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2.

Contribution Amount - The cost per dwelling on which each landowner's contribution amount is based will be reviewed annually (or as required) as a result of the above changes to the costs and dwelling estimates.

ATTACHMENT 1 –DWELLING PROJECTIONS

YANCHEP - TWO ROCKS DEVELOPER LOT PRODUCTION - ID FORECAST																						
LPP3.3 (interim DCP)				DCP																		
2012/2013	2013/2014	2014/2015		2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	To Sept 2030	
Actual	Actual	Actual	TOTAL	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	TOTAL
105	222	214	541	181	172	150	159	149	17	65	190											1624
												253	265	347	412	518	551	638	645	727		4502
																					Total DCP	6126
																					Existing Dwellings	3089
																					Estimated Total Dwellings	9215

ATTACHMENT 2 - CAPITAL EXPENDITURE PLAN

Infrastructure Item	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
Public Open Space(Splendid Park)	Complete								\$ 17,499,313
Surf Life Saving Club (Yanchep Lagoon)	Complete								\$ 7,938,238
Beach Activity Node (Capricorn Coastal Node)						Pending			\$ 2,494,000
TOTAL FACILITY COST (2021-2022)	\$ 7,938,238		\$ 17,499,313			\$ 2,494,000			\$ 27,931,551

ATTACHMENT 3 - COST APPORTIONMENT SCHEDULE

Infrastructure Item	Projected Costs			Catchment					Cost Apportionment					
	Total Cost	Grants & Other Contributions	Net Project Cost	Existing Dwellings pre-LPP 3.3	Lots/Dwellings contributed under LPP 3.3	Dwellings Contributed to date	New Dwellings to 2030	Total Catchment	City Contribution (%)	City Cost (\$)	DCP Contribution (%)	DCP Cost (\$)	Estimated Remaining Dwelling Yield	Cost per Dwelling
YANCHEP TWO ROCKS DCP														
Facility Costs														
Surf Life Saving Club, Yanchep Lagoon	\$ 7,938,238	\$ 500,000	\$ 7,438,238	3089	541	1083	4502	9215	33.52%	\$ 2,493,419	66.48%	\$ 4,944,819	4502	\$ 1,098.37
Coastal Node Facilities, Capricorn Coastal Node	\$ 2,494,000	\$ -	\$ 2,494,000	3089	541	1083	4502	9215	33.52%	\$ 836,029	66.48%	\$ 1,657,971	4502	\$ 368.28
Public Open Space (Active), Yanchep Metropolitan Centre														
- Oval groundworks	\$ 2,873,996	\$ -	\$ 2,873,996	3089	541	1083	4502	9215	33.52%	\$ 963,410	66.48%	\$ 1,910,586	4502	\$ 424.39
- Oval landscaping	\$ 5,318,646	\$ 975,000	\$ 4,343,646	3089	541	1083	4502	9215	33.52%	\$ 1,456,061	66.48%	\$ 2,887,585	4502	\$ 641.41
- Pavilion	\$ 2,776,631	\$ 790,333	\$ 1,986,298	3089	541	1083	4502	9215	33.52%	\$ 665,840	66.48%	\$ 1,320,458	4502	\$ 293.31
- Land Costs	\$ 6,530,040	\$ -	\$ 6,530,040	3089	541	1083	4502	9215	33.52%	\$ 2,188,976	66.48%	\$ 4,341,064	4502	\$ 964.26
Sub Total Facility Costs	\$ 27,931,551	\$ 2,265,333	\$ 25,666,218							\$ 8,603,735		\$ 17,062,483		\$ 3,790.02
Administration Costs														
Estimated Loan Servicing Costs - to 2030	\$ 2,404,571	\$ -	\$ 2,404,571						0.00%	\$ -	100.00%	\$ 2,404,571	4502	\$ 534.12
Estimated Administration Costs (Administer the DCP) (\$70,500 p.a.)	\$ 648,021	\$ -	\$ 648,021						0.00%	\$ -	100.00%	\$ 648,021	4502	\$ 143.94
Indexation on YBJV contributions credit	\$ 19,679		\$ 19,679						0.00%		100.00%	\$ 19,679	4502	\$ 4.37
Sub Total Administrative Costs	\$ 3,052,591.47	\$ -	\$ 3,052,591.47							\$ -		\$ 3,072,270	4,502	\$ 682.43
Income/Expenses up to 30 June 2021														
Collected contributions										\$ -		-\$ 3,904,084	4502	-\$ 867.20
Interest										\$ -		-\$ 168,488	4502	-\$ 37.43
Existing loan costs												\$ 1,110,804	4502	\$ 246.74
Existing admin costs												\$ 426,158	4502	\$ 94.66
Sub Total Deductions										\$ -		-\$ 2,535,610	4,502	-\$ 563.23
TOTAL										\$ 8,603,735		\$ 17,599,143	4,502	\$ 3,909.23

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Community Facilities at Alkimos - Eglinton & Yanchep Two Rocks - Development Contribution Plans 2021 Updated Estimates

June 2021

CONFIDENTIAL

Client:	City of Wanneroo
DCWC Project No.	W21057

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AUTHORISATION

Prepared by:	M. Snyman
Reviewed by:	
Authorised for release by:	M. Snyman

CONTACT

Mario Snyman
Director
Donald Cant Watts Corke (WA) Pty Ltd

ABN 54 123 100 087

Level 8, 191 St Georges Tce
Perth WA 6000

P: +61 8 9324 1950
F: +61 8 9481 8267

Mario.Snyman@dcwc.com.au
www.dcwc.com.au

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Executive Summary

All costs in this report exclude GST unless stated otherwise.

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

DCWC has been commissioned to review and update the previously issued estimates dated 22nd June 2020. The update is generally predicated on a desktop update of the preliminaries, design contingency and escalation allowances with all design information assumed unchanged from that which was previously issued.

Furthermore, the relevant land valuations received from Brian Zucal & Associates have been included at the same rates as 2020.

Basis of Cost Plan

Schedule of Input Information

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

- City of Wanneroo email correspondence dated 25th May 2021;
- Land valuation(s) received by email dated 23rd June 2021; and
- For the purposes of the general escalation update the Australian Institute of Quantity Surveyors Construction Cost Index Forecast (CCIF) Perth, WA has been utilised (1st Quarter 2021).

Methodology

The indicative cost estimates are based on escalation up to June 2022. The escalation will need to be reviewed upon the development and confirmation of the programme for delivering the facilities which will take place over a significant period of time.

Exclusions

The following costs are excluded:

- GST.
- Government and Local Authority Charges (except for the Development Application fee).
- Government apprentice training scheme contribution.
- City of Wanneroo costs and consultant's fees associated with the preparation of the Development Contribution Plan and programme delivery.
- Loose furniture and equipment.
- Public art.
- Unforeseen ground conditions.
- Land costs for the Multipurpose Hardcourts, Public Open Spaces for Alkimos, Eglinton and Alkimos Surf Life Saving Club.
- Financing costs.
- Cost impacts due to the global COVID-19 pandemic.

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Cost Plan Summary

Facilities Located in Alkimos Eglinton & Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	<i>Eglinton District Centre</i>				
1	Library District	1,547	5,317	8,226,000	Land cost Included
2	Community Centre District	1,449	4,351	6,304,000	Land cost Included
3a	Public Open Space District Pavilion	1,005	2,883	2,897,000	Land cost Excluded
3b	Public Open Space District Oval			5,041,000	Land cost Excluded
4	Indoor Recreation Centre District	3,116	4,084	12,727,000	Land cost Included
5	Multipurpose Hard Courts District			3,354,000	Land cost Excluded
	<i>Alkimos</i>				
6	Multipurpose Hard Courts District			3,354,000	Land cost Excluded
7	Indoor Recreation Centre District	3,116	4,095	12,759,000	Land cost Included
8	Surf Life Saving Club	1,166	4,976	5,802,000	Land cost Excluded
9a	Public Open Space District Pavilion	1,005	2,883	2,897,000	Land cost Excluded
9b	Public Open Space District Oval			5,041,000	Land cost Excluded
10	Community Secondary Centre	1,449	4,351	6,304,000	Land cost Included
11	Library Secondary Centre	1,547	5,317	8,226,000	Land cost Included
	<i>Yanchep Two Rocks</i>				
12	Beach Activity Community Facilities			2,494,000	Land cost Excluded

The cost plan summaries are included in [attachment 1](#)

Cost Risks and Degree of Uncertainty

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

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

COST RISK	MITIGATION
The building areas exceed the area assumed in the Design Model	A planning contingency of 5% has been included where no concept design was available.
The building form and type of construction differs from the assumptions used to determine the building costs	A design contingency of 15% has been included in the cost plan for this risk.
The external works areas exceed the assumptions used to determine the external works costs	A planning contingency of 5% has been included in the cost plan for Multipurpose Hardcourts and Alkimos SLS Club
Existing site conditions result in high costs of site preparation	Allowance will need to be made for this risk during negotiations with the developers.
Land costs exceeding the indicative 2021 land valuations	The purpose of providing land costs is for the apportionment of costs between the developers therefore they retain the risk.
Escalation in building costs after June 2022	Allowance will need to be made for this risk during negotiations with the developers.
Uncompetitive tender market at time of tender	Allowance will need to be made for this risk during negotiations with the developers.
Project delays, particularly in obtaining funding and approval to proceed	Allowance will need to be made for this risk during negotiations with the developers
Change in Building regulations to more stringent requirements resulting in construction cost increases	A design contingency of 15% has been included in the cost plan for this risk.

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Attachments

List of attachments

1. Cost Plan Summaries

	Library District		Community Centre District		Indoor Recreation Centre District Alkimos		Indoor Recreation Centre District Eglinton		Multipurpose Hard Courts District		Public Open Space District - Alkimos Eglinton				Alkimos Surf Life Saving Club		Beach Activity Community Facilities	
	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Pavilion		Oval		Rate	Total	Rate	Total
Description											Rate	Total	Rate	Total				
FECA (m2)	1,547		1,171		2,975		2,975				665				1,060			
UCA (m2)	0		278		141		141				340				106			
GFA (m2)	1,547		1,449		3,116		3,116		0		1,005		0		1,166		0	
Substructure	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0.00	0	107.46	108,000	0.00	0	53.17	62,000	0.00	0
Substructure Subtotal	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0.00	0	107.46	108,000	0.00	0	53.17	62,000	0.00	0
Columns	62.06	96,000	31.75	46,000	65.04	265,000	65.47	204,000	0.00	0	32.84	33,000	0.00	0	36.89	43,000	0.00	0
Upper Floors	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	138.94	162,000	0.00	0
Staircases	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	18.01	21,000	0.00	0
Roof	313.51	485,000	305.73	443,000	396.02	1,234,000	328.31	1,023,000	0.00	0	303.48	305,000	0.00	0	185.25	216,000	0.00	0
External Walls	219.13	339,000	127.67	185,000	240.05	746,000	178.43	556,000	0.00	0	151.24	152,000	0.00	0	230.70	269,000	0.00	0
Windows	221.72	343,000	75.91	110,000	45.25	141,000	46.25	141,000	0.00	0	71.64	72,000	0.00	0	110.63	129,000	0.00	0
External Doors	36.20	56,000	20.01	29,000	16.37	51,000	16.37	51,000	0.00	0	26.87	27,000	0.00	0	55.75	65,000	0.00	0
Internal Walls	27.80	43,000	71.77	104,000	39.47	123,000	35.30	110,000	0.00	0	55.72	56,000	0.00	0	102.06	119,000	0.00	0
Internal Screens	17.45	27,000	16.56	24,000	26.32	82,000	26.32	82,000	0.00	0	57.71	58,000	0.00	0	10.29	12,000	0.00	0
Internal Doors	10.99	17,000	24.15	35,000	8.99	26,000	8.99	26,000	0.00	0	10.95	11,000	0.00	0	35.16	41,000	0.00	0
Superstructure Subtotal	908.86	1,406,000	673.57	976,000	857.51	2,672,000	704.43	2,195,000	0.00	0	710.45	714,000	0.00	0	923.67	1,077,000	0.00	0
Wall Finishes	47.53	74,000	42.10	61,000	39.19	119,000	39.19	119,000	0.00	0	32.84	33,000	0.00	0	57.46	67,000	0.00	0
Floor Finishes	218.49	338,000	133.89	194,000	143.45	447,000	143.45	447,000	0.00	0	109.45	110,000	0.00	0	81.48	95,000	0.00	0
Ceiling Finishes	117.00	181,000	93.86	136,000	128.12	393,000	128.12	393,000	0.00	0	107.48	108,000	0.00	0	109.06	126,000	0.00	0
Finishes Subtotal	383.32	593,000	269.84	391,000	307.77	959,000	307.77	959,000	0.00	0	249.75	251,000	0.00	0	247.00	288,000	0.00	0
Fittings	234.65	363,000	98.00	142,000	178.43	556,000	178.43	556,000	0.00	0	202.99	204,000	0.00	0	80.62	94,000	0.00	0
Special Equipment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Fittings Subtotal	234.65	363,000	98.00	142,000	178.43	556,000	178.43	556,000	0.00	0	202.99	204,000	0.00	0	80.62	94,000	0.00	0
Sanitary Fixtures	51.71	80,000	42.79	62,000	15.40	48,000	15.40	48,000	0.00	0	47.76	48,000	0.00	0	43.74	51,000	0.00	0
Sanitary Plumbing	31.03	48,000	25.53	37,000	15.40	48,000	15.40	48,000	0.00	0	34.83	35,000	0.00	0	24.01	28,000	0.00	0
Water Supply	71.75	111,000	60.04	87,000	21.50	67,000	21.50	67,000	0.00	0	48.76	49,000	0.00	0	38.59	45,000	0.00	0
Gas Service	20.69	32,000	17.25	25,000	6.10	19,000	6.10	19,000	0.00	0	13.93	14,000	0.00	0	19.73	23,000	0.00	0
Space Heating	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Ventilation	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Evaporative Cooling	0.00	0	0.00	0	69.96	218,000	69.96	218,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Air Conditioning	307.69	476,000	254.66	369,000	91.14	284,000	91.14	284,000	0.00	0	208.96	210,000	0.00	0	287.31	335,000	0.00	0
Fire Protection	10.34	16,000	8.97	13,000	10.27	32,000	10.27	32,000	0.00	0	6.97	7,000	0.00	0	10.29	12,000	0.00	0
Light and Power	153.85	238,000	127.67	185,000	150.51	469,000	150.51	469,000	0.00	0	104.48	105,000	0.00	0	144.08	168,000	0.00	0
Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Transportation Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Services Subtotal	647.06	1,001,000	536.92	778,000	380.30	1,185,000	380.30	1,185,000	0.00	0	465.87	468,000	0.00	0	567.75	662,000	0.00	0
BUILDING COST	2,290.24	3,543,000	1,681.85	2,437,000	1,626.70	5,692,000	1,673.62	5,215,000	0.00	0	1,736.32	1,745,000	0.00	0	1,872.21	2,183,000	0.00	0
Centralised Energy Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Site Preparation	16.16	25,000	17.25	25,000	7.06	22,000	14.44	45,000	0.00	32,000	0.00	0	0.00	97,000	30.02	35,000	0.00	39,000
Roads, Footpaths and Paved Areas	207.50	321,000	245.00	355,000	138.96	433,000	163.35	509,000	0.00	1,400,000	0.00	0	0.00	901,000	485.42	566,000	0.00	623,000
Boundary Walls, Fencing and Gates	22.62	35,000	24.15	35,000	40.12	125,000	18.93	59,000	0.00	36,000	0.00	0	0.00	96,000	36.02	42,000	0.00	65,000
Outbuildings and Covered Ways	61.41	95,000	0.00	0	0.00	0	0.00	0	0.00	267,000	0.00	0	0.00	0	0.00	0	0.00	183,000
Landscaping and Improvements	39.43	61,000	47.62	69,000	21.18	66,000	56.16	175,000	0.00	0	0.00	0	0.00	1,684,000	67.75	79,000	0.00	184,000
External Works Subtotal	347.12	537,000	334.02	484,000	207.32	646,000	252.89	788,000	0.00	1,735,000	0.00	0	0.00	2,773,000	619.21	722,000	0.00	1,094,000
External Stormwater Drainage	67.87	105,000	72.46	105,000	6.42	20,000	59.69	195,000	0.00	167,000	0.00	0	0.00	105,000	130.36	152,000	0.00	202,000
External Sewer Drainage	19.39	30,000	28.99	42,000	22.14	69,000	22.14	69,000	0.00	14,000	0.00	0	0.00	74,000	23.16	27,000	0.00	14,000
External Water Supply	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0.00	8,000	7.98	8,000	0.00	8,000	6.86	8,000	0.00	8,000
External Gas	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0.00	8,000	7.98	8,000	0.00	8,000	6.86	8,000	0.00	8,000
External Fire Protection	19.39	30,000	20.70	30,000	9.63	30,000	9.63	30,000	0.00	0	0.00	0	0.00	30,000	23.16	27,000	0.00	0
External Electric Light and Power	78.86	122,000	82.82	120,000	52.63	164,000	52.63	164,000	0.00	14,000	0.00	0	0.00	63,000	110.63	129,000	0.00	115,000
External Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Services Subtotal	195.86	303,000	216.01	313,000	95.96	299,000	148.23	465,000	0.00	203,000	15.92	16,000	0.00	288,000	301.03	351,000	0.00	339,000
External Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
SUB TOTAL	2,833.23	4,383,000	2,231.88	3,234,000	2,129.97	6,637,000	2,075.74	6,648,000	0.00	1,938,000	1,752.24	1,761,000	0.00	3,066,000	2,792.45	3,256,000	0.00	1,433,000
Allowance for 5 Star Green Rating (3%)	85.33	132,000	67.63	98,000	64.18	200,000	69.79	205,000	0.00	0	0.00	0	0.00	0	84.05	98,000	0.00	0
Preliminaries (12%)	349.71	541,000	276.05	400,000	263.48	821,000	271.18	845,000	0.00	233,000	210.95	212,000	0.00	368,000	345.63	403,000	0.00	172,000
Locality Loading (2%)	45.23	68,000	35.78	54,000	33.54	101,000	36.54	109,000	0.00	44,000	40.00	40,000	0.00	69,000	78.00	94,000	0.00	41,000
NET PROJECT COST	3,334.20	5,158,000	2,627.33	3,807,000	2,507.06	7,812,000	2,478.25	7,716,000	0.00	2,215,000	2,002.99	2,013,000	0.00	3,503,000	3,287.31	3,833,000	0.00	1,646,000
Design Contingency (15%)	500.32	774,000	395.45	573,000	378.12	1,172,000	371.63	1,158,000	0.00	333,000	300.50	302,000	0.00	526,000	493.14	575,000	0.00	247,000
Planning Contingency (5%)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	128,000	0.00	0	0.00	0	189.54	221,000	0.00	95,000
Unforeseen Ground Conditions - excluded	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Construction Contingency (5%)	179.70	278,000	151.14	219,000	144.42	450,000	149.23	465,000	0.00	134,000	115.42	116,000	0.00	202,000	198.97	232,000	0.00	100,000
Clients Costs (1 item)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Public Art (excluded)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0



Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Yanchep Two Rocks Development Contribution Plan

Scope

We have performed an audit of the Annual Cost Review of Yanchep Two Rocks Development Contribution Plan ("DCP") and reviewed the methodology used in calculating and estimating the costs for the remaining DCP works, to establish the accuracy of the Annual Cost Review of Yanchep Two Rocks DCP as per the requirement under the District Planning Scheme No. 2 ("DPS 2") and the State Planning Policy 3.6 ("SPP 3.6") and provide independent certification of such costs. Our audit of the Annual Cost Review for 2020/21 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2 and SPP 3.6.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151

PO Box 748
South Perth WA 6951

Telephone: +61 8 6436 2888

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(WB019_2007)



**Auditor's Responsibilities**

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating costs for the remaining works, and assess the documentation provided to certify that the costs are incurred and estimated as per the District Planning Scheme No. 2 ("DPS 2") and State Planning Policy 3.6 ("SPP 3.6"). We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, CPD rate calculation and estimation is free from material misstatement.

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

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2 and SPP 3.6.

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

Limitation on the scope

- We have not performed any market evaluation for estimated costs and relied on the third-party report of Donald Cant Watts Corke for validating the reliability of estimated cost of works.
- We have not performed a market property valuation for land costs and relied on the third-party report of Independent Valuers of Western Australia for validating the reliability of the land costs.
- We have relied on the number of lots as outlined on the individual Landgate Deposited Plan ("DP") maps as provided by the City to determine each DP total number of lots.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the DCP costs incurred, estimated for remaining development works, and proposed CPD rate of \$3,909.23 (as per DPS 2 CPD formula) were fairly stated and in compliance to DPS 2 and SPP 3.6.

**Basis of accounting and restriction of distribution**

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

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

A handwritten signature in black ink that reads "William Buck".

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

A handwritten signature in black ink that reads "CM".

Conley Manifis
Director

Dated this 29th day of July 2021

4.4 Alkimos-Eglinton DCP Annual Review of Costs (2021-2022)

File Ref: 23155V02 – 21/348713
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 6

Issue

To consider the revised cost estimates as part of the Annual Review for the Alkimos-Eglinton Development Contribution Plan (DCP).

Background

Amendment No. 122 to District Planning Scheme No. 2 (DPS2) was gazetted in September 2014, and introduced the Developer Contribution Plan (DCP) provisions into DPS2. In April 2015, Council adopted the Alkimos-Eglinton DCP Report and Cost Apportionment Schedule.

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

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

In accordance with DPS2, the DCP has an operation period of 25 years (expiring 2039) and during this time period the City is required to review the various elements of the DCP at one and five year intervals as per the following:

Annually:

- DCP cost estimates; DCP cost indexation; contributing land area; and cost per hectare.

Five Yearly:

- Community Facility Plan (CFP) assumptions and recommendations; and full DCP review.

The Alkimos-Eglinton DCP is currently in statutory compliance with the annual and five yearly review requirements described in DPS 2. In this regard, both the annual and five year reviews were completed and approved by Council on 16 March 2021 (PS01-03/21).

The DCP utilises the 'per hectare' model of calculating development contributions, which involves the levy of a contribution based on the total area of developable land subject to a subdivision application, rather than the number of lots or dwellings proposed to be created as a result of that subdivision.

The per hectare model uses a net contributing area (NCA) rather than a gross area in recognition of the fact that the NCA best represents the area of land that will contribute to the need for community facilities by excluding most non-residential uses. The Development

Contribution Area (DCA) is defined in **Attachment 1** and is reflected in DPS2 as a Special Control Area.

A landowner's liability to make a cost contribution arises in accordance with provisions of DPS2 and will be calculated using the Council-adopted contribution rate (currently \$10.13 per square metre). There is approximately \$17.4 million in the DCP Account that has been collected from contributing landowners, which represents the total contributions received to 30 June 2021. The original DCP net developable area was 630.56 hectares, with the estimated remaining developable area as at 30 June 2021 being 563.39 hectares.

This report is considering the Annual Review requirements of the DCP to ensure that the cost contribution amount is correctly set to ensure the collection of sufficient funds to cover the cost of approved infrastructure. The defined infrastructure was based on the recommendations of the Community Facility Plan 2020 (CP01-11/20).

In April 2021, the State Government finalised State Planning Policy (SPP3.6), which introduced a limit of \$5,000 per dwelling that applies to community infrastructure DCP's and the Alkimos-Eglinton DCP currently complies with this maximum limit.

Detail

The DCP's Cost Apportionment Schedule (CAS) has been revised to reflect the latest cost estimates (refer **Attachment 2**). The following provides the outcomes of relevant infrastructure cost elements of the Annual Review, including:

- Net Contributing Area (NCA);
- Infrastructure Costs;
- Land Acquisition Valuation;
- Administration Costs;
- Cost Contribution; and
- Community Facility Plan (Re-Prioritisation of Facility Provision).

Net Contributing Area (NCA)

In the past six years the NCA has reduced by approximately 67 hectares from the original DCP area of 630.56 hectares (2015). The remaining NCA is estimated to be 563.39 hectares, which reflects the area of land that has contributed and any amendments to the ASP. The Annual Review applies the remaining NCA of 563.39 hectares to determine the contribution rate required to complete the required infrastructure works.

Infrastructure Costs

The costs of the DCP infrastructure is revised each year and these costs are required to be independently verified. The City engaged an external quantity surveyor (*Donald Cant Watts and Corke*) to prepare a revised cost estimate for the facilities up to June 2022 (refer **Attachment 3**). Overall, there has been an increase in the cost estimates from \$72,028,705 to \$82,932,000. The increase relates to an escalation/indexation of costs applied by the quantity surveyor to reflect market conditions. The City will continue to revise the costs annually in accordance with DPS2, until such time as the infrastructure costs have been finalised.

Land Acquisition Valuation

The estimated acquisition costs have been updated and are included into the facility cost estimates. The land valuation was completed in accordance with the requirements of DPS 2, which requires the local government to appoint a licensed valuer. In this regard, the land valuation was prepared Brian Zucal and Associates on 11 June 2021 for the 2021-2022 Annual Review period. The valuation recommends a valuation of \$101 per m² (refer **Attachment 4**).

These costs form part of the overall cost estimates for each item of infrastructure, as defined in **Attachment 2** and the updated DCP report, as depicted in **Attachment 5**.

In accordance with Schedule 14 of DPS 2, if an owner objects to a valuation made by the valuer, the owner may give notice to the local government requesting a review of the amount of the value, at the owner's expense, within 28 days after being informed of the value. Following a review, the valuer's determination of the value of the land is still not a figure acceptable to the owner, the value is to be determined in the following manner.

- (a) *by any method agreed between the local government and the owner; or*
- (b) *if the local government and the owner cannot agree, the owner may apply to the State Administrative Tribunal for a review of the matter under part 14 of the Planning and Development Act 2005.*

Administration Costs

In accordance with Schedule 15 of DPS 2, the following administration costs can be charged to the DCP.

- Costs to prepare and administer the plan during the period of operation;
- Costs to prepare and review estimates;
- Costs to prepare the cost apportionment schedule;
- Valuation costs; and
- Costs to service loans established by the City to fund early provision of facilities.

The City has utilised the original cost estimate for administering the DCP of \$76,500 per annum, which is generally consistent with the previous year's actual expenditure.

The Administration costs are estimated for the remaining operational period of the DCP from 1 July 2021 to 8 September 2039, which equates to a remaining estimated administration cost of \$1,562,211. It should be noted that only actual Administration costs that are incurred are charged to the DCP and that these costs form part of the actual expenditure and are disclosed in the Annual Financial Statements.

Cost Contribution

The contribution rate has increased from \$10.13 to \$12.08 per square metre, which is a reflection of an increase in the revised facility cost estimates. The increased costs were identified in a full review of the infrastructure costs prepared by a suitably qualified external professional (DCWC) and included indexation as prescribed by SPP3.6.

Community Facility Plan (Re-Prioritisation of Facility Provision)

The DCP infrastructure priorities were considered and approved by Council on 16 March 2021 (PS01-03/21) as part of the five year fundamental review. The timing for prioritisation of the facilities reflects the anticipated availability of land and community needs as defined in the revised CFP.

The revised cost estimates have been included into the full DCP report (refer **Attachment 5**), which reflects the timing for the provision of the infrastructure in the Capital Expenditure Plan (CEP) approved by Council in March 2021. The CEP defines the anticipated timing for the provision of the following infrastructure:

1. Alkimos Indoor Recreation Centre (provided as a part of the Alkimos Aquatic and Recreation Centre);

2. Alkimos Regional Community Centre and Library (district library provision to be captured within proposed regional library);
3. Alkimos District Community Centre;
4. North Eglington Indoor Recreation Centre; and
5. Alkimos Surf Life Saving Club.

Consultation

In accordance with DPS2, where the review of estimated costs recommends those costs be increased, then the City will in writing invite comment for a period of not less than 28 days, prior to making any decision to increase the estimated costs. As the overall estimated costs have increased, advertising in accordance with the above will be required.

The consultation period will provide landowners with the opportunity to comment on the recommendations of the Annual Review, which is in addition to the consultation undertaken as part of the CFP review.

The draft revised cost estimates have been circulated to the Alkimos-Eglington DCP Technical Advisory Committee (consisting of landowners and representatives from the City) and the landowners' representative has confirmed that there is no current need for the Committee to meet and that any comments will be provided through the formal consultation process if required.

Comment

The purpose of the Annual Review is to ensure that sufficient funds continue to be collected from developing landowners to meet the cost of delivering the required infrastructure. Administration has worked with landowners' representatives in the revision of the infrastructure prioritisation, which is affected by population growth, the availability of land, subdivision staging and project planning. The facility timing developed has informed the Annual Review and the CFP update.

There is an overall increase in the total facility costs of \$10.9 million. This increase translates into an increased contribution rate from \$10.13 to \$12.08 (an increase of \$1.95 per square metre).

The Annual Review were audited by the City's external auditors (William Buck) and a copy of their findings has been included as **Attachment 6**. The audit opinion concluded that the DCP costs incurred, estimated for remaining development works, and proposed rate of \$120,829.50 (\$12.08 per/m²) were fairly stated and in compliance to DPS 2 and SPP 3.6.

It is anticipated that the Alkimos Indoor Recreation Centre facility will be co-located and developed as part of the City's Aquatic Centre facility. The cost estimates for the Indoor Recreation Centre are calculated in isolation to the Aquatic facility, however it is likely that there will be efficiencies and cost sharing in the planning, design and development of the facilities. These costs will be refined and established as part of the detailed planning and ongoing consultation with affected landowners. In this regard, the provisions of DPS2 define the scope of works that can be charged to the DCP. As more detailed costs are provided this will be reflected in future Annual Reviews of the DCP.

Statutory Compliance

In terms of DPS2, the City must annually review the DCP. The Annual Review process, including consultation requirements, is outlined in DPS2. In line with this, landowners may object to the amount of a cost contribution and request a review by an independent expert. If this does not result in the cost contribution being acceptable to the landowners then landowners can request that the cost contribution be determined through a process of

arbitration. A similar right exists for the process of determining the value of any land to be acquired through the DCP.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.1 - Develop to meet current need and future growth

Risk Management Considerations

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

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

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

Policy Implications

Nil

Financial Implications

The proposed revision of costs for the 2021/2022 period recommends an increase in the total costs by \$10.9 million from \$72,028,705 to \$82,932,000 and the associated contribution rate increasing from \$10.13 to \$12.08 per square metre.

The Annual Review was audited by the City's external auditors (William Buck) and a copy of their findings has been included as **Attachment 6**. The audit opinion concluded that the DCP costs incurred, estimated for remaining development works, and proposed rate of \$120,829.50 (\$12.08 per/m²) were fairly stated and in compliance to DPS 2 and SPP 3.6.

The Annual Review is recommending various cost estimates for the specific infrastructure defined in DPS2 and has been included into DCP revised Capital Expenditure Plan (CEP) depicted in **Attachment 5**. The infrastructure facility costs and timing for delivery is subject to change in future reviews and will be used to inform the City's capital works programme, annual budgeting and the long term financial plan.

Voting Requirements

Simple Majority

Recommendation

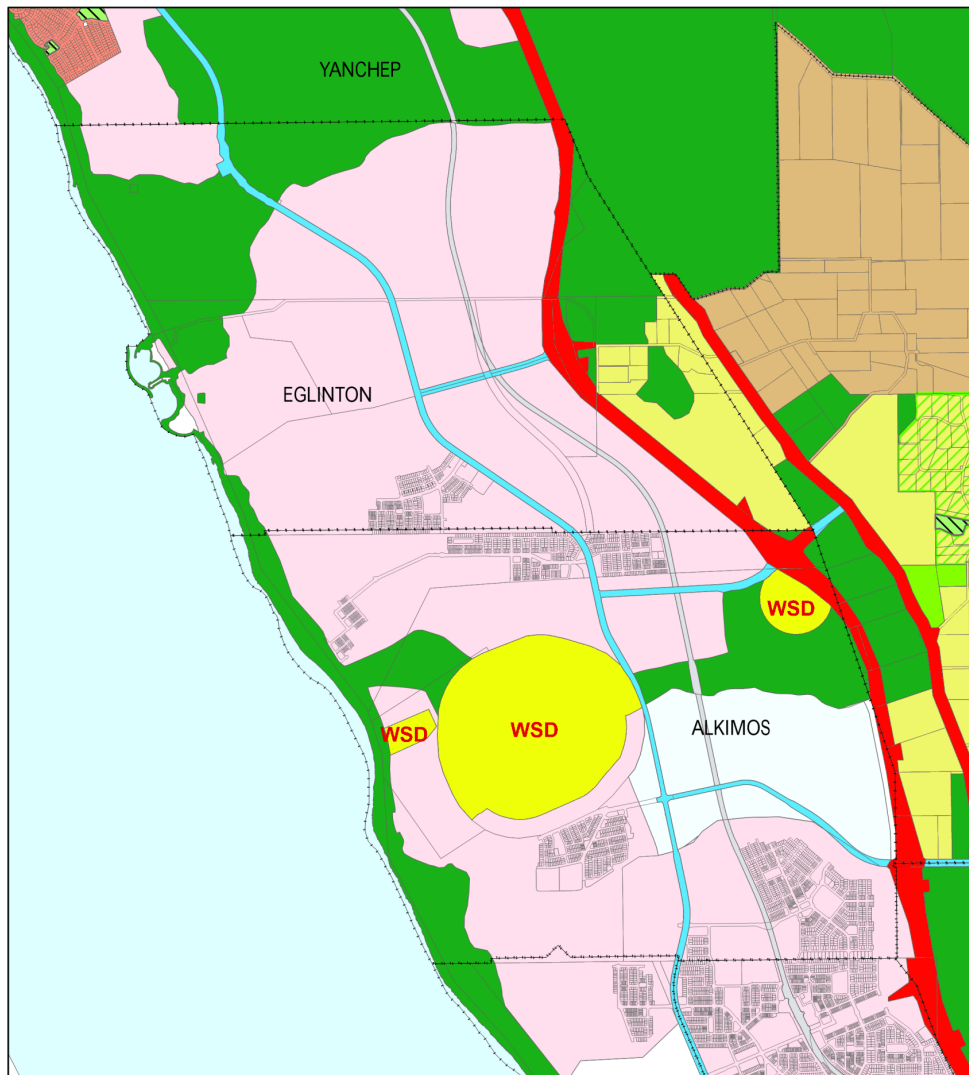
That Council as recommended by the Audit and Risk Committee:-

1. **NOTES** the outcome of the Annual Review of the Alkimos Eglinton Development Contribution Plan as depicted in Attachment 2;
2. **ENDORSES** the revised Alkimos-Eglinton Development Contribution Plan cost estimates in accordance with Schedule 14 of *District Planning Scheme No. 2* as outlined in Attachment 2, including:-
 - a) **Developer Contribution Plan facility cost estimate of \$82,932,000;**
 - b) **Net contributing land area remaining – 563.39 hectares; and**
 - c) **Cost per hectare - \$120,829.50 (or \$12.08 per square metre).**
3. **ENDORSES** the revised Alkimos-Eglinton Development Contribution Plan Report as depicted in Attachment 5; and
4. **Pursuant to Clause 11.6 of Schedule 14 of District Planning Scheme No. 2 NOTIFIES** affected landowners of the recommendations of the Annual Review and **INVITES** comment in writing from those landowners for a period of 28 days.

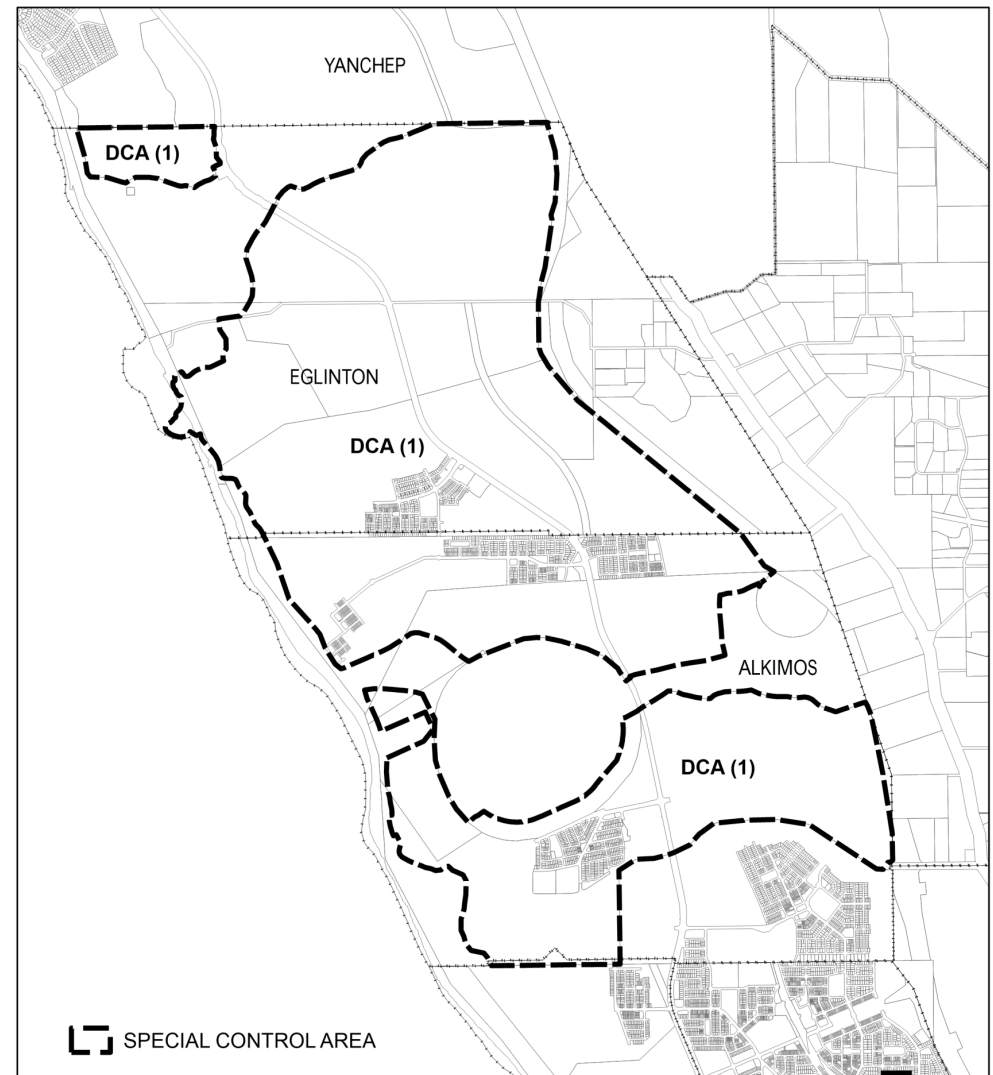
Attachments:

<u>1</u>	Attachment 1 - Alkimos-Eglinton DCA Map	21/318371
<u>2</u>	Attachment 2 - Alkimos-Eglinton DCP Annual Review of Costs Table (2021-2022)	21/310187
<u>3</u>	Attachment 3 - Revised QS - NCGC Community Facilities Cost Report (July 2021)	21/310191
<u>4</u>	Attachment 4 - Valuation Extract (Alkimos-Eglinton DCP 2021-2022)	21/362639
<u>5</u>	Attachment 5 - Alkimos Eglinton Development Contribution Plan Report (Revised July 2021) - Fundamental Review	21/310184
<u>6</u>	Attachment 6 - Final Alkimos Eglinton Annual Cost Review Audit Report 2021	21/326758

AMENDMENT 122 TO DISTRICT PLANNING SCHEME No.2 - ALKIMOS EGLINTON



Existing



SPECIAL CONTROL AREA

Proposed

LEGEND

METROPOLITAN REGION SCHEME RESERVES

- | | |
|--------------------|---------------------------|
| PARKS & RECREATION | PRIMARY REGIONAL ROADS |
| RAILWAYS | OTHER REGIONAL ROADS |
| STATE FORESTS | PUBLIC PURPOSE |
| WATER CATCHMENT | DENOTED AS FOLLOWS: |
| CIVIC AND CULTURAL | HS HIGH SCHOOL |
| WATERWAYS | WSD WATER AUTHORITY OF WA |

LOCAL SCHEME RESERVES

- | |
|---------------------|
| PARKS & RECREATION |
| PUBLIC USE |
| DENOTED AS FOLLOWS: |
| HS HIGH SCHOOL |

ZONES

- | |
|----------------------------|
| RESIDENTIAL |
| BUSINESS |
| COMMERCIAL |
| SERVICE INDUSTRIAL |
| PRIVATE CLUBS & RECREATION |
| CENTRE |

- | |
|------------------------|
| URBAN DEVELOPMENT |
| INDUSTRIAL DEVELOPMENT |
| GENERAL RURAL |
| RURAL COMMUNITY |
| MARINA |



Produced by Planning & Sustainability

ALKIMOS EGLINTON DCP - FACILITY COST APPORTIONMENT (2021)

Infrastructure Item	Annual Review 2020 (\$)	Inc/Exp LTD to June 2021	Annual Review Updated Cost 2021 (\$)	Updated Developable Area (ha)	Cost per Hectare	% Change
ALKIMOS						
Alkimos Surf Life Saving Club	\$ 4,909,113		\$ 5,802,000	563.39	\$ 10,298.34	18%
Alkimos District Community Centre	\$ 5,637,158		\$ 6,304,000	563.39	\$ 11,189.37	12%
Alkimos Regional Community Centre (Library)	\$ 7,358,419		\$ 8,226,000	563.39	\$ 14,600.85	12%
Public Open Space (Active), Alkimos Parks and Recreation Reserve	\$ 6,862,996		\$ 7,938,000	563.39	\$ 14,089.66	16%
Alkimos District Open Space - Multipurpose Hard Courts	\$ 2,954,988		\$ 3,354,000	563.39	\$ 5,953.23	14%
Indoor Recreation Centre, Alkimos Secondary Centre	\$ 10,572,376		\$ 12,759,000	563.39	\$ 22,646.76	21%
EGLINTON						
Eglinton District Open Space	\$ 6,862,996		\$ 7,938,000	563.39	\$ 14,089.66	16%
Multipurpose Hard Courts (Tennis Courts)	\$ 2,954,988		\$ 3,354,000	563.39	\$ 5,953.23	14%
North Eglinton Indoor Recreation Centre	\$ 10,920,094		\$ 12,727,000	563.39	\$ 22,589.96	17%
District Community Centre (Community)	\$ 5,637,158		\$ 6,304,000	563.39	\$ 11,189.37	12%
District Community Centre (Library)	\$ 7,358,419		\$ 8,226,000	563.39	\$ 14,600.85	12%
Estimated Facility Cost	\$ 72,028,705		\$ 82,932,000.00			
Shortfall in contributions to be made up by interest (remaining)	-\$ 2,448,830	\$ 1,923,082	-\$ 525,748.19	563.39	-\$ 933.18	
Collected contributions	-\$ 13,476,765	\$ 15,894,114.03	-\$ 15,894,114.03	563.39	-\$ 28,211.48	
Funding Accounted (Deducted from Cost)	-\$ 15,925,595	\$ 17,817,196	-\$ 16,419,862		\$ 118,056.63	
Confirmed Administration Costs (Preparation of DCP, Cost estimates)	\$ 47,501	-\$ 47,501	-\$ 0	563.39	-\$ 0.00	
Confirmed Administration Costs (Alkimos Eglinton Specific)	\$ 20,000	-\$ 20,000	\$ -	563.39	\$ -	
Estimated Administration Costs (Administer the DCP) (\$76,500 p.a. x 25 years)	\$ 1,912,500	-\$ 350,289.36	\$ 1,562,211	563.39	\$ 2,772.87	
Sub Total Administrative Costs	\$ 1,980,001	-\$ 417,790	\$ 1,562,211		\$ 2,772.87	
TOTAL	\$ 58,083,111	\$ 17,399,406	\$ 68,074,348.42		\$ 120,829.50	

LANDOWNER COST APPORTIONMENT - 2021 Annual Review

DEVELOPMENT / LANDOWNER	REVISED SITE AREA (HA)	REVISED DEVELOPABLE AREA (HA)	LANDOWNER CONTRIBUTION (%)	TOTAL COST	LANDOWNER COST	COST CONTRIBUTION (\$/HA)
Alkimos Beach	224.42	65.39	10.52	\$ 68,074,348	\$ 7,160,591.40	\$ 109,505.91
Alkimos City Centre	212.62	34.47	5.54	\$ 68,074,348	\$ 3,774,668.69	\$ 109,505.91
Central Alkimos	261.42	60.23	9.69	\$ 68,074,348	\$ 6,595,540.91	\$ 109,505.91
Alkimos Coastal Node	91.91	22.49	3.62	\$ 68,074,348	\$ 2,462,787.90	\$ 109,505.91
Shorehaven	241.23	49.93	8.03	\$ 68,074,348	\$ 5,467,630.04	\$ 109,505.91
Spiers	67.15	17.1	2.75	\$ 68,074,348	\$ 1,872,551.05	\$ 109,505.91
Eglinton Estates LSP 82	633.56	204.17	32.84	\$ 68,074,348	\$ 22,357,821.47	\$ 109,505.91
Eglinton Estates North East	241.48	107.35	17.27	\$ 68,074,348	\$ 11,755,459.35	\$ 109,505.91
Eglinton Estates North West	102.25	60.52	9.74	\$ 68,074,348	\$ 6,627,297.62	\$ 109,505.91
TOTAL	2076.04	621.65	100.00		\$ 68,074,348.42	
Total developed from last updated NDA until August 2018		-16.46				
		605.19				
Total Developed from Last updated NDA until September 2019		-10.11				
		595.08				
Total Developed from Last updated NDA until June 2020		-7.40				
		587.68				
Total Developed from Last updated NDA until June 2021		-24.29				
Total Remaining Developable Area June 2021		563.39				

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Community Facilities at Alkimos - Eglinton & Yanchep Two Rocks - Development Contribution Plans 2021 Updated Estimates

June 2021

CONFIDENTIAL

Client:	City of Wanneroo
DCWC Project No.	W21057

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DOCUMENT CONTROL

VERSION

Version	Date	Purpose	Author
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J. Hafenscher	City of Wanneroo	30/06/2021	Email

AUTHORISATION

Prepared by:	M. Snyman
Reviewed by:	
Authorised for release by:	M. Snyman

CONTACT

Mario Snyman
Director
Donald Cant Watts Corke (WA) Pty Ltd

ABN 54 123 100 087

Level 8, 191 St Georges Tce
Perth WA 6000

P: +61 8 9324 1950
F: +61 8 9481 8267

Mario.Snyman@dcwc.com.au
www.dcwc.com.au

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Executive Summary

All costs in this report exclude GST unless stated otherwise.

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

DCWC has been commissioned to review and update the previously issued estimates dated 22nd June 2020. The update is generally predicated on a desktop update of the preliminaries, design contingency and escalation allowances with all design information assumed unchanged from that which was previously issued.

Furthermore, the relevant land valuations received from Brian Zucal & Associates have been included at the same rates as 2020.

Basis of Cost Plan

Schedule of Input Information

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

- City of Wanneroo email correspondence dated 25th May 2021;
- Land valuation(s) received by email dated 23rd June 2021; and
- For the purposes of the general escalation update the Australian Institute of Quantity Surveyors Construction Cost Index Forecast (CCIF) Perth, WA has been utilised (1st Quarter 2021).

Methodology

The indicative cost estimates are based on escalation up to June 2022. The escalation will need to be reviewed upon the development and confirmation of the programme for delivering the facilities which will take place over a significant period of time.

Exclusions

The following costs are excluded:

- GST.
- Government and Local Authority Charges (except for the Development Application fee).
- Government apprentice training scheme contribution.
- City of Wanneroo costs and consultant's fees associated with the preparation of the Development Contribution Plan and programme delivery.
- Loose furniture and equipment.
- Public art.
- Unforeseen ground conditions.
- Land costs for the Multipurpose Hardcourts, Public Open Spaces for Alkimos, Eglinton and Alkimos Surf Life Saving Club.
- Financing costs.
- Cost impacts due to the global COVID-19 pandemic.

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Cost Plan Summary

Facilities Located in Alkimos Eglinton & Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	Eglinton District Centre				
1	Library District	1,547	5,317	8,226,000	Land cost Included
2	Community Centre District	1,449	4,351	6,304,000	Land cost Included
3a	Public Open Space District Pavilion	1,005	2,883	2,897,000	Land cost Excluded
3b	Public Open Space District Oval			5,041,000	Land cost Excluded
4	Indoor Recreation Centre District	3,116	4,084	12,727,000	Land cost Included
5	Multipurpose Hard Courts District			3,354,000	Land cost Excluded
	Alkimos				
6	Multipurpose Hard Courts District			3,354,000	Land cost Excluded
7	Indoor Recreation Centre District	3,116	4,095	12,759,000	Land cost Included
8	Surf Life Saving Club	1,166	4,976	5,802,000	Land cost Excluded
9a	Public Open Space District Pavilion	1,005	2,883	2,897,000	Land cost Excluded
9b	Public Open Space District Oval			5,041,000	Land cost Excluded
10	Community Secondary Centre	1,449	4,351	6,304,000	Land cost Included
11	Library Secondary Centre	1,547	5,317	8,226,000	Land cost Included
	Yanchep Two Rocks				
12	Beach Activity Community Facilities			2,494,000	Land cost Excluded

The cost plan summaries are included in [attachment 1](#)

Cost Risks and Degree of Uncertainty

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

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

COST RISK	MITIGATION
The building areas exceed the area assumed in the Design Model	A planning contingency of 5% has been included where no concept design was available.
The building form and type of construction differs from the assumptions used to determine the building costs	A design contingency of 15% has been included in the cost plan for this risk.
The external works areas exceed the assumptions used to determine the external works costs	A planning contingency of 5% has been included in the cost plan for Multipurpose Hardcourts and Alkimos SLS Club
Existing site conditions result in high costs of site preparation	Allowance will need to be made for this risk during negotiations with the developers.
Land costs exceeding the indicative 2021 land valuations	The purpose of providing land costs is for the apportionment of costs between the developers therefore they retain the risk.
Escalation in building costs after June 2022	Allowance will need to be made for this risk during negotiations with the developers.
Uncompetitive tender market at time of tender	Allowance will need to be made for this risk during negotiations with the developers.
Project delays, particularly in obtaining funding and approval to proceed	Allowance will need to be made for this risk during negotiations with the developers
Change in Building regulations to more stringent requirements resulting in construction cost increases	A design contingency of 15% has been included in the cost plan for this risk.

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Attachments

List of attachments

1. Cost Plan Summaries

CITY OF WANNEROO
COMMUNITY FACILITIES

	Library District		Community Centre District		Indoor Recreation Centre District Alkimos		Indoor Recreation Centre District Eglinton		Multipurpose Hard Courts District		Public Open Space District - Alkimos Eglinton				Alkimos Surf Life Saving Club		Beach Activity Community Facilities	
Description	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Pavillion		Oval		Rate	Total	Rate	Total
FECA (m2)	1,547		1,171		2,975		2,975				685				1,060			
UCA (m2)	0		278		141		141				340				106			
GFA (m2)	1,547		1,449		3,116		3,116		0		1,005		0		1,166		0	
Substructure	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0.00	0	107.46	108,000	0.00	0	53.17	62,000	0.00	0
Substructure Subtotal	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0.00	0	107.46	108,000	0.00	0	53.17	62,000	0.00	0
Columns	62.06	96,000	31.75	46,000	85.04	266,000	65.47	204,000	0.00	0	32.84	33,000	0.00	0	36.88	43,000	0.00	0
Upper Floors		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	138.94	162,000	0.00	0
Staircases		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	18.01	21,000	0.00	0
Roof	313.51	486,000	305.73	443,000	396.02	1,234,000	328.31	1,023,000	0.00	0	303.48	305,000	0.00	0	185.25	216,000	0.00	0
External Walls	219.13	339,000	127.67	189,000	240.05	748,000	178.43	556,000	0.00	0	151.24	152,000	0.00	0	230.70	269,000	0.00	0
Windows	221.72	343,000	75.91	110,000	45.25	141,000	45.25	141,000	0.00	0	71.64	72,000	0.00	0	110.63	129,000	0.00	0
External Doors	36.20	56,000	20.01	29,000	16.37	51,000	16.37	51,000	0.00	0	26.87	27,000	0.00	0	55.75	65,000	0.00	0
Internal Walls	27.80	43,000	71.77	104,000	39.47	123,000	35.30	110,000	0.00	0	55.72	56,000	0.00	0	102.06	119,000	0.00	0
Internal Screens	17.45	27,000	16.56	24,000	26.32	82,000	26.32	82,000	0.00	0	57.71	58,000	0.00	0	10.29	12,000	0.00	0
Internal Doors	10.99	17,000	24.15	35,000	8.99	28,000	8.99	28,000	0.00	0	10.95	11,000	0.00	0	35.16	41,000	0.00	0
Superstructure Subtotal	908.86	1,406,000	673.57	976,000	857.51	2,672,000	704.43	2,193,000	0.00	0	710.45	714,000	0.00	0	923.87	1,077,000	0.00	0
Wall Finishes	47.83	74,000	42.10	61,000	38.19	119,000	38.19	119,000	0.00	0	32.84	33,000	0.00	0	57.48	67,000	0.00	0
Floor Finishes	218.49	339,000	133.89	194,000	143.45	447,000	143.45	447,000	0.00	0	109.45	110,000	0.00	0	81.48	95,000	0.00	0
Ceiling Finishes	117.00	181,000	93.86	138,000	126.12	393,000	126.12	393,000	0.00	0	107.46	108,000	0.00	0	108.06	126,000	0.00	0
Finishes Subtotal	383.32	593,000	269.84	391,000	307.77	959,000	307.77	959,000	0.00	0	249.75	251,000	0.00	0	247.00	288,000	0.00	0
Fittings	234.65	363,000	98.00	142,000	178.43	556,000	178.43	556,000	0.00	0	202.99	204,000	0.00	0	80.62	94,000	0.00	0
Special Equipment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Fittings Subtotal	234.65	363,000	98.00	142,000	178.43	556,000	178.43	556,000	0.00	0	202.99	204,000	0.00	0	80.62	94,000	0.00	0
Sanitary Fixtures	51.71	80,000	42.79	62,000	15.40	48,000	15.40	48,000	0.00	0	47.78	48,000	0.00	0	43.74	51,000	0.00	0
Sanitary Plumbing	31.03	48,000	25.53	37,000	15.40	48,000	15.40	48,000	0.00	0	34.83	35,000	0.00	0	24.01	28,000	0.00	0
Water Supply	71.75	111,000	60.04	87,000	21.50	67,000	21.50	67,000	0.00	0	48.76	49,000	0.00	0	38.59	45,000	0.00	0
Gas Service	20.69	32,000	17.25	25,000	6.10	19,000	6.10	19,000	0.00	0	13.93	14,000	0.00	0	19.73	23,000	0.00	0
Space Heating	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Ventilation	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Evaporative Cooling	0.00	0	0.00	0	69.96	218,000	69.96	218,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Air Conditioning	307.69	476,000	254.66	369,000	91.14	284,000	91.14	284,000	0.00	0	208.96	210,000	0.00	0	287.31	335,000	0.00	0
Fire Protection	10.34	16,000	8.97	13,000	10.27	32,000	10.27	32,000	0.00	0	6.97	7,000	0.00	0	10.29	12,000	0.00	0
Light and Power	153.85	238,000	127.67	185,000	150.51	469,000	150.51	469,000	0.00	0	104.48	105,000	0.00	0	144.08	168,000	0.00	0
Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Transportation Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Services Subtotal	647.06	1,001,000	536.92	778,000	380.30	1,185,000	380.30	1,185,000	0.00	0	465.67	468,000	0.00	0	567.75	662,000	0.00	0
BUILDING COST	2,290.24	3,543,000	1,681.85	2,437,000	1,826.70	5,692,000	1,673.62	5,215,000	0.00	0	1,736.32	1,745,000	0.00	0	1,872.21	2,183,000	0.00	0
Centralised Energy Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Site Preparation	16.16	25,000	17.25	25,000	7.06	22,000	14.44	45,000	0.00	32,000	0.00	0	0.00	97,000	30.02	35,000	0.00	39,000
Roads, Footpaths and Paved Areas	207.50	321,000	245.00	365,000	138.96	433,000	163.35	509,000	0.00	1,400,000	0.00	0	0.00	801,000	485.42	566,000	0.00	623,000
Boundary Walls, Fencing and Gates	22.62	35,000	24.15	35,000	40.12	125,000	18.93	59,000	0.00	36,000	0.00	0	0.00	96,000	36.02	42,000	0.00	65,000
Outbuildings and Covered Ways	61.41	95,000	0.00	0	0.00	0	0.00	0	0.00	267,000	0.00	0	0.00	0	0.00	0	0.00	183,000
Landscaping and Improvements	39.43	61,000	47.62	69,000	21.18	66,000	56.16	175,000	0.00	0	0.00	0	0.00	1,684,000	67.75	79,000	0.00	184,000
External Works Subtotal	347.12	537,000	334.02	484,000	207.32	646,000	252.89	788,000	0.00	1,735,000	0.00	0	0.00	2,778,000	619.21	722,000	0.00	1,094,000
External Stormwater Drainage	67.87	105,000	72.46	105,000	6.42	20,000	59.69	186,000	0.00	167,000	0.00	0	0.00	105,000	130.36	162,000	0.00	202,000
External Sewer Drainage	19.39	30,000	28.99	42,000	22.14	69,000	22.14	69,000	0.00	14,000	0.00	0	0.00	74,000	23.16	27,000	0.00	14,000
External Water Supply	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0.00	8,000	7.96	8,000	0.00	8,000	6.86	8,000	0.00	8,000
External Gas	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0.00	8,000	7.96	8,000	0.00	8,000	6.86	8,000	0.00	8,000
External Fire Protection	19.39	30,000	20.70	30,000	9.63	30,000	9.63	30,000	0.00	0	0.00	0	0.00	30,000	23.16	27,000	0.00	0
External Electric Light and Power	78.86	122,000	82.82	120,000	52.63	164,000	52.63	164,000	0.00	14,000	0.00	0	0.00	63,000	110.63	129,000	0.00	115,000
External Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Services Subtotal	195.86	303,000	216.01	313,000	95.96	299,000	149.23	465,000	0.00	203,000	15.92	16,000	0.00	288,000	301.63	351,000	0.00	339,000</

Brian Zucal and Associates

The sites are not clearly defined at this stage as the land where the uses are proposed is currently undeveloped.

The evidence indicated in this report suggests a value for the subject realty equivalent to \$101 per square metre nett of GST as previously indicated.

Our valuations are accordingly as follows:

Alkimos Community Site(s)

31,000 m² @ \$101.00/m²: \$3,130,000

Eglinton Community Site(s)

31,000 m² @ \$101.00/m²: \$3,130,000

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

DATE OF INSPECTION: 3 June 2021

DATE OF VALUATION: 11 June 2021

VALUATION

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

ALKIMOS COMMUNITY SITE(S)

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

EGLINTON COMMUNITY SITE(S)

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

Our adopted valuations are exclusive of GST

Yours faithfully



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



ALKIMOS- EGLINTON DEVELOPMENT CONTRIBUTION PLAN REPORT

This Development Contribution Plan (DCP) Report has been prepared in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6). It sets out in detail the calculation of the Cost Contribution in the Development Contribution Area based on the methodology provided in the DCP and Schedules 14 and 15 of District Planning Scheme No. 2, and provides all relevant information in support of the DCP.

1. Development Contribution Area (DCA)

The DCA is defined as the Alkimos Eglinton locality, which forms part of the Northern Coastal Growth Corridor (NCGC) of the City of Wanneroo.

This area has been subject to a district structure planning process which identified the need for contribution arrangements to be put in place to share the costs of significant community facilities.

The DCA is consistent with the boundaries of the Alkimos Eglinton District Structure Plan and consists of all land within the Alkimos Eglinton district area capable of being developed to accommodate residential dwellings that will contribute towards the need for future community facilities.

The Alkimos Eglinton DCA is shown on the Scheme map as DCA 1.

2. Purpose

The purpose of this DCP Report is to:

- a) enable the application of development contributions for the development of new, and the upgrade of existing infrastructure, which is required as a result of increased demand generated in the development contribution area;
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) coordinate the timely provision of infrastructure.

3. Period of the Plan

25 years from 9 September 2014 to 8 September 2039.



4. Operation of the Development Contribution Plan

The Alkimos Eglinton DCP has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6)*. It came into effect as of Tuesday, 9 September 2014, being the date that Amendment No. 122 to District Planning Scheme No. 2 (DPS 2) was published in the Government Gazette.

5. Application requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application.

6. Principles

Development contributions will be applied in accordance with the following principles:

1.1. Need and the nexus

The Northern Coastal Growth Corridor Community Facilities Plan (CFP) details the facilities required as a result of projected development within the DCA. As the DCA was largely void of existing residential development at the commencement of the DCP's operation, the nexus between required facilities and projected development has been clearly established.

1.2. Transparency

The method for calculating the development contribution amount and the manner in which it is applied has been the subject of extensive consultation with landowners and developers in the DCA. Further, as the mechanism for determining the development contribution has been incorporated into DPS 2 through an amendment to that Scheme, it has been subject to public assessment and scrutiny through the statutory public advertising process.

1.3. Equity

The DCP applies to all developable land within the DCA, with contributions to be levied based on a relative contribution to need. Contributions within the DCA are limited to district facilities within that area. Regional facilities, where the catchment extends across the district boundary or outside of the northern coastal growth corridor, are not included in the DCP. Their provision will be outside of any formal, scheme enforced cost sharing arrangement.

1.4. Certainty

The DCP clearly outlines the facilities for which contributions are to be collected and the timeframe for their delivery. Information pertaining to the review and indexation of costs also forms part of the DCP.



1.5. Efficiency

Development contributions are sought for up-front capital costs only and not for ongoing maintenance and/or operating costs of the facilities once they are constructed. Ongoing maintenance and operational costs for the life of the facilities will be primarily met by the City of Wanneroo.

1.6. Consistency

Development contributions are proposed to be applied uniformly across the DCA, based on the methodology outlined in the DCP and this DCP report.

1.7. Right of consultation and arbitration

The DCP has been prepared in full consultation with landowners and developers in the DCA. All planning methodologies and cost estimates have been made available for review by stakeholders at all stages of their preparation. Further opportunity for review will be made available as part of the review process outlined in the DCP.

1.8. Accountable

The City is accountable for both the determination and expenditure of development contributions under the provisions of the Scheme.

7. Process for Determining Development Contributions

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

This model subsidises higher density development at the expense of lower density and is considered appropriate for use in the DCA as there is limited existing development and an underlying objective in the district structure plan to achieve higher residential densities than what has previously been delivered in the North West Corridor.

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

Determination of Contributing Area

'Net contributing area' is calculated as follows:

- i. Gross land area, less the area of:
 - o existing development or land with valid subdivision approvals not conditional on the payment of development contributions;
 - o land reserved under the Metropolitan Region Scheme for Parks and Recreation;
 - o land reserved under the Metropolitan Region Scheme for Public Purpose;
 - o land designated under the Metropolitan Region Scheme as 'Primary Regional Roads', 'Other Regional Roads' or 'Railways'; and
 - o land designated under the Metropolitan Region Scheme as 'industrial'.
- ii. A deduction of the following non-developable land uses identified in Local Structure



Plans from the total area determined in point (i):

- Local Roads;
- Public Open Space;
- Primary Schools;
- Service Commercial;
- Business Enterprise; and
- Retail (including retail core of Regional, District and Neighbourhood Activity Centres)

iii. A deduction of the following percentage of the total area for land zoned Mixed Use:

- 75% for Mixed Use located in land designated as 'Regional & District Activity Centres' in the Local Structure Plan (25% of the area is included in the net contributing area)
- 30% for Mixed Use located in land designated as 'Coastal Village Activity Centres' in the Local Structure Plan (70% of the area is included in the net contributing area); and
- 10% for Mixed Use located in land designated as 'Urban' in the Local Structure Plan (90% of the area is included in the net contributing area).

Maps illustrating the extent of contributing area within the DCA are included at **Attachment 1**.

Determination of Cost Contribution

The methodology for determining a landowner's cost contribution is in accordance with the following formula:

- $CPH = TC / NCA$
- $CC = CPH \times GSA$

Where:

CC = Landowner's Cost Contribution Amount (\$)
 CPH = Cost per hectare (\$/ha)
 TC = Total cost of delivering community facilities + Total administrative costs (\$)
 NCA = Net contributing area (ha)
 CC = Cost Contribution Amount (\$)
 GSA = Gross area of proposed subdivision (ha)

The Cost Apportionment Schedule, included at **Attachment 3**, outlines in detail the distribution of costs for the DCA.



7.1. Supporting Information

In accordance with Clause 5.5 of SPP 3.6 the following information is provided in support of the methodology used to determine development contributions.

Catchment Areas

The DCA is considered to be a district catchment and it is generally consistent with the boundary of the Alkimos-Eglinton District Structure Plan.

The district catchment translates to the provision of District level facilities, which are higher order facilities that serve multiple neighbourhoods and local catchments, but are not likely to have the wider draw from other district areas. Accordingly, the DCP only seeks to collect contributions for district level community facilities.

Facilities with local and regional catchments are not proposed to be funded through this DCP.

Cost of Infrastructure Items

It has not been possible to determine the exact scope of facilities required, as their final location and nature has not yet been determined. This detail will be identified as more detailed planning is undertaken within the development area.

Consequently, the approach to facility provision has focussed on delivering broad multipurpose facilities that can adapt to changing future uses and avoid costly duplication of purpose built facilities. Inherent in this approach is the use of co-location and integration, the creation of community hubs and the acknowledgement of the role that community facilities play in anchoring development within an activity centre or community focal point.

This approach has required the City to develop standard models for each of the facilities identified in the DCP that represent the City's requirements for community use. These models have been developed using existing facility examples with various elements modified to represent best practice or to resolve management issues inherent in those facilities used as a basis for model development. These models were used by a Quantity Surveyor as a basis for determining the cost estimates incorporated into this DCP Report.

The final cost estimate for each facility is inclusive of a construction cost estimate, external works and services, plus allowances for planning, design and construction contingencies. Land costs, where applicable, have been the subject of a separate valuation process.

The cost estimates will be reviewed and refined as more detailed planning is undertaken on the location, level of co-location and integration, and ultimate design of individual facilities.

A scheduled review of the cost estimates will occur annually. Cost estimates will be adjusted to reflect changes in funding, revenue sources and advances in detailed planning and subsequently indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2.

Community Infrastructure Plan

The City prepared the CFP which details the need for community facilities resulting from projected population growth. This plan has been approved by Council and has been subject to public comment and consultation with key stakeholders.



Capital Infrastructure Plan

The DCP has been designed to relate directly to the *City of Wanneroo Long Term Financial Plan* such that the facilities identified in the DCP are reflected in the Financial Management Plan. Furthermore, the review period proposed for the DCP will coincide with the annual review of the Financial Plan to ensure that new facilities required to be delivered under the DCP are identified in the Financial Management Plan and the City's Capital Works Program.

This will also provide a mechanism for alternate funding sources to be considered and incorporated into the funding model for each facility where possible.

An overview of the capital expenditure resulting from the operation of the DCP that will need to be reflected in the City's Long Term Financial Management Plan is included at **Attachment 2**, noting that these figures will be subject to ongoing review.

Methodology for Determining Proportion of Cost to be Attributed to Future Growth vs. Existing Areas

The methodology for calculating cost contributions set out in the Alkimos-Eglinton DCP contained in Schedule 18 of DPS 2 requires that the cost contributions be calculated on a proportionate basis relative to the need generated by new dwelling growth. Accordingly, the total cost on which the cost contribution is based has excluded the proportion of costs associated with the following:

- *demand for a facility that is generated by the current population;*
- *demand created by external usage – the proportion of use drawn from outside of the main catchment area; and*
- *future usage – the proportion of usage that will be generated by future development outside of the development contribution plan timeframe.*

The DCA was void of existing residential development or population at the commencement of DCP preparation. Lots that have been developed within the DCA since this time have made an interim contribution under *Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions*.

No additional need for the facilities is considered to be generated from population outside of Alkimos and Eglinton and there are no regional level facilities included in the DCP for which the catchment would extend beyond the DCP area.

Accordingly, the DCP requires 100% of the cost of delivering the necessary facilities be met by future growth. Further rationale behind this approach is as follows:

- None of the facilities identified in the Northern Coastal Growth Corridor Community Facilities Plan would be delivered if the new residential growth did not occur. It can therefore be clearly stated that the need for new facilities arises directly as a result of current and projected residential growth.
- The catchment of each of the district facilities proposed in the Alkimos-Eglinton DCP is confined to the district in which it is located.



- The need for the facilities has been determined following analysis of the projected population within the DCA only. Any additional need resulting from residential areas outside the DCA is considered to be inconsequential.
- None of the facilities proposed to be delivered through DCP are considered necessary to support community activity in existing developed areas. Current demand in these areas is already met through the existing provision of district facilities within the coastal ward of the City of Wanneroo and regional level facilities in the greater City of Wanneroo and the City of Joondalup.

The 100% funding liability may be offset by external grants or other funding sources in order to reduce the contribution amount required under the DCP, however other contributions have not been included in the funding model as part of the DCP as their successful application cannot be guaranteed or assumed until more detail is known of the nature, scale and location of the facilities proposed.

It is expected that the inclusion of grant funding would form part of an ongoing review of the DCP. In this regard, Council has established a Consultative Committee for the DCA comprising of landowners, City Administration and Council representatives and any other persons considered appropriate by Council to make recommendations to Council in respect to the timing and arrangements of DCP works. A key role of this Committee is to identify and pursue additional funding sources.

8. Items Included in the Plan

The DCP applies only to district level facilities needed within the DCA as determined by the *Northern Coastal Growth Corridor Community Facilities Plan*.

8.1. Infrastructure Elements

Alkimos Eglinton Development Contribution Area – DCA (1)

Alkimos South Coastal Village
Surf Life Saving Club
Alkimos Regional Parks and Recreation Reserve
Public Open Space (Active)
Multipurpose Hard Courts
Alkimos Secondary Centre
Community Centre
Library
Indoor Recreation Centre
Eglinton District Centre
Indoor Recreation Centre
Community Centre
Library
Public Open Space (Active)
Multipurpose Hard Courts

Full details of the facility cost estimates can be seen at **Attachment 3**.



8.2. Administrative Elements

Under Development Contribution Plan No.2, "Administrative Items" include:

- i. preparation, administration and review of the Development Contribution Plan;
- ii. preparation and review of the Development Contribution Plan and Costs Apportionment Schedule;
- iii. any arbitration and valuation with respect to this Plan; and
- iv. advice and representation with respect to this Plan including legal, accounting, planning, engineering and other professional advice and representation.

Both incurred and recurring administrative costs shall be shared equally between the Alkimos Eglinton and Yanchep Two Rocks DCPs. Full details of Administration costs can be seen in the Cost Apportionment Table (**Attachment 3**), which reflects the actual administration costs incurred and estimated remaining costs for the operation period of the DCP.

9. Review

Various elements of the DCP are subject to ongoing review, as a result of both the general operation of the DCPs and the requirements of SPP 3.6. It is proposed that the DCP and associated CFP be reviewed (at a minimum) in accordance with the following schedule:

- Annually
 - DCP Cost Estimates;
 - DCP Cost Indexation;
 - Contributing Land Area;
 - Cost per Hectare; and
- 5-yearly
 - CFP Assumptions and Recommendations
 - Full DCP Review.

Cost Estimates & Indexation

The estimated infrastructure costs shown in **Attachments 2 and 3** of this report will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 11.3 of Schedule 14 of DPS 2 and made available to affected landowners as part of each annual review.

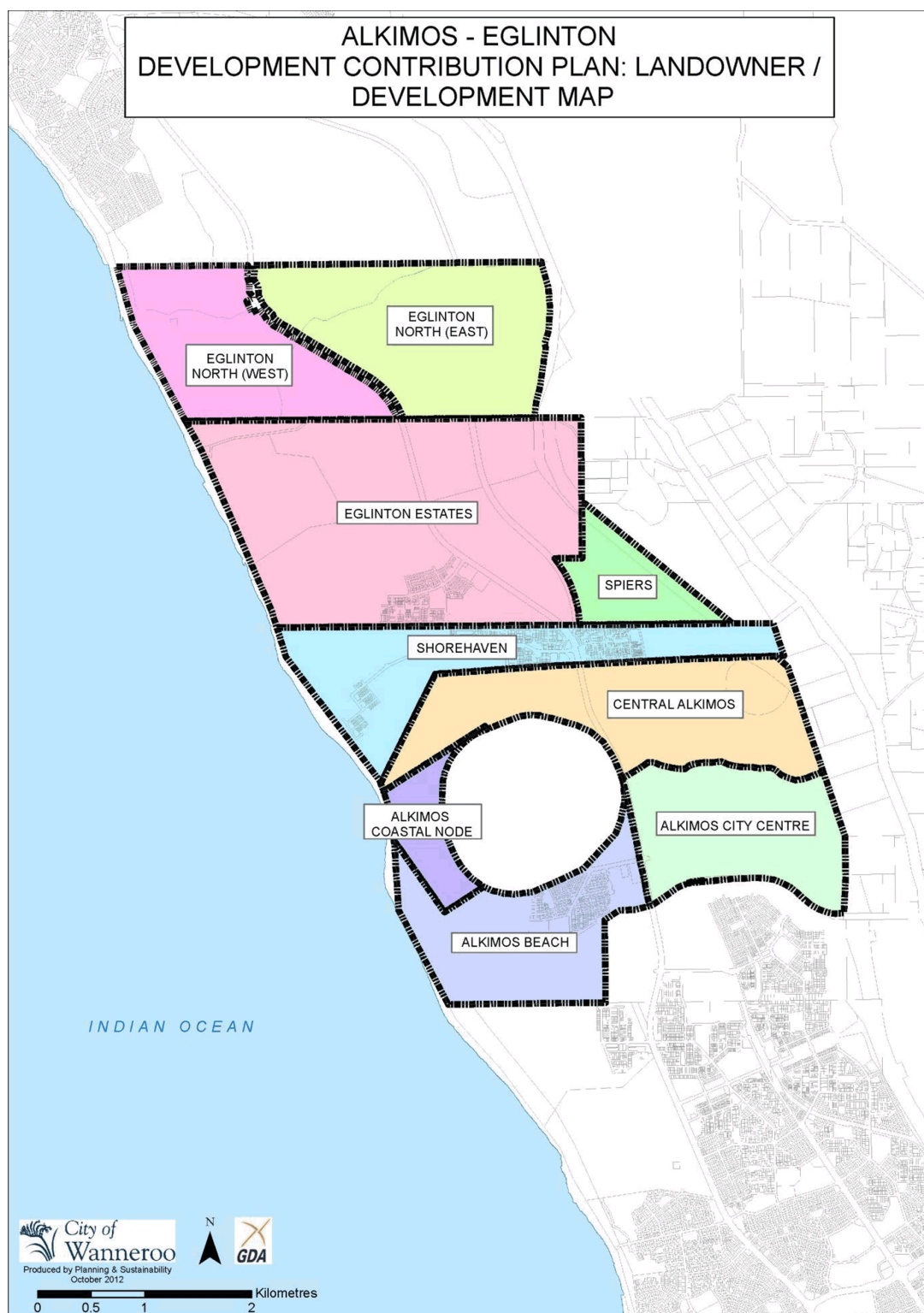
Contributing Land Area

The 'contributing land area' is determined by deducting various land uses from the overall developable area, as outlined in Section 7 of this report. The area of most of these land uses is fixed by the Metropolitan Regional Scheme (however this may change from time to time as a result of gazetted amendments) with the exception of the area of existing development which will change as land is progressively developed. The contributing land area will therefore need to be regularly reviewed to reflect the current level of development and any gazetted changes made to the Metropolitan Region Scheme.

Contribution Amount

The cost per hectare on which each landowner's contribution amount is based will be reviewed annually (or as required) as a result of the above changes to the costs and contribution area and defined in the Cost Apportionment Schedule.

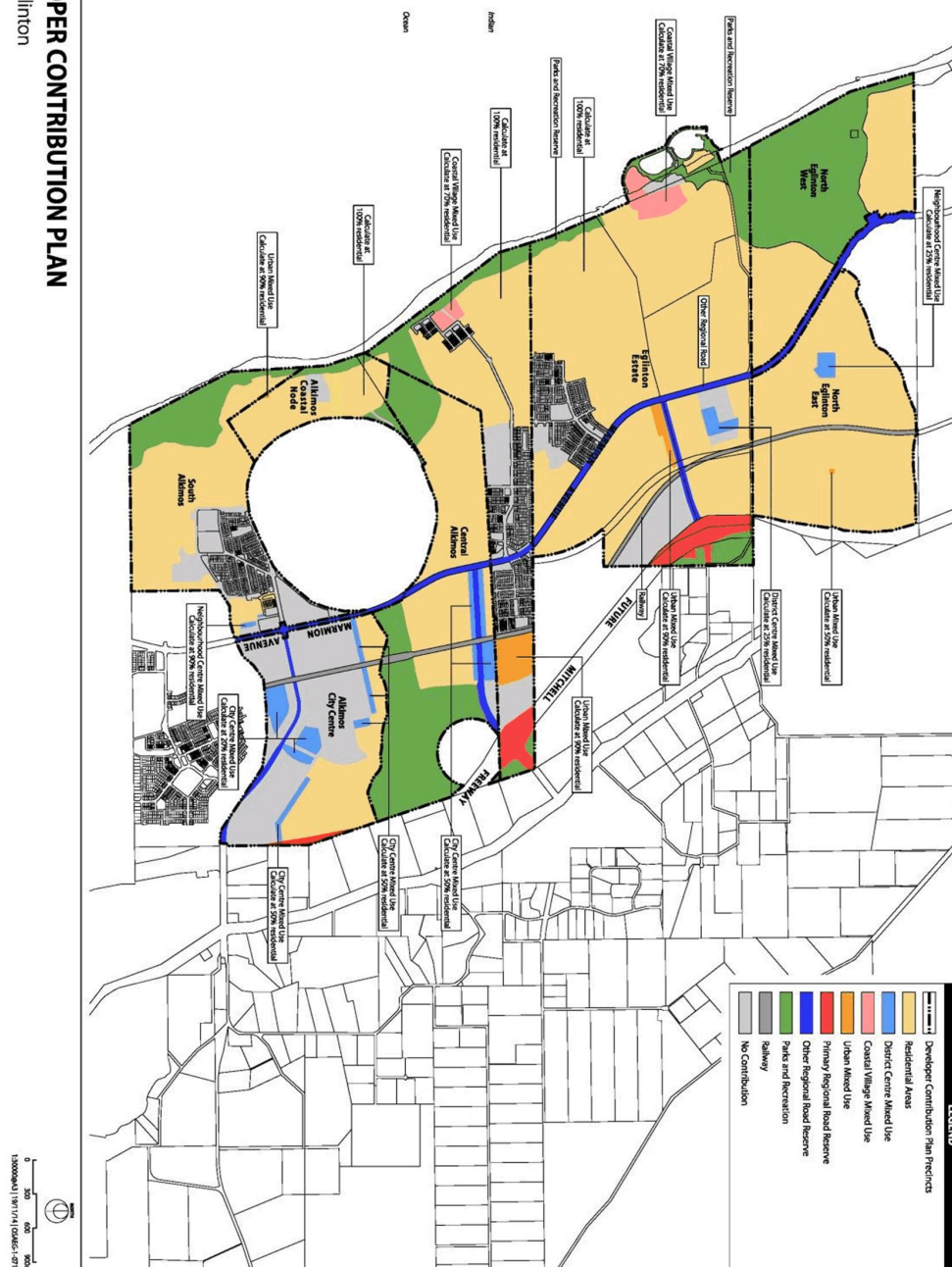
ATTACHMENT 1 – DETERMINATION OF CONTRIBUTING AREA





Alkimos Eglinton Development Contribution Plan

DEVELOPER CONTRIBUTION PLAN
Alkimos Eglington





Alkimos Eglinton
Development Contribution Plan

ATTACHMENT 2 - CAPITAL EXPENDITURE PLAN

ALKIMOS EGLINTON DEVELOPMENT CONTRIBUTIONS PLAN

Infrastructure Item	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/23	2033/24	2034/25	2035/26	2036/27	2037/28	2039	Annual Review Cost Estimate (2020)
ALKIMOS																			
Alkimos Surf Life Saving Club						Commencement> Completion													\$ 5,802,000
Alkimos District Community Centre					Commencement> Completion														\$ 6,304,000
Alkimos Regional Community Centre (Library)					Commencement> Completion														\$ 8,226,000
Alkimos District Open Space (Open Space)						Commencement> Completion													\$ 7,938,000
Alkimos District Open Space (Multipurpose Hardcourts)						Commencement> Completion													\$ 3,354,000
Alkimos Aquatic and Recreation Centre (Indoor Recreation Centre)					Commencement> Completion														\$ 12,759,000
EGLINTON																			
Eglinton District Open Space											Commencement> Completion								\$ 7,938,000
Eglinton Hard Courts (Tennis)											Commencement> Completion								\$ 3,354,000
North Eglinton Indoor Recreation Centre						Commencement> Completion													\$ 12,727,000
Eglinton District Community Centre (Community)					11			Commencement> Completion											\$ 6,304,000
Eglinton District Community Centre (Library)								Commencement> Completion											\$ 8,226,000
TOTAL																			\$ 82,932,000

ALKIMOS EGLINTON DCP - FACILITY COST APPORTIONMENT (2021)

Infrastructure Item	Annual Review 2020 (\$)	Inc/Exp LTD to June 2021	Annual Review Updated Cost 2021 (\$)	Updated Developable Area (ha)	Cost per Hectare	% Change
ALKIMOS						
Alkimos Surf Life Saving Club	\$ 4,909,113		\$ 5,802,000	563.39	\$ 10,298.34	18%
Alkimos District Community Centre	\$ 5,637,158		\$ 6,304,000	563.39	\$ 11,189.37	12%
Alkimos Regional Community Centre (Library)	\$ 7,358,419		\$ 8,226,000	563.39	\$ 14,600.85	12%
Public Open Space (Active), Alkimos Parks and Recreation Reserve	\$ 6,862,996		\$ 7,938,000	563.39	\$ 14,089.66	16%
Alkimos District Open Space - Multipurpose Hard Courts	\$ 2,954,988		\$ 3,354,000	563.39	\$ 5,953.23	14%
Indoor Recreation Centre, Alkimos Secondary Centre	\$ 10,572,376		\$ 12,759,000	563.39	\$ 22,646.76	21%
EGLINTON						
Eglinton District Open Space	\$ 6,862,996		\$ 7,938,000	563.39	\$ 14,089.66	16%
Multipurpose Hard Courts (Tennis Courts)	\$ 2,954,988		\$ 3,354,000	563.39	\$ 5,953.23	14%
North Eglinton Indoor Recreation Centre	\$ 10,920,094		\$ 12,727,000	563.39	\$ 22,589.96	17%
District Community Centre (Community)	\$ 5,637,158		\$ 6,304,000	563.39	\$ 11,189.37	12%
District Community Centre (Library)	\$ 7,358,419		\$ 8,226,000	563.39	\$ 14,600.85	12%
Estimated Facility Cost	\$ 72,028,705		\$ 82,932,000.00			
Shortfall in contributions to be made up by interest (remaining)	-\$ 2,448,830	\$ 1,923,082	-\$ 525,748.19	563.39	-\$ 933.18	
Collected contributions	-\$ 13,476,765	\$ 15,894,114.03	-\$ 15,894,114.03	563.39	-\$ 28,211.48	
Funding Accounted (Deducted from Cost)	-\$ 15,925,595	\$ 17,817,196	-\$ 16,419,862		\$ 118,056.63	
Confirmed Administration Costs (Preparation of DCP, Cost estimates)	\$ 47,501	-\$ 47,501	-\$ 0	563.39	-\$ 0.00	
Confirmed Administration Costs (Alkimos Eglinton Specific)	\$ 20,000	-\$ 20,000	\$ -	563.39	\$ -	
Estimated Administration Costs (Administer the DCP) (\$76,500 p.a. x 25 years)	\$ 1,912,500	-\$ 350,289.36	\$ 1,562,211	563.39	\$ 2,772.87	
Sub Total Administrative Costs	\$ 1,980,001	-\$ 417,790	\$ 1,562,211		\$ 2,772.87	
TOTAL	\$ 58,083,111	\$ 17,399,406	\$ 68,074,348.42		\$ 120,829.50	

LANDOWNER COST APPORTIONMENT - 2021 Annual Review

DEVELOPMENT / LANDOWNER	REVISED SITE AREA (HA)	REVISED DEVELOPABLE AREA (HA)	LANDOWNER CONTRIBUTION (%)	TOTAL COST	LANDOWNER COST	COST CONTRIBUTIO N (\$/HA)
Alkimos Beach	224.42	65.39	10.52	\$ 68,074,348	\$ 7,160,591.40	\$ 109,505.91
Alkimos City Centre	212.62	34.47	5.54	\$ 68,074,348	\$ 3,774,668.69	\$ 109,505.91
Central Alkimos	261.42	60.23	9.69	\$ 68,074,348	\$ 6,595,540.91	\$ 109,505.91
Alkimos Coastal Node	91.91	22.49	3.62	\$ 68,074,348	\$ 2,462,787.90	\$ 109,505.91
Shorehaven	241.23	49.93	8.03	\$ 68,074,348	\$ 5,467,630.04	\$ 109,505.91
Spiers	67.15	17.1	2.75	\$ 68,074,348	\$ 1,872,551.05	\$ 109,505.91
Eglinton Estates LSP 82	633.56	204.17	32.84	\$ 68,074,348	\$ 22,357,821.47	\$ 109,505.91
Eglinton Estates North East	241.48	107.35	17.27	\$ 68,074,348	\$ 11,755,459.35	\$ 109,505.91
Eglinton Estates North West	102.25	60.52	9.74	\$ 68,074,348	\$ 6,627,297.62	\$ 109,505.91
TOTAL	2076.04	621.65	100.00		\$ 68,074,348.42	
Total developed from last updated NDA until August 2018		-16.46				
		605.19				
Total Developed from Last updated NDA until September 2019		-10.11				
		595.08				
Total Developed from Last updated NDA until June 2020		-7.40				
		587.68				
Total Developed from Last updated NDA until June 2021		-24.29				
Total Remaining Developable Area June 2021		563.39				



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

Scope

We have performed an audit of the Annual Cost Review of Alkimos Eglinton Development Contribution Plan ("DCP") and reviewed the methodology used in calculating and estimating the costs for the remaining DCP works, to establish the accuracy of the Annual Cost Review of Alkimos Eglinton DCP as per the requirement under the District Planning Scheme No. 2 ("DPS 2") and the State Planning Policy 3.6 ("SPP 3.6") and provide independent certification of such costs. Our agreed scope of work relied on a third party for verification of the square meters ("M²") used to calculate the developer contributions. Our audit of the Annual Cost Review for 2021/22 covered actual transactions from 1 July 2020 to 30 June 2021 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2 and SPP3.6.

The City's Responsibilities

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

Compliance with Independence and Other Ethical Requirements

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

ACCOUNTANTS & ADVISORS

Level 3, 15 Labouchere Road
South Perth WA 6151
PO Box 748
South Perth WA 6951
Telephone: +61 8 6436 2888
williambuck.com

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(WB019_2007)



**Auditor's Responsibilities**

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating costs for the remaining works, and assess the documentation provided to certify that the costs are incurred and estimated as per the DPS 2. We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, CPH rate calculation and estimation is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of DCP costs incurred and estimations made for the remaining DCP development works.

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

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2 and SPP 3.6.

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

Limitation on the scope

- We have not performed any market evaluation for estimated costs and relied on the third-party reports of Donald Cant Watts Corke for validating the reliability of estimated cost of works.
- We have relied on the M² as outlined on the individual Landgate Deposited Plan ("DP") maps as provided by the City to determine each DP total M².

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the DCP costs incurred, estimated for remaining development works, and proposed CPH rate of \$120,829.50 (as per DPS 2 CPH formula) were fairly stated and in compliance to DPS 2 and SPP 3.6.

**Basis of accounting and restriction of distribution**

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

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

A handwritten signature in black ink that reads "William Buck".

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

A handwritten signature in black ink, appearing to be "CM".

Conley Manifis
Director

Dated this 29th day of July 2021

4.5 METRONET Yanchep Rail Extension – Construction of the Principal Shared Path from Butler Station to Yanchep Station

File Ref:	23280V02 – 21/362954
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider a potential change in approach by the State Government in relation to the construction of the Principal Shared Path (PSP) between Butler and Yanchep stations as part of the METRONET Yanchep Rail Extension (YRE).

Background

As part of the METRONET project, the YRE will deliver a 14.5 kilometre rail extension of the rail line from Butler station to Yanchep. The project includes the delivery of three new stations at Alkimos, Eglinton and Yanchep. In addition to the three new stations, the project also includes a new bus storage depot at Alkimos and nine new road-over rail bridges. The YRE also includes 13.8 kilometres of PSP from Butler station to Yanchep station (**Attachment 1**).

The aim of the PSP is to provide an uninterrupted safe pedestrian and cycle link from Butler station to Yanchep station which will encourage the community to walk and cycle. The path can be used for long trips (including commuting) as well as for shorter trips from residential areas to stations.

On 5 October 2020 (SPS01-10/20), Council considered the development applications (DAs) received for the proposed train stations, car parks, bus interchanges, pedestrian and cycling infrastructure and facilities forming part of the stations at Yanchep, Alkimos and Eglinton to inform the City's recommendation to the Western Australian Planning Commission (WAPC). The WAPC subsequently on 9 December 2020 approved the DAs.

As part of the approved DAs, a PSP was included as follows:

- *Alkimos*: a PSP to the western side of the railway line, traversing through the station precinct, which will form part of a connection running parallel to the railway reservation from Butler to Yanchep;
- *Eglinton*: a PSP with access ramps to the western side of the railway line, sunk below the station concourse entrance which will form part of a wider connection running parallel to the railway reservation from Butler to Yanchep; and
- *Yanchep*: a PSP to the western side of the railway line, which terminates at the station plaza open space and will ultimately form part of a wider connection generally running parallel to the railway reservation.

Administration on 5 August 2021 met with representatives from NEWest Alliance (NEWest), the contractor for the YRE, regarding their review of the design of the rail line and in particular changes being considered in relation to the provision of a PSP from the Butler Station to the Yanchep Station. The proposed changed approach to the PSP was also discussed at the YRE Monthly Interface meeting between the City, the PTA and NEWest on 18 August 2021.

Although the delivery of a PSP was clearly defined in the YRE project scope, reflected in the relevant DAs and it being an integral component of the Department of Transport's Bicycle

Network Plan and the State Transport Plan, NEWest are investigating the potential deletion of the PSP from the project scope and to revise the design of the rail line to reflect this as one of the measures that they have been asked to investigate to reduce the overall cost of the project. The implication of this is that only some parts of the path will be provided or that the PSP in its entirety would not be provided as part of the project, which would mean that the City or private developers would have to construct the path at a later stage, potentially also requiring the City to take responsibility for its future maintenance.

Administration understands that NEWest has received in-principle support from the Department of Planning, Lands & Heritage (DPLH), on the request from the Minister for Transport, Planning & Ports for this work to be progressed and that this be reflected in a second development application for the three stations. NEWest advised that they intend to submit a DA for the Alkimos Station shortly and that the DA documentation will not show a resolved outcome in relation to the PSP (i.e. the plans will exclude PSP access in and out of the station precinct). It is their intent to resolve the PSP issue and discuss this with Westcycle and WalkWA and other stakeholders (i.e. Department of Transport, Main Roads WA, PTA) concurrently with the DA process.

METRONET has advised that the shared path connections for the YRE are being reviewed as part of the holistic cycling infrastructure strategy in the northern suburbs. With investment planned for a shared path along the future Mitchell Freeway, and a shared path currently along Marmion Avenue, it was determined that a shared path along the YRE would be a duplication in the area. They have further advised that work with stakeholders is currently underway to ensure shared path connections from local communities to the Alkimos, Ellington and Yanchep stations, particularly from Marmion Avenue, are in place on 'day 1' of operations.

On 23 August 2021 the City received a new amended DA for the Alkimos train station. The City is required to provide its recommendation to the WAPC within 30 days of receipt of the DA, which would be 22 September. The City has requested an extension of time to enable the DA to be presented to the 12 October Council meeting. At the time of preparing this report, Administration has not yet in writing received confirmation of the extension of time. Administration will provide an update to Council Members on this when further information becomes available.

Detail

NEWest has been requested to undertake a review of the project design including the provision of the PSP in consultation with stakeholders, as part of a review of the station access strategies in the YRE, in line with METRONET objectives.

The State's justification for the change in approach relating to the PSP is based on the following:

- The State's *Liveable Neighbourhoods* (LN) policy does not require PSPs to be inside railway reserve corridors, instead specifies pathways in the road based movement network surrounding stations.
- Station Access Strategies are focussed on facilitating greater pedestrian and cyclist movement between people's homes and the stations, not necessarily between stations.
- Station development approvals are not significantly changed by deletion of sections of the PSP within the rail corridor between station precincts.
- They advise that paths inside the rail corridor within station precincts largely remain as shown on approved plans of development; whilst the PSP between station precincts are exempted public works and is not covered by any development approval.

- Opportunities for PSP alignments parallel to the rail corridor (outside of railway reserves) remain desirable to users.

In order to facilitate the review of the PSP, NEWest recommends the following approach:

- Confirm with DPLH that all approved plans of development can remain the same with no need for new applications for development approval to reflect the proposed changes in relation to the PSP;
- Re-run all 3 station access strategies (i.e. station pedestrian catchment and mode share analysis), taking into account existing and planned surrounding pathway assets;
- Confirm shared pathway provision of all surrounding developer activity centre plans;
- Review transport impact assessments if traffic modelling is consequently affected;
- Develop an inter-station shared path strategy linking between town centres and stations, and for this to show gaps in existing and planned regional and district road PSP networks;
- Prepare a road based movement network plan for each station connecting to the regional and district road PSP network;
- Prepare a proposal for agreed missing portions of the new and upgraded PSP in the road network to be funded by the project if required; and
- Prepare an interim shared path network for 'day 1' operations.

Consultation

No consultation has been undertaken in relation to this report.

Comment

Administration considers that a comprehensive and safe PSP network is an important part of achieving the desired travel behaviour changes that underpin the overall transport plan for the YRE and more broadly for the City. Whilst it is recognised that the delivery of the rail line is the primary focus of the YRE project, not providing a PSP as part of the project and linking the stations and activity centres with the overall cycle and transport network, could potentially compromise the State and City's objective of achieving a sustainable transport network.

The implications of a changed approach whereby the PSP will only be provided at certain locations or not be provided at all, will be significant for the City, including:

- If a comprehensive PSP is not delivered as was originally anticipated through the YRE extension, there is a risk that the costs of initial construction of parts or the whole PSP as well as ongoing maintenance would need to be met by private developers and/or by the City. Whilst the City does not currently have a cost estimate for this, it would be a significant financial burden for the City which has not been considered as part of the Long-Term Financial Plan and it was never intended to be the City's responsibility. If not constructed as part of the project, the path would be substantially more expensive.
- Although recent discussions with NEWest to date have been focussed on station connectivity, not the provision of longer distance routes, the alternatives proposed do not consider the delivery timeframe for some areas of development to occur and will mean an incomplete network for a number of years following the opening of the YRE.

- Grade separation of the major road crossings, which the City considers to be critical to provide a safe route for less committed cyclists and a trigger for behaviour change, is unlikely to be achieved. This will result in pedestrian/cyclist access to activity centres and station precincts from the north or south being through major traffic intersections in most cases, presenting ongoing safety issues and a compromised access outcome.
- PSP's are intended as a network of safe, connected convenient paths used for long distance trips, but also suitable for less experienced riders and short trips as well as pedestrians.
- The PSP along the freeway cannot be considered to be a replacement for the Rail extension PSP as that PSP ends at Romeo Road and the railway line integrates with the future urban areas.
- The changed approach potentially represents cost-shifting from State Government to the City and the development industry, and may result in the need to retrofit existing areas adjacent to the rail line that have already been developed to accommodate a PSP. It is uncertain who would be responsible to fund this; and it could result in a convoluted path that is unlikely to be attractive to users. In order to facilitate this, existing approved local structure plans adjacent to the rail line will also potentially need to be reviewed to accommodate a PSP.
- While providing concept plans at meetings, NEWest has not left any information for the City to fully assess the available options and implications of the non-provision of the PSP.

Administration is concerned that whilst the City has been advised that the change in approach is currently being investigated only whilst discussions with various stakeholders are ongoing; the project planning without the PSP is being progressed and is unlikely to be changed notwithstanding objections from stakeholders. Whilst the 'investigation' is ongoing, it is prudent for Council Members to be aware of this potential major change to the infrastructure provision which may lead to a significant gap in the City's overall transport infrastructure which could also have potentially significant financial implications for the City and provide the City's views on this matter.

In order to influence this process and advocate for the construction of the PSP as was originally anticipated as part of the YRE project, it is recommended that the Mayor writes to the Minister for Transport, Planning & Ports, expressing the City's concerns and reiterating the importance of the construction of the PSP as part of the YRE project by the State Government.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*
 - 1.2 - Valued public places and spaces*

Risk Management Considerations

Risk Title	Risk Rating
ST0G09 Long Term Financial Plan	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Low
Accountability	Action Planning Option
Director Assets	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

Policy Implications

Nil

Financial Implications

If the PSP is not funded and constructed by the State Government, there may be significant financial implications for the City. As this was never anticipated to be a cost to be borne by the City, the cost of the construction of the PSP has not been included in the City's Long Term Financial Plan.

Voting Requirements

Simple Majority

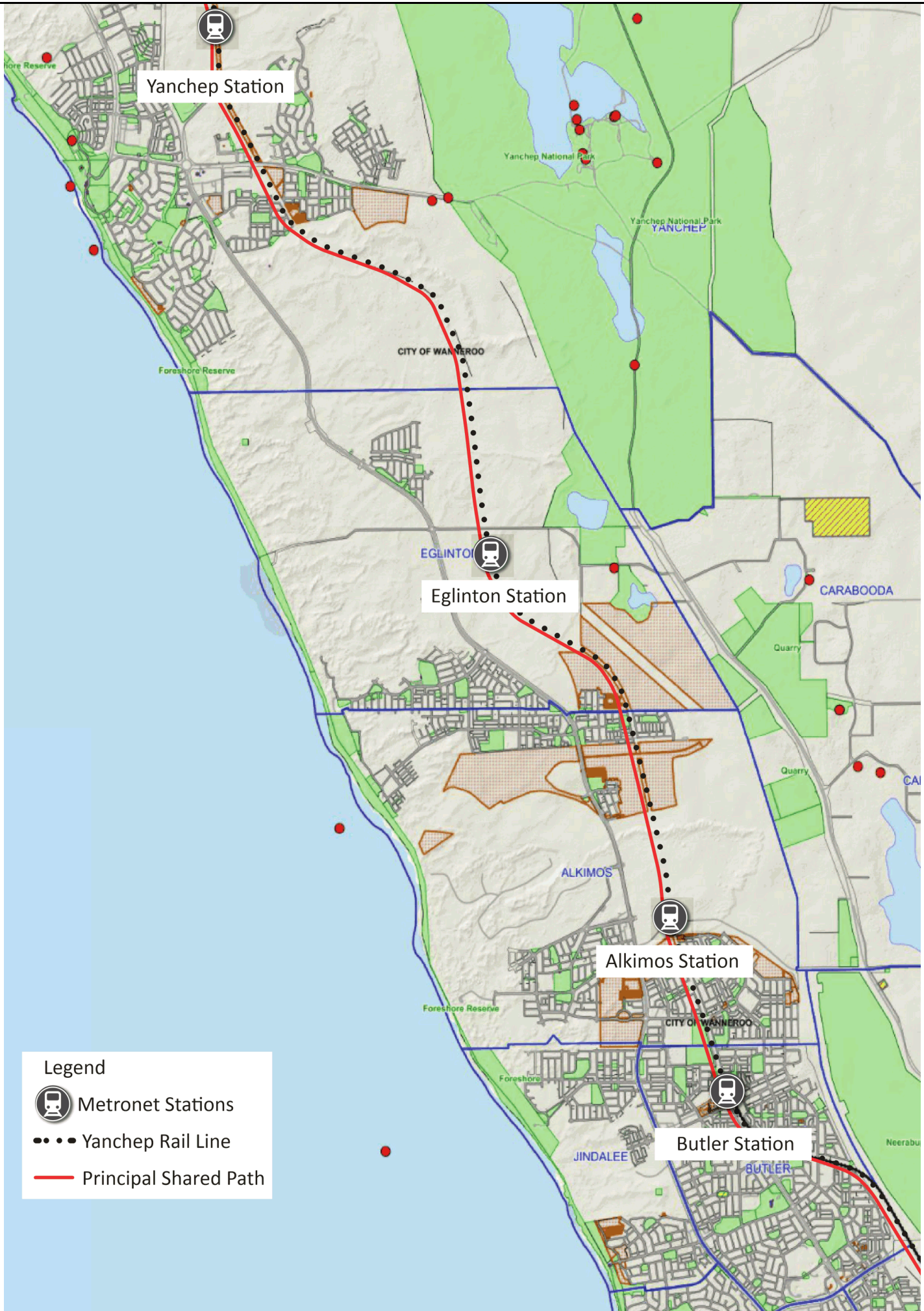
Recommendation

That Council:-

- NOTES** the potential change in approach by the State Government in relation to the construction of the Principal Shared Path as part of the METRONET Yanchep Rail Extension as outlined in this report; and
- AUTHORISES** the Mayor to write to the Minister for Transport, Planning & Ports to request the State Government to construct the Principal Shared Path from Butler Station to the Yanchep Station as part of the METRONET Yanchep Rail Extension as was initially anticipated as part of this project.

Attachments:

1. [Original METRONET Principal Shared Path alignment MAP](#) 21/370390



Approval Services

4.6 Consideration of Amendment No. 198 to District Planning Scheme No. 2 to Introduce an Additional Use of Car Park at Lot 108 (252) Neaves Road, Mariginiup

File Ref: 43051 – 21/319065
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 4

Issue

To consider a request to amend District Planning Scheme No. 2 (DPS 2) by introducing an Additional Use of 'Car Park' at Lot 108 (252) Neaves Road, Mariginiup (subject site).

Applicant	Element
Owner	Mr Jeremy Leitch, Miss Roslyn Leitch, Mr John Byrne and Miss Gloria Byrne
Location	Lot 108 (252) Neaves Road, Mariginiup
Site Area	2.3744 Hectares
MRS Zoning	Urban Deferred, Rural
DPS 2 Zoning	General Rural

Background

On 4 June 2021, Element on behalf of the landowners lodged Amendment No. 198 to DPS 2 to introduce an Additional Use of 'Car Park' on the subject site. Car Park is a 'Not Permitted' (X) use in the General Rural zone.

The Additional Use scheme amendment has been submitted following investigation by the City's Compliance Services that determined the landowners were storing caravans (Car Park land use) on their property without a valid planning approval. As this is a prohibited use in the General Rural zone an amendment to DPS 2 is required to include Car Park as an additional use on the subject site for the business to continue operating.

As the applicant is seeking to rectify the non-compliance further action from the City has been deferred until the relevant planning processes are complete in accordance with Local Planning Policy 4.14: Compliance (LPP 4.14). As outlined in LPP 4.14, during this time the business is permitted to continue operating.

Amendment No. 198 is being presented to Council co-currently with Amendment No. 194, which is seeking to make Car Park an Additional Use at Lot 802 (1954) Wanneroo Road, Neerabup. A separate report on Amendment No. 194 has been prepared for Council's consideration.

History

Amendment No. 170 and Amendment No. 199 to DPS 2

On 17 September 2018, the City received Amendment No. 170 to DPS 2 seeking to introduce an Additional Use of 'Storage Yard' at Lot 31 (90) Rousset Road, Jandabup (Lot 31). Similar to Amendment No. 198, the amendment was submitted in response to an investigation by the City's Compliance Services that determined the landowners were storing caravans, boats, trailers, sea containers and scaffolding on the property without a valid planning approval. Lot

31 is zoned General Rural under DPS 2, with Storage Yard a Not Permitted (X) use in the General Rural zone. To bring the property into compliance the scheme amendment sought to make Storage Yard a permissible use on Lot 31, which is defined in DPS 2 as:

Storage Yard: means any land or buildings used for the storage of goods, equipment, plant or materials.

Amendment No. 170 was supported by Council and ultimately approved by the Minister for Planning, and gazetted on 8 May 2020. As the property is located within the area subject to the East Wimmeroo District Structure Plan (EWDSP) a condition was included for the additional use to expire three years after the land is transferred to the 'Urban' zone under the Metropolitan Region Scheme (MRS). This will ensure the additional use does not prejudice the future urbanisation of the area in accordance with the EWDSP.

The storage of recreational vehicles (particularly caravans) is a matter that Administration continues to receive enquiries and complaints about, and represents a growing trend as residential lot sizes have continued to decrease in recent years. As lot sizes decrease it limits the ability to adequately and safely store vehicles such as caravans and boats on a property.

In response to this, Administration prepared Amendment No. 199 to DPS 2, which was presented to Council on 10 August 2021 and seeks to make 'Car Park' an 'A' land use in the General Rural and Rural Resource zones. Whilst the Storage Yard land use (adopted for Amendment No. 170) does support the storage of recreational vehicles, the Car Park land use is considered to more accurately address the planning merits of the issue. The details of Amendment No. 199, including further consideration of the Car Park land use definition, are discussed in further detail in the 'Comment' section below.

Detail

Site

The subject site is primarily zoned Urban Deferred under the MRS, with the front portion of the property still subject to a Rural zoning in the MRS. The Urban Deferred zoning reflects the intention for the area to be urbanised in the medium to long term, with the site located within the EWDSP area, which is discussed in further detail in the Comment section of the report.

The entirety of the subject site is zoned General Rural under DPS 2 and is bound by Neaves Road to the north and rural-residential dwellings to the south, east and west. North of Neaves Road is State Forest and is reserved for this purpose under the MRS. More broadly, the area contains some Special Rural landholdings as well as some remnant rural and equestrian uses.

The subject site has planning approval for a Single House and associated additions, including multiple patios, outbuildings and a swimming pool. The land owners still intend to reside permanently on the property whilst also operating the additional use of Car Park.

A Location Plan is included as **Attachment 1**.

The applicant's Planning Report (excluding appendices) is included as **Attachment 2**.

Proposal

The proposal seeks to amend DPS 2 by:

1. Introducing Car Park as an Additional Use on Lot 108 (252) Neaves Road, Mariginiup and amending Schedule 2 – Section 1 (Clause 3.20) – Additional Uses as follows:

No		Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A45	1-45	252 Neaves Road, Mariginiup	Lot 108 on Deposited Plan 93314	Car Park (D) <u>Condition</u> To expire within three (3) years of the date the subject land is gazetted 'Urban' under the Metropolitan Region Scheme.

2. Amend the scheme map accordingly.

Illustrated in **Attachment 3** is the current and proposed zoning of the subject site. As illustrated, the Additional Use A45 is proposed to be applied to the subject site in its entirety.

The applicant's justification for the proposal can be summarised as follows:

1. The use provides an in-demand service to many customers that are unable to store a caravan on their own property and alleviates pressure on other more dense parts of the City's urban fabric where accommodating such storage may have adverse local amenity impacts.
2. The existing unauthorised caravan storage use (Car Park) is acceptable on the subject site due to the large size of the lot and low impact nature of the use. The storage area is limited to a small portion of the site and does not prevent the remainder of the site and surrounding areas to continue to be used for lifestyle, small scale agricultural and equestrian use. Screen planting has commenced and in time is expected to visually screen the storage area from neighbouring properties and the street frontage.
3. The use is consistent with State Planning Policy 2.5: Rural Planning and the objectives of the EWDSP as the existing unauthorised use is unlikely to have a detrimental impact on the area until such time as urbanisation occurs. The proposed condition of the additional use ensures the business will be discontinued once the site has been gazetted 'Urban' under the MRS, allowing for future urbanisation of the site to occur in the expected timeframe.
4. An Acoustic Assessment was conducted against the requirements of the *Environmental Protection (Noise) Regulations 1997*. Measurements of typical caravan and car movements were also recorded on 20 May 2021 at the lot boundary of the neighbouring properties at a maximum of 50 decibels (dB). The noise emissions associated with the existing use therefore comply with the applicable legislation.
5. A Traffic Impact Statement (TIS) has been prepared in accordance with the WAPC's Transport Impact Assessment Guidelines Volume 4 – Individual Developments. The assessment demonstrates that the site access is safe and that the total trip generation from the Car Park use is anticipated to have no material impact on the surrounding road network.
6. As there is no maintenance of the caravans undertaken on the subject site, customers often contribute to the local economy as they need to utilise local services before or after they drop off or pick up their caravans. This includes petrol stations, supermarkets, auto repair shops and other food and retail services. The use has little impact on the existing environment as no clearing of vegetation was required to accommodate the storage area and no hazardous materials or chemicals are stored on the subject site, limiting opportunities for run off contamination.

Consultation

The proposed amendment to DPS 2 is considered to be a 'complex' amendment in accordance with Part 5 – Division 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) for the following reason:

- An amendment that is not addressed by any local planning strategy

In this regard, the City's Local Planning Strategy has not yet been prepared to guide consideration of the Car Park land use within the General Rural zone. Further, this will allow Amendment No. 198 to follow the same procedures as those set out for the recently adopted Amendment No. 199, which is being progressed as a complex amendment.

Where a scheme amendment is required to be advertised, the amendment will need to be referred to the Environmental Protection Authority (EPA) to assess the environmental impacts of the proposal and determine whether any formal environmental assessment is necessary prior to advertising. As a complex amendment, the proposal is also subject to referral to the WAPC for consent to advertise, prior to formally commencing public consultation.

Subject to the advice of the EPA and consent from the WAPC, the amendment must be advertised for public comment for a period of 60 days. Advertising will be undertaken in the following manner:

- Advertisement in a local newspaper;
- Placement of a sign on the subject site giving notice of the proposal;
- Display a notice of the proposal in Council offices;
- Display information of the proposal on the City's website; and
- Referral in writing to affected persons/agencies.

Following consultation, the proposal will be presented back to Council for a decision to either support the amendment with or without modifications, or not support the amendment in accordance with the Regulations.

Comment

Council should have due regard to the following when considering adoption of Amendment No. 198 and, if adopted, whether it will proceed to advertising with or without modification.

Amendment No. 199

On 10 August 2021, Amendment No. 199 was presented to Council and adopted for the purpose of advertising (PS08-08/21). Amendment No. 199 proposes to include the Carpark land use as an 'A' use in the General Rural and Rural Resource zones.

Amendment No. 199 was prepared by Administration in response to an increasing demand for this type of use within the City due to a continued trend of decreasing lot sizes. This has seen many owners of caravans in the City's emerging residential areas seeking an affordable caravan parking option. The Car Park land use is considered the 'best fit' land use definition in DPS 2 to specifically address the issue of recreational vehicle parking. The Car Park land use is defined as follows:

Car Park: means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet specific parking

requirements under the scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays.

If Amendment No. 199 is approved this will apply to the subject site.

As discussed in the 'Background' section of this report, Amendment No. 170 to DPS 2 made Storage Yard an additional use on Lot 31. Whilst the DPS 2 Storage Yard definition allows for recreational vehicles to be stored on a property, it also supports the storage of a much broader range of goods and materials (e.g. building material and debris, sea containers). This represents the potential to introduce development that significantly impacts the amenity of the General Rural and Rural Resource zones and does not accurately address the planning issue at hand, being the storage of recreational vehicles such as caravans. It is therefore appropriate to continue to limit the Storage Yard land use to industrial areas given their scale, industrial purpose and intensive nature. For reference, a vehicle is defined in DPS 2 as:

Vehicle: *includes motorcycles, boats, caravans and trailers.*

Whilst Administration is currently in the process of preparing the City's Local Planning Strategy to more holistically deal with changes to land use permissibility within the City's rural areas, this is a lengthy process that will not be finalised in the short term. Given the current demand for the storage of caravans and other recreational vehicles it was considered more appropriate to address the matter as a separate amendment to DPS 2. Waiting for the Local Planning Strategy to be finalised provides no surety to landowners in the short term and results in the City needing to apply an ad-hoc retrospective approach, which can be both costly and time consuming for landowners and the City.

Notwithstanding this, Administration is of the view that it is important for Amendment No. 198 (subject to this report) to progress separate from Amendment No. 199. The City is not the decision maker for scheme amendments with the outcome ultimately at the discretion of the Minister for Planning. Further, Amendment No. 198 has not been prepared by the City, but lodged by the applicant in an effort to address the existing unauthorised use currently being undertaken on the subject site. It is therefore important that the applicant takes proactive steps to resolve the issue. The City should also actively progress the amendment in accordance with the Regulations.

Land Use and Operations

The caravan storage business (Car Park) operates from an area of hardstand approximately 4100m² in area located on the eastern side of the property behind the main dwelling. The applicant has outlined that the unauthorised use entails the following:

- Provision for the storage of recreational caravans and boats on the subject site;
- Operating Monday to Saturday 8:00am to 5:30pm;
- Currently a maximum of 35 caravans are being stored on the premise. The applicant intends to increase this to a maximum of 60 at any one time if the scheme amendment is approved;
- A maximum of six customers visiting the site a day, involving the dropping off or picking up of a caravan; and
- The landowners of the subject site will operate the business, with no additional staff proposed on site.

The purpose of the business is to provide an affordable storage option for owners of recreational caravans that do not have sufficient storage space on their property. As discussed above, this issue has become more commonplace due to decreasing lot sizes combined with proportionately increasing dwelling sizes. Whilst the details of the proposal are typically considered at the development application stage, as the scheme amendment is the first step

in formalising the existing unauthorised use it is necessary to consider the operation of the business as part of the amendment process.

To this end, the storage of caravans on the site is largely obscured from view from the street, does not require the clearing of existing vegetation (historical aerial imagery reviewed on Nearmaps) and does not generate a high volume of vehicle traffic or seek to alter the rural landscape. Site photos illustrating the nature of the existing use are included as **Attachment 4**.

The storage area however, is visible from the adjoining properties to both the east and west. If the amendment is ultimately approved by the Minister, any future development application would need to carefully consider implementation measures that ensure the business does not affect the amenity of the adjoining landowners, including the following:

- Controlling the operating hours and maximum number of customers permitted to visit the subject site on any one day;
- The maximum number of vehicles allowed to be stored on the subject site at any one time;
- Limiting and/or further considering the location of the caravan storage area; and
- Screen planting to obscure the visibility of the business from the adjoining lots.

Administration has been in discussion with a nearby landowner who has raised concerns regarding the existing business. Whilst this will require consideration as part of the amendment process, in accordance with the Regulations Council must first consider if the amendment should be adopted for the purpose of advertising. If Amendment No. 198 is adopted, adjoining landowners will then be provided an opportunity to formally comment on the proposal. This will allow Administration to further consider the suitability of the amendment in its context, before reporting back to Council with a recommendation. If it is determined that the amendment is suitable the detailed matters related to vegetation retention or screening, operating restrictions and the location of the use on site will be considered at the development application stage.

DPS 2 Zoning and Objectives

The subject site is zoned General Rural under DPS 2. The objectives of the General Rural zone are to:

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

The Car Park land use is not considered to be wholly compatible with the objectives of the General Rural zone, which favours the use of rural activities and protection of the environmental landscape. However, the Car Park use is not dissimilar to other permissible uses within the zone, including Art Gallery, Civic Building, Restaurant and Veterinary Consulting Room/Hospital. Upon review, the proposal is not considered to be inconsistent with the objectives of the General Rural zone with regard for the following:

- The proposal does not require the removal of any existing vegetation on the site;
- The use will not affect any groundwater sources in the area or conservation values; and
- The proposal does not require any built form, only existing hardstand installed for the parking of vehicles is required. Therefore, the land use could easily be removed to support an alternative rural use of the property. A rural use can still be undertaken on the subject site in conjunction with the Car Park land use as well if desired.

Administration is of the view that, subject to appropriate development controls, the Car Park land use can retain the rural amenity of the area and will not undermine the objectives of the General Rural zone.

In addition, the subject site is considered to offer an alternative to Service or General Industrial zoned land to ensure this land remains available for more intensive industrial purposes. As outlined in DPLH's (then Department of Planning) *Economic and Employment Lands Strategy* industrial land is already limited in supply. Limiting the storage of recreation vehicles to industrial zones may also increase the operating costs, and subsequently storage costs for customers, for a business to remain commercially viable. This is a valid planning consideration in the context of this issue, as the increased demand for caravan storage facilities can, in part, be attributed to the changes in land use planning that have resulted in decreased lot sizes.

Considering the above, the additional use of Car Park on the subject site is not considered to be inconsistent with the objectives of the General Rural zone, whilst it also responds to a valid planning issue.

East Wanneroo District Structure Plan and MRS Zoning

The subject site is contained within the East Wanneroo District Structure Plan (EWDSP) area. The EWDSP was approved by the WAPC in November 2020 subject to modifications and formally released by the Minister for Planning on 18 August 2021.

The EWDSP encompasses part of Wanneroo, Mariginiup, Gnangara, Jandabup and Pinjar and is anticipated to deliver 50,000 new dwellings and 150,000 new residents to the area over the next 50+ years. The EWDSP is divided into 28 'precincts' to ensure the urbanisation of the area occurs in a coordinated manner.

The subject site is located within Precinct 16 'North Mariginiup' of the EWDSP, which has a target dwelling yield of 4000 dwellings and will deliver a suburban neighbourhood that protects the existing wetlands and aboriginal heritage values of the area. Precinct 16 is located within 'Stage 2' of the EWDSP staging plan, with redevelopment anticipated to occur between 2031 and 2051.

The EWDSP outlines the planning processes in three phases:

- District level processes, being the EWDSP, District level Developer Contributions Scheme (DCP) and subsequent MRS amendments (to reserve land for uses such as Parks and Recreation, Community Purposes and Regional Roads);
- Precinct level processes including the lifting of Urban Deferment, preparation of a local structure plan and DCP and corresponding amendments to DPS 2; and
- Subdivision and development applications.

It is noted that the subject site is already predominantly zoned Urban Deferred under the MRS, with a front portion of the lot still subject to a Rural zoning. The Urban Deferred designation is a result of MRS Amendment 1308/41 that rezoned the subject site (and a number of other lots within East Wanneroo) from its historical rural designation to Urban Deferred to facilitate future urban development. This is consistent with what was identified under the now revoked East Wanneroo Local Structure Plan. The Urban Deferred zoning is described as:

Urban Deferred: Land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development.

As outlined in the EWDSP, the lifting of Urban Deferment will follow the WAPC's *Lifting of Urban Deferment Guidelines* and will need to be supported by a concept local structure plan,

confirmation from relevant servicing agencies on the provision of water and wastewater and any other requirements specific to the area. In the interim, the EWDSP has a presumption against any further development and subdivision of land.

The applicant accepts that the land is identified to transition into a suburban residential neighbourhood in the longer term, and that the 'Car Park' land use is not consistent with the planned urbanisation of the area. The applicant has therefore proposed to condition the additional use of 'Car Park' to expire three years after the land is transferred to the 'Urban' zone under the MRS. This is consistent with the approved additional use of Storage Yard applicable to Lot 31, discussed previously in this report.

The proposal has the potential to impact on future planning for the area, however imposing a time limit on the additional use of 'Car Park' will ensure the business (if approved) continues to operate in a temporary nature, so as not to impact future urbanisation. Further, given the storage of vehicles does not require significant levels of development or investment, it represents an appropriate interim use of the land that can easily cease to operate when the planning framework for Precinct 16 has advanced to enable urban development to progress.

Therefore, the proposed amendment is considered suitable with regard for the future planning of East Wimmeroo as outlined in the EWDSP.

Local Planning Policy 5.3: East Wimmeroo

In addition to the above, Local Planning Policy 5.3: East Wimmeroo (LPP 5.3) provides guidance on the consideration of planning proposals for both urban and rural pursuits received on land subject to the EWDSP. The overriding principle of LPP 5.3 is:

There shall be a general presumption against subdivision and development that may detrimentally impact on the orderly and proper planning of the area, specifically prior to the finalisation of a district structure plan, a local structure plan and development contribution schemes.

In applying the above principle, the City shall not support any planning proposals that may compromise the preparation of a planning framework which will enable urban development to occur in the East Wimmeroo area in an orderly and proper manner.

It is acknowledged that the Car Park land use is not urban or rural in nature, given its 'Not Permitted' (X) classification in both the residential and rural zones. However, as Amendment No. 198 is seeking to introduce a time limited additional use to the site under its current General Rural zoning, it is appropriate to consider the impact of the proposal in regard to its rural classification. In accordance with Clause 2.1 of LPP 5.3 the City shall not support any application of a rural nature that may compromise the progressive development of the EWDSP area for urban or similar uses.

Whilst the proposed amendment is not consistent with LPP 5.3, Administration is of the view that timing limiting the Car Park land use (as discussed above) will ensure the progressive development of the area is not compromised. Further, this approach supports an appropriate form of interim development, subject to managing any potential amenity impacts on adjoining landowners, while the area transitions from a rural environment to a suburban neighbourhood.

The proposed amendment is therefore not considered to affect the orderly and proper planning of East Wimmeroo as outlined in the overriding principle of LPP 5.3.

State Planning Policy 2.5: Rural Planning

State Planning Policy 2.5: Rural Planning (SPP 2.5) outlines a range of considerations relevant to rural planning proposals. The applicant has provided an assessment of the amendment against the relevant provisions of SPP 2.5 to demonstrate its consistency with the policy framework (refer **Attachment 2**).

Largely, the SPP 2.5 policy provisions are not applicable to this proposal given the area is planned for urbanisation, with the objectives of the policy seeking to support primary production, raw material extraction and protection of existing rural land from urban encroachment. Notwithstanding this, the policy also outlines considerations related to the following:

- Ensuring appropriate land use transition management measures are in place; and
- Managing the impacts of any zoning proposal on the surrounding area.

These considerations have already been discussed in detail within the report and have been adequately addressed for this phase of the planning process. The amendment has demonstrated it will not prejudice future planning of East Wanneroo and could be compatible with the surrounding area through appropriate development controls. The parking of recreational vehicles can also be easily removed to enable the land to be used for rural or agricultural activities in the future. As noted, further consideration of the amendments suitability within its context can be considered following advertising, as outlined in the Regulations.

State Planning Policy 3.7 – Planning in Bushfire Prone Area

The subject site is located within a Bushfire Prone Area as designated by the Department of Fire and Emergency Services. Under the provisions of the State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7), a scheme amendment is classified as a Strategic Planning proposal and requires a Bushfire Hazard Level (BHL) assessment or a Bushfire Attack Level contour map where the lot layout is already known. The subject site is already subdivided, with the lot layout not requiring modification to support the proposed additional use. As such a BHL assessment would typically be required.

However, the site is located within the EWDSP area which was supported by a Strategic Bushfire Hazard Level Assessment to satisfy the requirements of SPP 3.7. The BHL report determines that the site would have a post development bushfire attack level (BAL) rating of 'Low'. Administration considers that this is a sufficient level of information to support an additional use scheme amendment, noting that the applicant would be required to submit a more detailed Bushfire Management Plan (BMP) at the development application stage to indicate the BAL rating of the subject site, as well as any implementation measures required to manage or reduce the bushfire threat. The BMP would also need to consider the potential impacts on the BAL rating if additional screen planting is required to manage the interface of the development with the adjoining lots.

Therefore, bushfire management is considered to have been appropriately addressed at this stage of the planning process, and can be assessed in further detail at the development application stage if Amendment No. 198 is approved.

Acoustic

The applicant provided an Acoustic Report prepared by Herring Storer Acoustics to demonstrate that the proposal would not have any undue noise impacts on the surrounding properties, with the lots immediately east and west of the subject site used for rural residential living. The Acoustic Report demonstrates that the proposal will comply at times with the

Environmental Protection (Noise) Regulations 1997 (Noise Regulations), with the exception of the following:

- 10:00pm to 7:00am Monday to Saturday and 10:00pm to 9:00am on Sundays and Public Holidays.

From the information provided by the applicant the business is not, nor does it intend to operate during the abovementioned times, with the operating hours being Monday to Saturday 8:00am to 5:30pm. If Amendment No. 198 is approved the operating hours could be restricted through a condition of planning approval following lodgement of a development application.

The City's Health Services has reviewed the Acoustic Report and are satisfied with the methodology and conclusions. However, notwithstanding compliance with the Noise Regulations, the City will need to consider the potential amenity impacts on adjoining landowners from any noise generated from the business. This can be considered in further detail if Amendment No. 198 is adopted for advertising.

Traffic

The applicant has provided a Traffic Impact Statement (TIS) prepared by Cardno in support of the scheme amendment to demonstrate that the proposal will not have any adverse impacts on the surrounding road network. The TIS concluded the following:

- The subject site is accessed via an existing 5 metre wide full movement crossover on Neaves Road, which carries approximately 5900 vehicles per day (vpd);
- The development generates an average of 12 vpd, three caravans being dropped off and three caravans being picked up (noting one customer visit generates two vehicle trips, being one in and one out); and
- A vehicle 'swept path' analysis demonstrates that a car towing a caravan can safely manoeuvre both into and out of the subject site.

The traffic generated from the existing development is considered to result in a minor increase in vehicle traffic that will have no material impact on the surrounding road network. The TIS has been provided for completeness, noting that the WAPC's Transport Impact Assessment Guidelines suggest no traffic reporting is required for developments that generate less than 10 vehicle trips in the peak hour, as these are considered to be 'low impact' developments. The development generates an average of only 12 vpd and is therefore considered to be a low impact development.

The City's Traffic Services has reviewed the TIS and are satisfied that the existing development is not affecting the safety and operation of the surrounding road network.

Conclusion

The proposed request to amend DPS 2 by introducing an Additional Use of Car Park at the subject site has been assessed against the relevant legislation and planning framework, and has considered Council's recent decision on 10 August 2021 to advertise Amendment No. 199 to DPS 2. The additional use of Car Park has demonstrated it will not prejudice the future urbanisation of the area in accordance with the EWDSP or undermine the objectives of the General Rural zone. Notwithstanding this, further consideration on the proposals suitability within its setting will be considered following formal advertising of the proposal for public comment.

Therefore, it is recommended that Amendment No. 198 is adopted for the purpose of advertising, for the reasons outlined in this report.

Statutory Compliance

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

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

- 3 ~ A vibrant, innovative City with local opportunities for work, business and investment*
3.2 - Attract and support new and existing business

Risk Management Considerations

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

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

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

The above risks relating to the issue contained within this report has been identified and considered within the City's Strategic and Corporate risk registers. Action plans are in place to manage and mitigate this risk. Alignment with all risk appetite statements should be considered in particular, 2.1 Local Jobs.

The City is keen to develop strong economic hubs for growth and employment within the region. This would involve exploring opportunities which will attract and promote investment for local businesses and job creation. The City's Strategic Community Plan acknowledges that development initiatives (for example, in Yanchep and Neerabup) require planning, due diligence, consultation and funding. The City acknowledges that to achieve the growth that will lead to jobs, the City needs to work strategically with partners including investors and to promote a clear vision. Therefore, the City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Policy Implications

This proposal has been assessed in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the East Wanneroo District Structure Plan and *State Planning Policy 2.5: Rural Planning*.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005* ADOPTS Amendment No. 198 to District Planning Scheme No. 2 to allow the Additional Use of Car Park at Lot 108 (252) Neaves Road, Mariginiup by including the following within Schedule 2 – Section 1 (Clause 3.20) – Additional Uses:





No		Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A45	1-45	252 Neaves Road, Mariginiup	Lot 108 on Deposited Plan 93314	Car Park (D) <u>Condition</u> To expire within three (3) years of the date the subject land is gazetted 'Urban' under the Metropolitan Region Scheme.

2. Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 198 to District Planning Scheme No. 2 is a 'Complex Amendment' for the following reason:

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

3. Pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, SUBMITS two (2) copies of the Amendment No. 198 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration.
4. Pursuant to Section 81 of the *Planning and Development Act 2005* REFERS Amendment No. 198 to District Planning Scheme No. 2 to the Environmental Protection Authority.
5. Subject to approval from the Environmental Protection Authority and the Western Australian Planning Commission, ADVERTISES Amendment No. 198 to District Planning Scheme No. 2 for a period of not less than 60 days pursuant to Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Attachments:

- | | | |
|--|---|-----------|
| 1.  | Attachment 1: Location Plan | 21/360059 |
| 2.  | Attachment 2: Planning Report | 21/354109 |
| 3.  | Attachment 3: Current and Proposed Zoning Map | 21/335726 |
| 4.  | Attachment 4: Site Visit Photos | 21/343855 |

LOCATION PLAN –
252 NEAVES ROAD, MARIGINIUP

Attachment 1

State Forest

Legend

■ Subject Site

EXTRACT

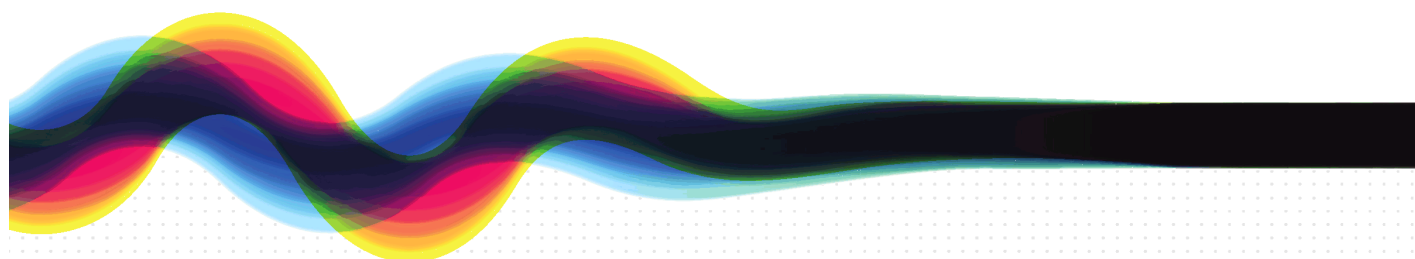


Attachment 2

Scheme Amendment Request to City of Wanneroo District Planning Scheme No. 2

Request to Introduce an Additional Use of Car Park at 252 Neaves Road, Mariginiup

August 2021 | 21-059



element.
the art and science of place

Scheme Amendment Request to City of Wanneroo District Planning Scheme No. 2
Request to Introduce an Additional Use of Car Park at 252 Neaves Road, Mariginiup

We acknowledge the custodians of this land, the Whadjuk Nyoongar and their Elders past, present and emerging. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Document ID: /Volumes/Graphics/2021/21-059 Mariginiup, 252 Neaves Road/Graphics Report/21-059 Mariginiup 252 Neaves Road V2 Folder/21-059 Mariginiup 252 Neaves Road V2.indd				
Issue	Date	Status	Prepared by	Approved by
1	02.06.2021	Draft	Emily Greenwood	Murray Casselton
2	16.08.2021	Draft	Emily Greenwood	Murray Casselton
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Introduction

This report has been prepared by **element**, on behalf of the landowners of Lot 108 (No. 252) Neaves Road, Mariginiup (the subject site) to request the initiation of an amendment to the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2) to facilitate and accommodate development that fits within the land use definition of a 'Car Park' at the subject site. The amendment seeks to amend DPS 2 to allow for an additional use at the subject site in order to gain retrospective planning approval of an existing unauthorised caravan storage business that currently operates at the site.

This report outlines the relevant planning and site considerations for the proposed amendment, which has been prepared with consideration to the relevant and applicable State and local planning framework.

Background

This local planning scheme amendment is being requested to allow for retrospective planning approval to be sought in order to allow the continued operation of an existing caravan storage business at the subject site. The property was purchased in December 2020 with the understanding that the business had been operating legally for three (3) years and is now a vital part of the landowner's income, without which they would not be able to maintain their current lifestyle and property. Having operated for some time, the business has accrued many loyal customers who rely on the provided service as they are unable to store their caravans on their own properties due to insufficient property size and other constraints.

It is understood that the City was made aware of the unauthorised use due to a complaint made by a resident in the area. In response, a 28-day compliance notice was first issued by the City on 12 February 2021 requesting the landowners to cease operation of the business. Due to a postal or other delivery issue, the notice was never received by the landowners and was later reissued on 4 May 2021 following a site visit and consultation with City officers.

Pre-Lodgement Consultation

The landowners engaged with **element** in February 2021 to begin the process of gaining retrospective approval for the unauthorised use. **element** attended a meeting with the landowners and the City's compliance officer on 4 May 2021 where an initial site visit was conducted. At the same time the 28-day compliance notice was hand delivered to the landowners instructing that the existing use cease within the stipulated 28 days.

In the event DPS 2 is successfully amended to accommodate the additional use, and once a subsequent retrospective development application is lodged and approved, the need for compliance action will cease as the use will be authorised. In the interim, it is understood that the City will hold further compliance action in abeyance until such time as the scheme amendment request has been lodged and considered by Council.

In order to alleviate any ongoing concerns with the operation of the use, the landowners have been working with the City in an effort to immediately reduce any impacts on surrounding properties through the introduction of additional visual screening and removal of signage. Removal of advertising signage and a reduction of operating hours. Fast growing vegetation has been planted throughout the subject site with the intent to plant more if the scheme amendment is successful to provide additional visual screening to adjoining properties and from the road.

element has also been in contact with the East Wanneroo District Structure Plan (EWDSP) project team at the Department of Planning, Lands and Infrastructure (DPLH) who, after a preliminary assessment of the proposal, stated that the storage use is unlikely to compromise the future transition of the land from rural to urban as urbanisation is not expected to begin until 2031. On this basis, the short term use of the subject site for caravan storage will not compromise the ultimate planning intent for the locality.

Subject Site

The subject site is identified as Lot 108 (No. 252) Neaves Road, Mariginiup, is located within the municipality of the City and is subject to the requirements of DPS 2. The subject site has an area of 23,746m² and is bound by Neaves Road to the north and rural lifestyle lots to the east, west and south. It is understood that the relatively large neighbouring residential lots are primarily used for lifestyle, small scale agricultural and equestrian uses. The subject site currently accommodates a house, numerous sheds/outbuildings and an unauthorised caravan storage use, which is the subject of this scheme amendment request.

Refer to Figure 1 – Location Plan

Refer to Figure 2 – Aerial Plan

The unauthorised existing use is located to the rear of the house in the central portion of the subject site and immediately abuts the eastern lot boundary. The storage use consists of a cleared, graveled area of approximately 4,100m² (less than 20% of the overall site area) and contains a small shed in the north eastern corner of the clearing.

The following Table 1 summarises the current Certificate of Title particulars of the subject site.

Table 1: Site Particulars

Lot	Street Address	Diagram	Volume/Folio	Registered Proprietor
108	252 Neaves Road, Mariginiup	93314	2141/640	Roslyn Clare Leitch and Jeremy Charles Leitch

Refer Appendix A – Certificate of Title

Environmental and Heritage Considerations

Heritage Considerations

A desktop search of the Australian Heritage Database, the DPLH's Aboriginal Heritage Inquiry System, the Heritage Council's State Heritage Register and the City's records indicates that there are no listings of local, State, national or Aboriginal heritage significance at the subject site.

Bushfire Considerations

A desktop search of the Department of Fire and Emergency Services' Map (DFES) of Bushfire Prone Areas identifies that the subject site is located within a bushfire prone area. Bushfire risk management is not considered to be an issue in relation to the scheme amendment proposal as discussed later in the report.

Acid Sulphate Soils

The Department of Water and Environmental Regulation's (DWER) online mapping database identifies that the subject site primarily has a moderate to low risk of acid sulphate soils with a small portion of the site along the eastern boundary having a high to moderate risk of acid sulphate soils. The risk of acid sulphate soils will be considered at the retrospective development application stage of the approval process and is considered to be an issue that can be readily managed having regard to the nature of the caravan storage use.

Contaminated Site

A desktop search of the DWER Contaminated Sites Database identifies that the subject site is not classified as a contaminated site.

Scheme Amendment Request to City of Wanneroo District Planning Scheme No. 2
Request to Introduce an Additional Use of Car Park at 252 Neaves Road, Mariginiup

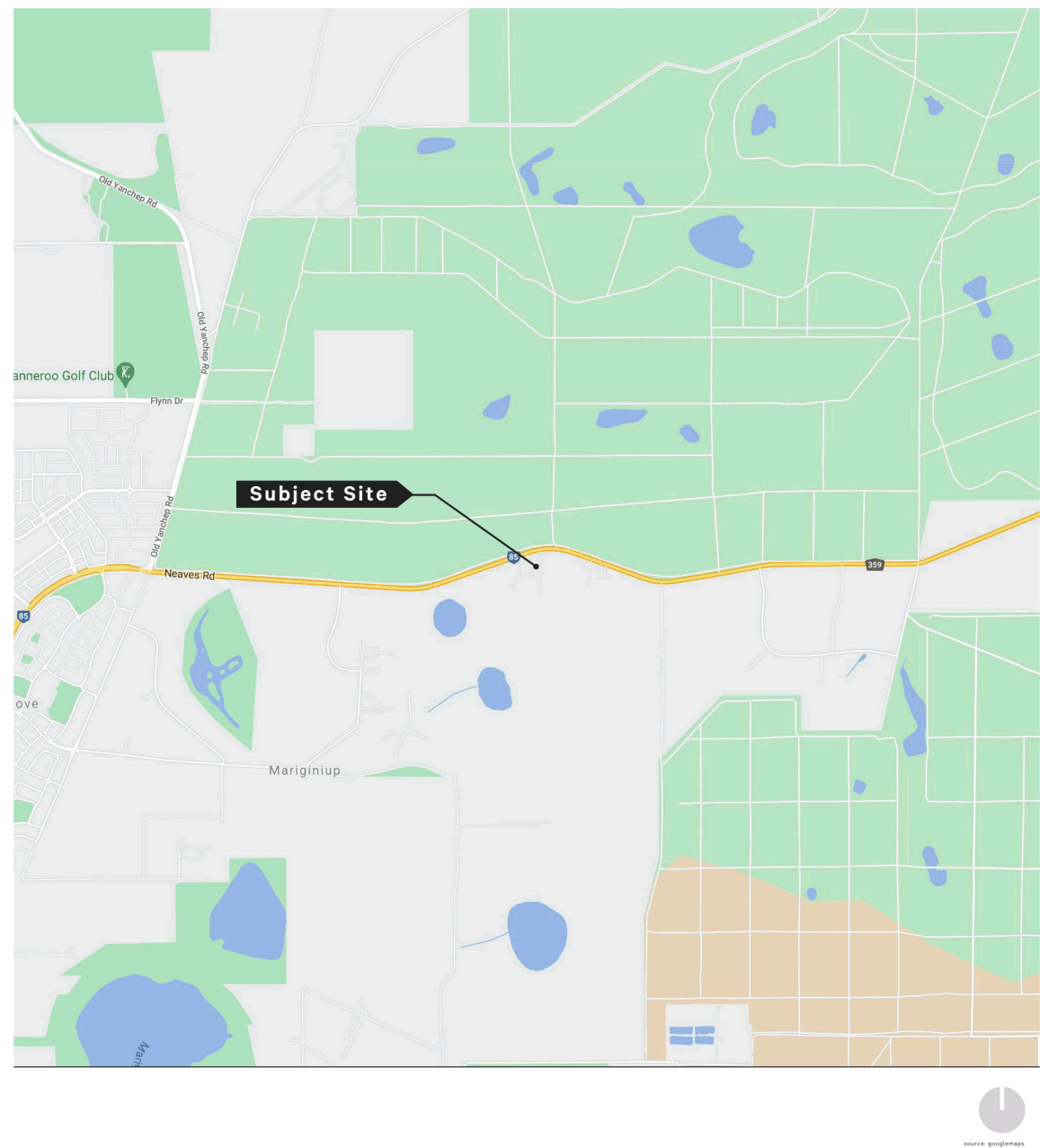


Figure 1. Location Plan



Figure 2. Aerial Plan

Proposed Scheme Amendment

This planning scheme amendment request seeks to accommodate an additional use at the subject site to facilitate the retrospective approval of an existing unauthorised caravan storage use.

The subject site is currently zoned 'General Rural' under the City's DPS 2 and the 'Car Park' land use class is listed as an 'X' (not permitted) use in this zone.

It is noted that the subject site is proposed to be classified as a 'Suburban Neighbourhood' in accordance with the draft EWDSP. It is understood that the site is likely to be normalised to residential at the local structure planning stage, which will enable the land to be ultimately rezoned to residential and developed for more fine grained urban purposes under DPS 2. In this instance a three year time limited condition is proposed as part of the additional use in order to correlate with the future rezoning of the site as displayed in Table 2 below. The condition will restrict the ability for a 'Car Park' land use to be approved at the subject site once local structure planning has occurred and it is rezoned for residential purposes.

Specifically, this report requests that the City initiates an amendment to *Schedule 2 – Section 1 (Clause 3.20) – Additional Uses*:

Table 2: Proposed Scheme Amendment and associated condition

No.	Street/Locality	Particulars of Land	Additional Use and Conditions (Where Applicable)
TBC	252 Neaves Road, Mariginiup	Lot 108	Car Park Condition: To expire within 3 years of the date the subject land is gazetted 'Urban' under the Metropolitan Region Scheme,

Refer to Figure 3 – Proposed Additional Use

It is understood that following the finalisation and gazettal of the proposed scheme amendment that a retrospective development application will be lodged in order to gain approval for the caravan storage use. The development application will include further details of the use such as specific operating hours, maximum capacities, steps to address visual amenity and other potential concerns and any additional information requested by the City.

Business Operation Details

The caravan storage business operates at a frequency of a maximum of six (6) customer visits a day between Monday to Saturday, involving a customer dropping off or picking up their caravan. A Traffic Impact Statement (TIS) has been prepared to support the proposed scheme amendment. The TIS concludes that based on the low trip generation the use has no material impact on the surrounding road network. An Environmental Noise Impact Assessment (ENIA) has also been prepared and concludes that the noise generated by the use complies with the assigned acoustic levels

Refer to Appendix B – Traffic Impact Assessment

Refer to Appendix C – Environmental Noise Impact Assessment

The landowners will comply with the City's requirements and will not take on any new customers and will not replace customers once their contracts are completed until such time as the scheme amendment has been finalised and gazetted and retrospective planning approval has been obtained.

Additional visual screening has also been introduced on to the subject site in the form of plantings which over time will mature and be further enhanced to protect the visual amenity of neighbouring properties and from the adjacent road. Treatments have included the conversion of the gravelled roundabout into a large planter bed and the introduction of a vegetation screen in front of the row of caravans to the west of the storage area. The landowner's intention is to eventually provide established vegetation along the portions of the property boundaries that are adjacent to the storage area to reduce the visual impact of the storage facility on neighbouring properties. This is intended to be achieved through the introduction of avocado tree plantings along portions of the eastern boundary and within the northern portion of the subject site once retrospective planning approval for the use has been obtained. Further information can also be provided at the retrospective development application stage via a detailed landscaping plan to satisfy the requirements of the City.

Scheme Amendment Request to City of Wanneroo District Planning Scheme No. 2
Request to Introduce an Additional Use of Car Park at 252 Neaves Road, Mariginiup

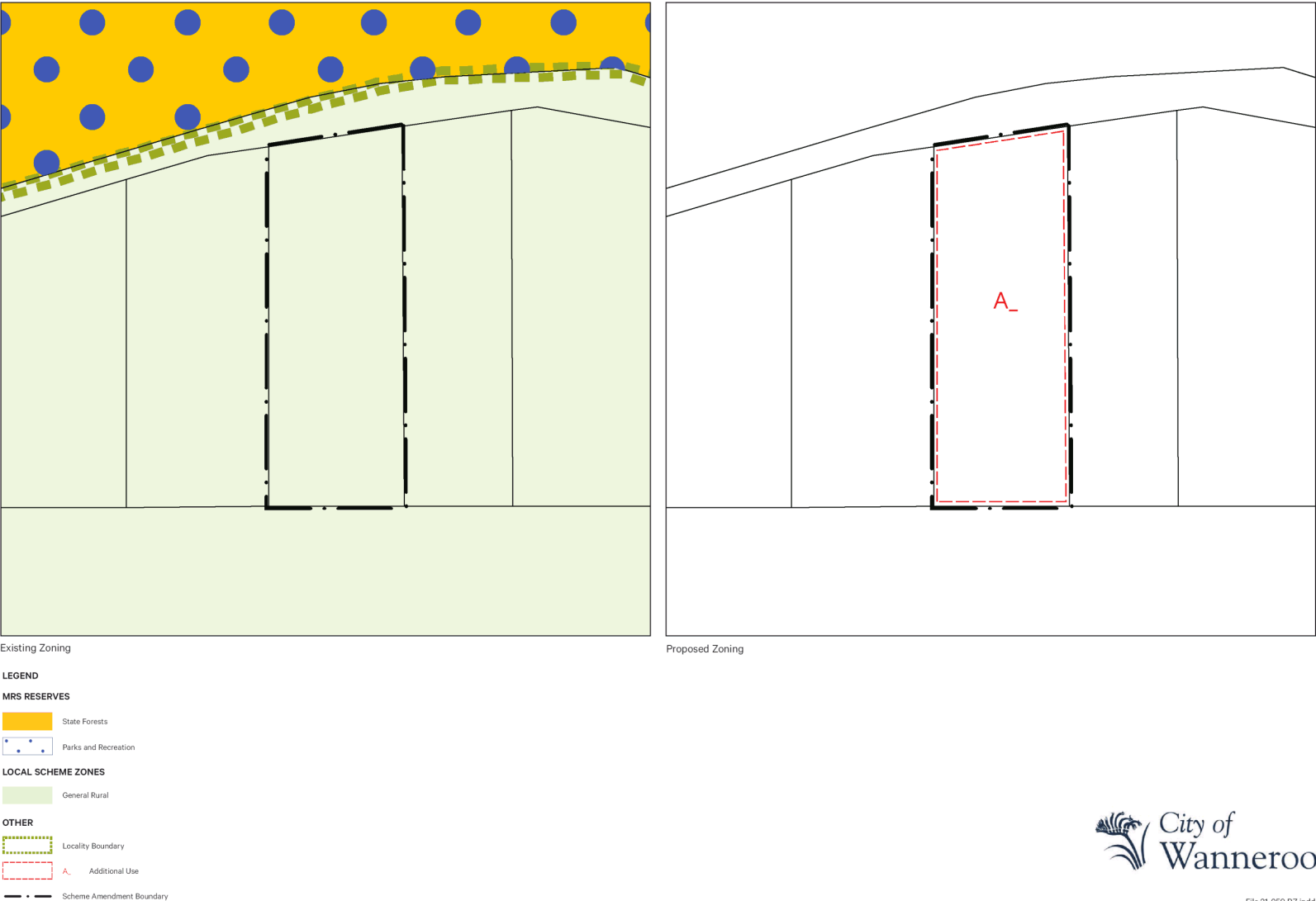


Figure 3. Proposed Additional Use

Technical Assessment

Traffic Considerations

A TIS and an ENIA have been prepared to address any impacts associated with the operation of the existing unauthorised caravan storage use in terms of acoustic and traffic concerns and have been included at Appendix B and C respectively.

The TIS has been prepared by Cardno in accordance with the Western Australian Planning Commission (WAPC) Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016) and the checklist (WAPC Guidelines). The subject site is bound by Neaves Road to the north, which is classified as a Regional Distributor road with a speed limit of 90 kilometres per hour. Recent traffic volumes of the roads in the area were obtained from Main Roads Traffic Maps from 2017 and 2019 and determined that there have been no fatal accidents recorded in the area and one (1) accident that required medical attention. As there are no staff that commute to the subject site, no staff parking is required. Visitors to the subject site can park on the hardstand/driveway space available on-site or on the open area adjacent to the driveway.

The subject site is accessed via a five (5) metre crossover on Neaves Road and sightlines are within minimum standard requirements and are not considered to be an issue as there are no visual obstructions within the critical sight triangle. A swept path was conducted using a car with a caravan attached and concluded that vehicles are able to enter and exit the site appropriately. Daily anticipated movements were predicted using a 'worse-case' scenario approach with three (3) caravans being dropped off and three (3) caravans being picked up a day. The total trip generation of the site development based on this approach is anticipated to have no material impact on the surrounding road network.

Acoustic (Noise) Considerations

The ENIA has been prepared by Herring Storer Acoustics and assessed the noise level emissions associated with the car and caravan movements against the requirements of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations), which stipulates the maximum allowable external noise levels. The use of the storage area is limited to regular business hours in order to reduce impact on the acoustic amenity of neighbouring properties by restricting vehicle movements to appropriate times.

Noise level measurements of typical caravan and car movements were recorded on 20 May 2021 at the lot boundary of the adjoining neighbour's properties and were calculated at a maximum of 50 decibels (dB). The noise level emissions associated with use of the caravan storage yard complies with the applicable assigned noise levels at all times

Refer to Appendix B – Traffic Impact Assessment

Refer to Appendix C – Environmental Noise Impact Assessment

State Planning Framework

Metropolitan Region Scheme

Pursuant to the Metropolitan Region Scheme (MRS), the subject site is zoned a combination of 'Rural' and 'Urban Deferred'. The northern portion of the subject site is zoned 'Rural', and the southern greater portion of the subject site is zoned 'Urban Deferred', meaning this area has been identified by the MRS to be zoned 'Urban' in the future. It is noted that a 'Car Park' land use is generally consistent with the purpose and intent of the zones under the MRS, which are described as:

'Rural: Land in which a range of agricultural, extractive and conservation uses are undertaken.

Urban Deferred: Land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development.'

The existing unauthorised caravan storage use is considered an acceptable use at the subject site due to the large lot sizes and low impact nature of the use. The storage area is limited to a small portion of the subject site and does not prevent the remainder of the site and surrounding areas to continue to be used for lifestyle, small scale agricultural and equestrian use. No extractive or conservation uses are evident in the area. The storage business does not impact upon the use of the neighbouring properties as these lots are also of significant size and accommodate a range of lifestyle and other activities. The acoustic amenity of the area is not compromised by the use as it generates limited noise due to a low volume of vehicle movements per day and is considered compliant with applicable Noise Regulations. The limited amount of traffic generated by the use does not compromise the existing road network, endanger neighbours or create safety issues as there are clear lines of sight from the driveway as determined by the TIS.

The subject site has been identified by the MRS as an area for future urbanisation in accordance with the strategic vision of the draft EWDSP. Urbanisation of this area is not anticipated to occur before 2031, therefore the use is unlikely to compromise the future transition of the land from 'Rural' to 'Urban'.

Refer to Figure 4 – Metropolitan Region Scheme Extract

Perth and Peel @3.5 million

Perth and Peel @ 3.5 Million is the guiding document for the WAPC's high level strategic planning for the Perth and Peel Regions. It builds on Directions 2031 as well as the State Planning Strategy 2050, responding to challenges with a long term growth strategy for land use and infrastructure.

The Perth and Peel @ 3.5 Million suite of documents have been developed in order to set out a coordinated strategy to spatially accommodate a substantially increased population over several sub-regions. It aims to achieve a more consolidated urban form to meet long-term housing needs and to strengthen key activity centres and employment nodes as the Perth and Peel population grows to 3.5 million. The subject site is in the 'North West Sub-Region' which helps establish key instruments aiming to achieve a more consolidated urban form with less dependence on urban greenfield developments to accommodate anticipated population growth. The framework set out seeks to achieve a more consolidated urban form and development within the sub-region.

The proposed condition on the scheme amendment has taken into consideration the projected future urbanisation of the North West sub-region and acknowledges that the existing and future zoning of the areas will be inconsistent with the existing unauthorised use at some point in the future. However, with further consolidation and urbanisation the demand for caravan storage is predicted to increase and there are already limited areas where this type of facility is currently permissible. Many of the users of the facility are unable to store their caravans at their own homes due to smaller lot sizes and larger houses with limited verge and on street parking availability. The use offers residents in developed areas the opportunity to still enjoy the ownership of a caravan and live in their desired area.

The impacts of the COVID-19 pandemic have further exacerbated the demand for caravan storage facilities due to an enhanced focus on domestic tourism opportunities with limited regional accommodation available to meet demand outside of the Perth Metropolitan Area. This demand is expected to continue in the short to medium term due to the interrupted ability to undertake interstate travel and the current bans in place on international leisure travel.

Scheme Amendment Request to City of Wanneroo District Planning Scheme No. 2
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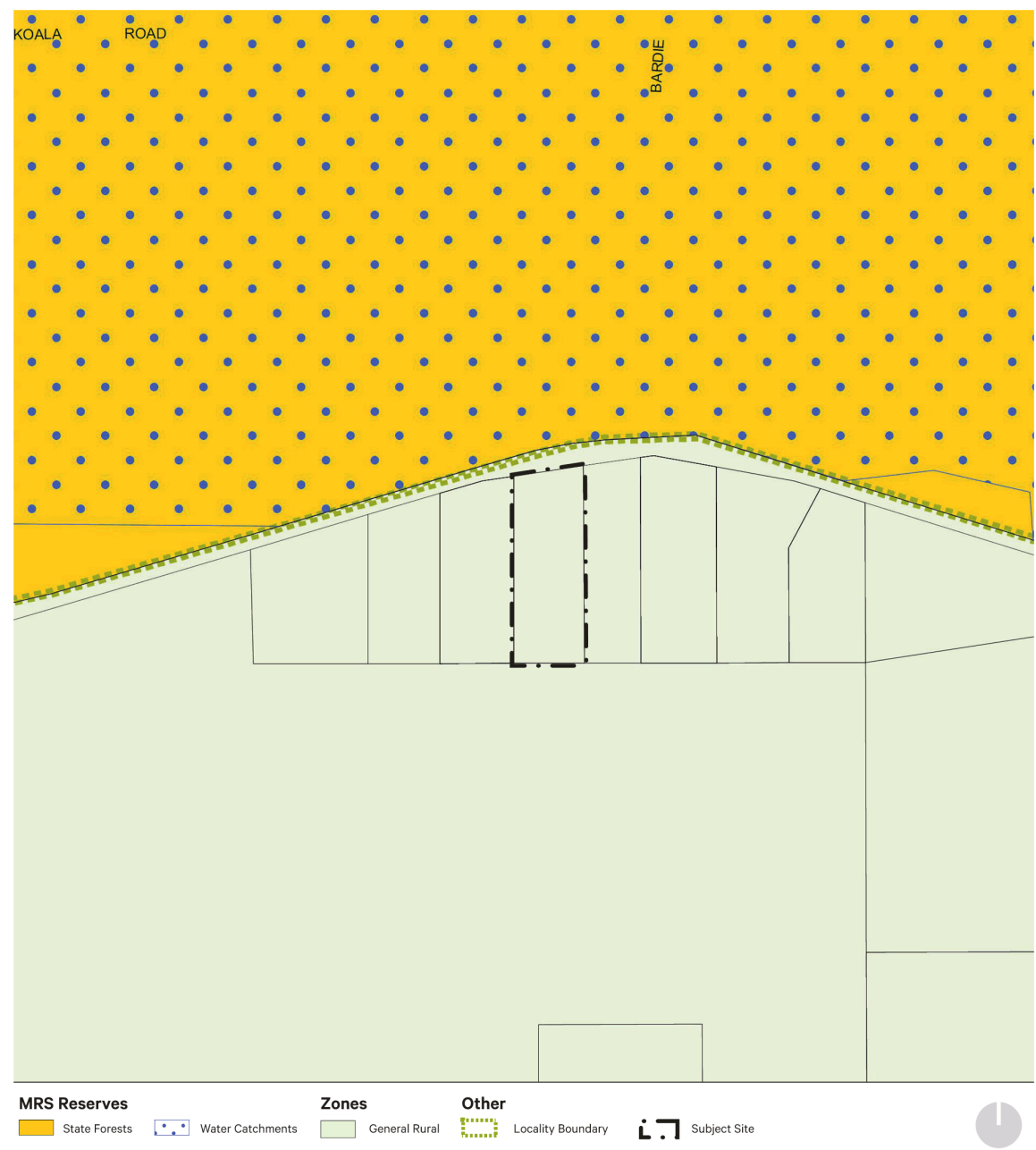


Figure 4. Metropolitan Region Scheme Extract

Planning and Development (Local Planning Scheme) Regulations 2015

The *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) made under the *Planning and Development Act 2005* (the Act), govern the way in which local planning strategies and local planning schemes are prepared, consolidated and amended. Section 75 of the Act provides local governments with the ability to amend a local planning scheme and the Regulations divide scheme amendments into either a basic, standard or complex classification. The proposed amendment is considered to be a standard amendment as per clauses (e) and (f) of the Regulations as the use does not result in any significant environmental, social, economic or governance impact and has a minimal impact on the land in the scheme area. The storage business is contained centrally within the subject site and utilised the pre-existing landscape to avoid the removal of any trees during the development of the storage area. The use does not impact upon the ability for adjoining properties to continue rural uses such as agricultural, horticultural and equestrian activities at an appropriate scale.

State Planning Policy 2.5 Rural Planning

The purpose of State Planning Policy 2.5 Rural Planning (SPP 2.5) is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome. Although limited in its actual relevance, SPP 2.5 technically applies to this proposed scheme amendment as the subject site is zoned 'General Rural'. The policy objectives are to:

- (a) *support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;*
- (b) *provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;*
- (c) *outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;*
- (d) *provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;*
- (e) *avoid and minimise land use conflicts;*
- (f) *promote sustainable settlement in, and adjacent to, existing urban areas; and*
- (g) *protect and sustainably manage environmental, landscape and water resource assets.'*

The proposed scheme amendment will facilitate the continued use of the caravan storage business at the subject site. This use provides a service to many customers that are unable to store their caravan on their own property and based on the success and high demand for this current business it is understood that there are many people who benefit from such a use. As there is no maintenance of the caravans undertaken at the subject site, customers often contribute to the local economy as they need to utilise local services before they use their caravans such as petrol stations, supermarkets and auto repair shops. The use has little impact on the existing environment as no clearing was required to accommodate the storage area and no hazardous materials or chemicals are stored on the subject site, limiting opportunities for run off contamination.

SPP 2.5 aims to achieve the objectives through the provided policy measures. A number of these measures are not relevant to the proposed scheme amendment. However, clauses 5.12 and 6.4 relate to zoning and ensuring that zones and sites are suitable for their intended purpose. An assessment against the relevant aspects of clause 5.12 and clause 6.4 is included in the following page.

Scheme Amendment Request to City of Wanneroo District Planning Scheme No. 2
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Table 3: Assessment against Clause 5.12

5.12.1 Avoiding land use conflict	Comment
<i>Planning decision-makers shall take the following approach to avoid land use conflict:</i>	The caravan storage business is generally compatible with the surrounding land uses as it is of a limited size and located away from existing housing in the locality. The use is contained to an area of approximately 4,100m ² (less than 20% of the overall site area) and is located behind the on-site house and along the western boundary
(a) <i>where an existing land use that may generate impacts is broadly compatible with surrounding zones and land uses, a separation distance should be indicated in a local planning strategy so there is broad awareness of the land use;</i>	The property to the west is used for residential and lifestyle. Existing sheds are located approximately 24 metres from the storage area and the neighbouring residential house is set back approximately 60 metres from the storage area. The eastern property is used primarily for residential and lifestyle purposes and the house is setback approximately 30 metres from the storage area.
b) <i>where a development is proposed for a land use that may generate off-site impacts, there should be application of the separation distances used in environmental policy and health guidance, State Planning Policy 2.5 Rural Planning December 2016 10 prescribed standards, accepted industry standards and/or Codes of Practice, followed by considering –</i>	The caravan storage business has been operating on the subject site for three (3) years and measures have been taken to reduce any potential adverse amenity impacts on the adjoining properties through appropriate operating hours and limited frequency of vehicle movements. Vegetation plantings have also been commenced and over time and with further enhancements are expected to provide effective visual screening.
(i) <i>whether the site is capable of accommodating the land use; and/or</i>	The 'Car Park' land use definition does not trigger the buffer requirements as stated under State Planning Policy 4.1 State Industrial Buffer as the use is not considered a 'sensitive use' or an industrial use.
(ii) <i>whether surrounding rural land is suitable, and can be used to meet the separation distances between the nearest sensitive land use and/or zone, and would not limit future rural land uses; and</i>	
(iii) <i>whether if clauses (i) and/or (ii) are met, a statutory buffer is not required;</i>	
c) <i>where a development is proposed for a land use that may generate off-site impacts and does not meet the standard outlined in clause 5.12.1 (b) then more detailed consideration of off-site impacts will be required, in accordance with clause 5.12.3 of this policy; and</i>	N/A
d) <i>where a development is proposed that could be contemplated in the zone and has been assessed under clause 5.12.3 as having unacceptable offsite impacts that cannot be further mitigated or managed, the proposal should be refused.</i>	N/A
5.12.2 Planning approach for sensitive land uses in rural zones potentially affected by a rural land use	
<i>This policy seeks to limit the introduction of sensitive land uses that may compromise existing and future primary production on rural land. In considering these zones and land uses, WAPC's position is that:</i>	Noted
a) <i>single dwellings on rural land are a sensitive land use;</i>	
b) <i>single dwellings and other sensitive land uses on rural land should be afforded a reasonable standard of rural amenity;</i>	The adjoining residential houses are setback between 30 to 60 metres from the storage area and the noise generated by the use is compliant with the assigned noise levels.
c) <i>the introduction of single dwellings and other sensitive land uses should not occur where they would limit primary production;</i>	N/A

d) <i>the extent of a sensitive land use on rural land is a distance (as opposed to the property boundary) from the perimeter of the use that provides a reasonable standard of rural amenity;</i>	As mentioned above, potentially sensitive land uses on the adjoining properties are sufficiently setback from the storage area to address any amenity concerns.
e) <i>where primary production sites require caretakers' dwellings for management or operational purposes, these dwellings should not be considered a sensitive land use, noting that occupational health and workplace safety requirements will apply;</i>	N/A
f) <i>rural land uses are compatible with the preservation of rural character and amenity in rural zones;</i>	<p>The caravan storage area is providing a highly sought-after and necessary service to local and international customers and results in minimal impact to surrounding rural uses.</p> <p>The caravan storage business does not limit the ability for the adjoining properties to operate as rural lifestyle lots and does not have a detrimental impact on the visual or acoustic amenity of the area. Visual screening can be further augmented to address any reasonable ongoing amenity concerns if required.</p>
g) <i>where single dwellings or other sensitive land uses are proposed in an area potentially impacted by a primary production site of State significance, prospective purchasers may be advised of potential impacts by notifications on title at subdivision stage.</i>	N/A

5.12.3 Determining a buffer

<i>In addition to those matters required under a scheme, where detailed consideration of off-site impacts is required in accordance with clause 5.12.1 (c), determination of a buffer should, take into account:</i>	The 'Car Park' land use definition does not trigger the buffer requirements as stated under State Planning Policy 4.1 State Industrial Buffer as the use is not considered a 'sensitive use' or an industrial use.
a) <i>separation distances recommended in Government policy and guidance;</i>	
b) <i>whether the design and/or operation of the proposal is in accordance with prescribed standards, accepted industry standards or codes of practice;</i>	A TIS and an ENIA have been prepared in support of the proposed scheme amendment. The results of the assessments conclude that the traffic and noise levels produced by the use are in accordance with applicable traffic and acoustic regulations and within acceptable parameters.
c) <i>whether, prior to issuing an approval, any management plans associated with the proposal are capable of being implemented;</i>	N/A. No management plans are considered necessary for the caravan storage facility.
d) <i>the existing or potential requirement for environmental licensing and/or works approval;</i>	N/A. None required.
e) <i>potential cumulative impacts;</i>	N/A. All associated impacts have been addressed and concluded as being within acceptable parameters.
f) <i>whether modelling is required where impacts on sensitive land uses outside the property boundary are anticipated to exceed the parameters used in environmental policy, prescribed standards, accepted industry standards and/or codes of practice; and</i>	A TIS and an ENIA have been prepared in support of the proposed scheme amendment. The results of the assessments conclude that the traffic and noise levels produced by the use are in accordance with applicable traffic and acoustic regulations and within acceptable parameters.
g) <i>odour modelling, when required, is to be undertaken in accordance with a methodology outlined in Government policy or guideline, or an agreed equivalent, by the proponent of the primary production or the proponent of the sensitive zone or land use.</i>	N/A. There are no odours associated with the caravan storage use.

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5.12.4 Planning approach for buffers

Where a buffer has been determined in accordance with clause 5.12.3 and off-site impacts can be managed by planning controls, planning decision-makers should adopt the following approach as applicable:

N/A. No buffers required or proposed.

a) for a scheme review or amendment, generally a statutory buffer should be applied and take the form of a special control area with related scheme provisions;

b) for a structure plan, designate buffers, noting that their effect is one of 'due regard';

N/A

c) for a subdivision, include a condition that notifies prospective purchasers of either a statutory buffer, or a land use that may affect residential amenity; and

N/A

d) for a development application, the requirements of clause 5.12.1 (b) must be satisfied, as it is not possible to implement a statutory buffer through a development application. Where clause 5.12.1 (b) cannot be satisfied, a scheme amendment may be required.

N/A

5.12.5 Planning approach for managing land use transition

Rural land may transition to other zones, such as urban, residential, commercial and industrial. In such cases, it is necessary for land use transition to be managed, such that existing operators can continue to function and new landowners have reasonable expectations. In such cases, WAPC policy is:

Urbanisation of the area is not predicted to start until 2031 in accordance with the EWDSP timeframes. Once the area has been rezoned 'Urban' under the MRS the 'Car Park' land use will not be capable of approval as per the proposed condition under the additional use provisions.

a) where an area is transitioning from a rural zoning to urban, buffers may be required during the transition, to manage the change and allow producers to continue operations until such time as production ceases or relocation occurs;

b) where an area is transitioning from a rural zoning and the producers plan to relocate before rezoning, structure planning or subdivision occur, proponents are to provide evidence of the intended closure, such as a statutory declaration, written undertaking by the producer, unconditional offer and acceptance for the sale of the property, or removal of the agricultural infrastructure. In these circumstances a buffer need not be applied;

N/A

c) prospective purchasers of properties affected by a buffer may be advised of the existence of a rural land use through a condition of subdivision; and

N/A

d) in accordance with clause 5.2 (c) of this policy, rural land uses of State significance are to be given due regard in decision-making.

N/A

Table 4: Assessment against Clause 6.4

6.4 Zoning proposals affecting rural land	Comment
<i>In contemplating zoning proposals or amendments to region or local planning schemes, planning decisionmakers shall consider:</i>	
(a) <i>the suitability of the site to be developed for the proposed use;</i>	<p>The caravan storage business has been operating on the subject site for three (3) years and measures have been taken to reduce any potential adverse amenity impacts on the adjoining properties through appropriate operating hours and limited frequency of vehicle movements. Vegetation plantings have also been commenced and over time and with further enhancements are expected to provide effective visual screening.</p> <p>No adverse impacts have been identified during its time in operation.</p>
(b) <i>the siting of the zone/land use in the context of surrounding zones/land uses (existing and proposed);</i>	<p>The use of the caravan storage business within the 'General Rural' zone provides customers with a secure and private location to store their vehicles. As the storage area is not visible from the adjacent road and the subject site is located away from busy areas there is minimal risk of break ins or any damage occurring to the caravans.</p> <p>The subject site is located within the EWDSP area, and has been identified to be rezoned 'Urban' under the MRS. In order to accord with the future urbanisation intent a condition of approval for the additional use has been proposed that will prevent the use from being capable of approval once the area has been rezoned.</p>
(c) <i>the capacity of the site to accommodate the proposed zone/land use and associated impacts and:</i>	
(i) <i>only support proposals which are consistent with endorsed planning strategies, or in exceptional circumstances, where the proposal meets the objectives and intent of WAPC policy;</i>	<p>The existing use is contained within a small portion (less than 20%) of the 23,744m² site totaling approximately 4,100m². The existing caravan storage business use is not classified as a sensitive use and does not affect the operation of any primary production.</p>
(ii) <i>only support the introduction of sensitive zones that may affect the existing and future operation of primary production where the management of impacts and/or mitigation approaches have been substantively resolved and are not wholly deferred to later stages of planning;</i>	<p>The use is generally consistent with the objectives of the WAPC policy and does not impact upon the ability for surrounding lots to operate as rural lifestyle lots.</p>
(iii) <i>that the continuation of existing rural land uses are taken into account;</i>	<p>As mentioned above, the subject site is located within the EWDSP area, and has been identified to be rezoned 'Urban' under the MRS. In order to comply with the future urbanisation a condition of approval for the additional use has been proposed that will prevent the use from being capable of approval once the area has been rezoned.</p>
(iv) <i>ensure that lifting of urban deferred land in a region scheme is in accordance with clause 6.4 (b);</i>	

As per the assessment above, the existing caravan storage use is not considered to have a detrimental effect on the surrounding locality as it has operated for three (3) years and has had no discernible adverse impact on adjoining properties or the locality generally.

State Planning Policy 3.7 Planning in Bushfire Prone Areas

The subject site is located in an area designated as bushfire prone, in accordance with the Map of Bush Fire Prone Areas. WAPC Planning Bulletin 111/2016 states that the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the deemed provisions should be applied pragmatically by decision makers. If the proposal does not result in an intensification of development (or land use), does not result in an increase in residents or employees, or does not involve the occupation of employees on site for any considerable amount of time, then there may not be any practical reason to require a Bushfire Attack Level (BAL) Assessment.

We are of the opinion that the proposed development is exempt from the requirements of SPP 3.7 given the existing storage yard business does not involve employees on site or result in an increase of residents or employees. As such, it would not be practical or necessary to require the preparation of a BAL Assessment.

Local Planning Framework

District Planning Scheme No. 2

DPS 2 is the primary statutory planning control instrument relating to the development and use of land within the City. Pursuant to DPS 2 the subject site is zoned 'General Rural'. The General Rural zone has the following objectives:

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

Under the current zoning the caravan storage use is not observed to impose a detrimental impact on the environment and existing surrounding land uses. Although the use does not enhance the existing rural character and amenity of the area the use is currently generally consistent with the above objectives as it does not prevent adjoining and nearby properties from continuing to be used for small scale agricultural, horticultural and equestrian uses. The impact on acoustic amenity is limited as there is little noise generated by the use as caravans are often held at the site for long periods of time and the vehicle movements generated are very low and cause minimal impact on local traffic conditions. Both the noise and traffic generated by the use are compliant with the Noise Regulations and WAPC Guidelines.

Refer Figure 5 – DPS 2 Zoning Map

The unauthorised use is most appropriately designated by DPS 2 as a 'Car Park' which is defined as:

'means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays.'

A 'Car Park' land use is currently an 'X' (not permitted) use in the 'General Rural' zone meaning it is not permitted at the subject site. The purpose of the scheme amendment is to request that an additional use ('Car Park') is made permissible at the site for the existing unauthorised use to obtain retrospective planning approval and continue operating. The land use definition for 'Car Park' is considered appropriate for the existing storage business operating on the site as the landowners do not wish to store anything other than vehicles such as caravans, boats, and cars on the subject site.

Based on the success of the existing business at the subject site and similar businesses in the area, the use is providing a service that is in high demand. A number of customers have expressed their support for the continuation of the business and have provided comment. These submissions are provided at Appendix D. Some customers live overseas and have been unable to return to Perth to use their caravans and will not be able to for some time due to the impacts of the COVID-19 pandemic. Several customers live in higher density suburbs where there is little space for storage due to smaller lot sizes. The semi-rural location of the subject site allows customers without the required storage space to continuing owning a caravan knowing it is stored safely at a convenient location. Additional business is brought into the City as customers of the use need to utilise local mechanics and fuel stations for general vehicle maintenance. A supporting letter has also been signed by the adjoining properties at Nos. 214 and 258 Neaves Road, Mariginiup raising no objection to the unauthorised use, this is also included in Appendix D. There remains an ongoing willingness to directly liaise with the landowners of No. 240 Neaves Road, the neighbouring property to the west, to determine the most appropriate measures to be taken to ensure both parties are satisfied.

Refer to Appendix D – Letters of Support

Visual screening will be provided in accordance with clause 4.18 Screening of Storage, which states:

The owner of land on which there is stored, stacked or allowed to remain any materials which in local government's opinion detract from the amenity of the area shall completely screen the said materials from adjoining properties and from streets in a manner specified by and to the satisfaction of local government, by means of walls, fences, hedges or shrubs.

The landowners have planted vegetation on and opposite the roundabout at the end of the driveway to screen the caravans from the adjacent road. The plants selected are fast growing and in time should provide thick foliage suitable to screen the storage area. Additional screening can be introduced at the development application stage to address any reasonable adjoining landowner concerns to the satisfaction of the City. This in turn would also reduce concerns regarding visual privacy impacts on neighbouring residential properties.

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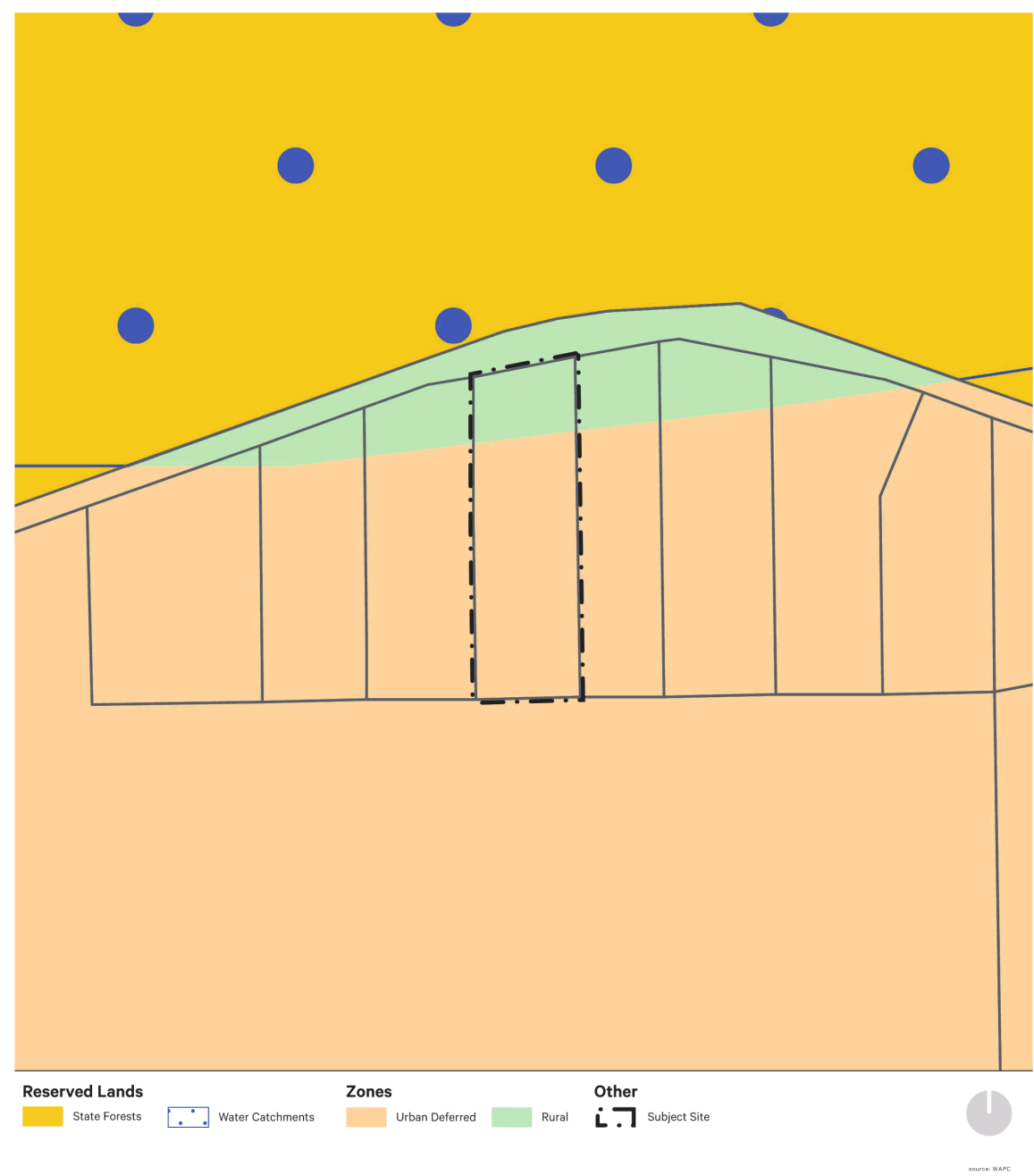


Figure 5. DPS 2 Zoning Map

East Wanneroo District Structure Plan

The draft EWDSP has been prepared to guide the progressive urbanisation of East Wanneroo over the next 50 years. The draft EWDSP received final approval from the WAPC on 25 November 2020. The document will be finalised and published following approval of an associated District Water Management Strategy (DWMS) by the DWER.

The draft EWDSP ultimately provides for a population of around 150,000 residents, approximately 50,000 homes and up to 20,000 new jobs. It includes a district town centre, up to six schools, regional sporting fields and 200 hectares of parkland.

The draft EWDSP seeks to reclassify the subject site 'Suburban Neighbourhood' from 'Rural Residential'. Suburban Neighbourhood zones are expected to be low to medium density residential areas with 15 dwellings per hectare and are defined as:

'Residential areas of average medium density, each with an identity drawn from a layout, and built form character which is responsive to natural features and the landscape. These areas are permeable and legible to all users and provide a broad range of housing choices around a focal point of community activity.'

The subject site is located within Precinct 16 North Mariginiup (Precinct 16), which is described as:

'A suburban neighbourhood that responds positively to existing wetlands and enables their enhancement as environmental and amenity features. Aboriginal heritage values are respected and protected.'

The existing unauthorised use is located within a developed residential lot and poses little risk to the surrounding environment as no clearing or excavation was necessary to accommodate the storage area and no maintenance of vehicles is done on site, reducing the possibility of contamination. Impacts on the established environmental ecosystem are limited as no fuel or other chemicals are stored on the subject site and maintenance of the vehicles is conducted off site.

It is noted that the use is visible from the neighbouring residential lots and screen planting has been commenced which in time will reduce visual impacts on adjacent residents. Additional screening can also be introduced to the satisfaction of the City. The majority of the storage area is currently screened from the adjoining road by the existing house and additional vegetation has been planted at the end of the driveway to ensure the use will not be visible to passersby once the plantings are established.

Precinct 16 has been identified as Stage 2 of the draft EWDSP with predicted urbanisation to occur from 2031-2051. Section 6 of the draft EWDSP provides justification for the proposed timeframe, which is due to the cost involved with providing essential services infrastructure to this area. Areas that have significant existing services infrastructure will be prioritised for development.

Precinct 16 is described as being largely not serviced with limited power and reticulated water available. The timeframes provided by the draft EWDSP are not set requirements as the rate of future development will be influenced by a range of variables, particularly the performance of the WA economy and associated housing demand, which may shorten or lengthen anticipated timeframes.

Based on preliminary consultation with the City it is predicted that development of the precinct will be left up to individual landowners and developers to progress these processes. Developers will be expected to prepare local structure plans to coordinate future subdivision and development and provide sufficient public open space and drainage to meet need and demand. Development of this area is not predicted to commence substantially until after 2031.

As such, the existing unauthorised use is unlikely to have a detrimental impact on the area until such urbanisation occurs. The proposed condition of the additional use limits the ability for the use to be approved once the site has been gazetted 'Urban' under the MRS, allowing for future urbanisation of the site to occur in the expected timeframe.

Local Planning Policy 5.3 East Wanneroo

Local Planning Policy 5.3 East Wanneroo (LPP 5.3) has been prepared to provide guidance on the consideration of planning proposals for urban or similar development, and applications for planning approval of a rural nature received in respect to the East Wanneroo area. As the proposed scheme amendment is relating to a 'Car Park' land use that is neither urban nor rural in nature, this policy is not relevant to this application. A time limited condition is proposed as part of the additional use in order to correlate with the future urbanisation of the of the subject site and immediate area in order to prevent the ability for a 'Car Park' land use to be approved once the area has been rezoned.

Conclusion

This report has been prepared by **element**, on behalf of the landowners of the subject site, to request the initiation of an amendment to the City's DPS 2 to introduce an additional land use of 'Car Park' at the subject site to enable the existing unapproved caravan storage business to obtain retrospective planning approval.

The amendment seeks to allow for the existing caravan storage business to continue providing a vital service to the local and surrounding community that are unable to store a caravan on their own property. The existing use has not hindered the ability of the adjoining properties to operate as rural lifestyle lots and has minimal impact on the visual and acoustic amenity of the locality as demonstrated by the attached technical reports.

The proposed amendment to DPS 2 is considered to be consistent with the orderly and proper planning of the locality as demonstrated in this report and the use will continue to contribute to the local economy as customers often utilise local businesses.

For these reasons, it is respectfully requested that this scheme amendment request is initiated by the City at its earliest convenience and supported by Council.

Attachment 3

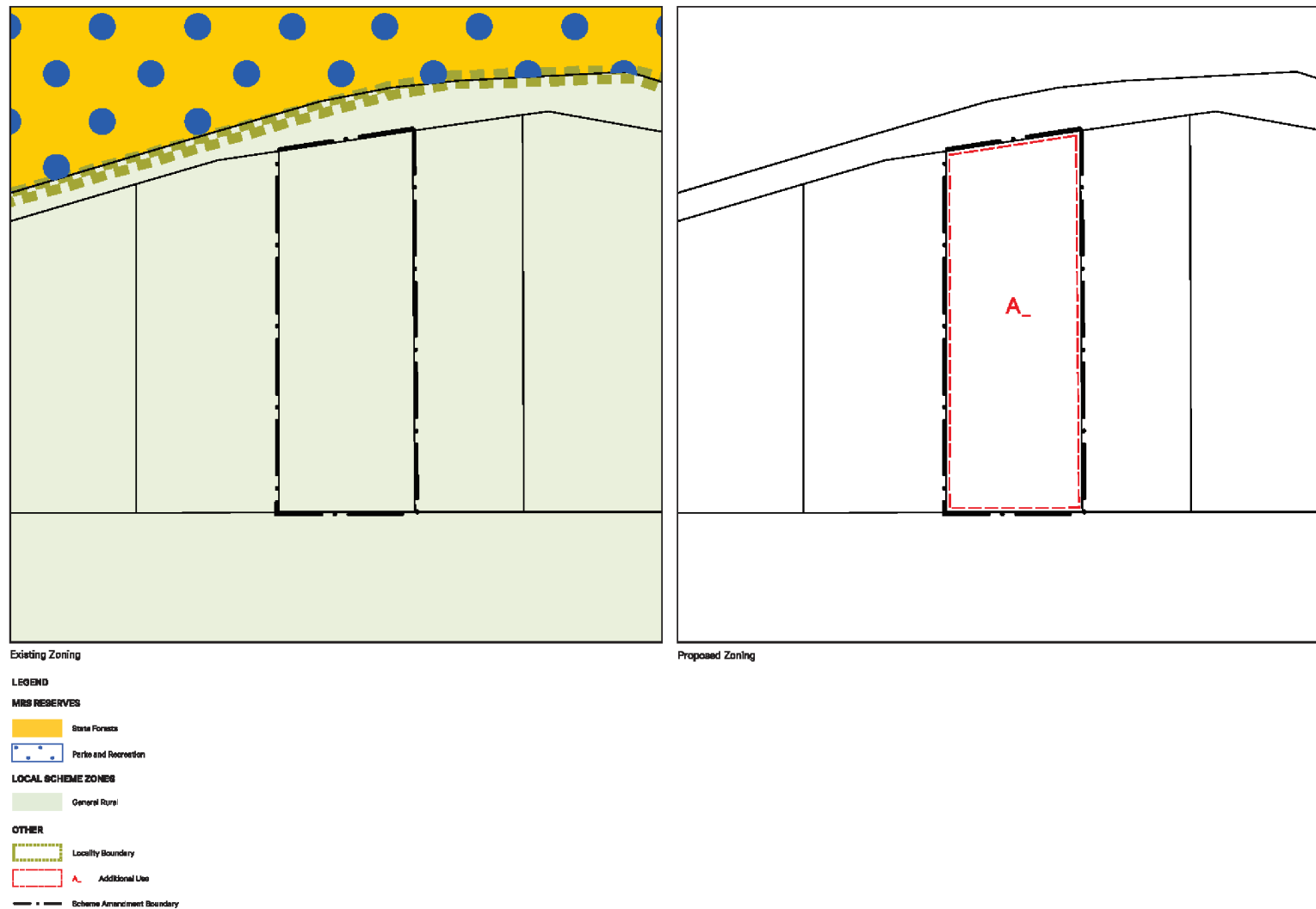


Figure 3 – Proposed Additional Use

Attachment 4

Site Visit Photos





4.7 Consideration of Amendment No. 194 to District Planning Scheme No. 2 to Introduce an Additional Use of Car Park at Lot 802 (1954) Wanneroo Road, Neerabup

File Ref: 42942 – 21/334105
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 5

Issue

To consider a request to amend District Planning Scheme No. 2 (DPS 2) by introducing an Additional Use of 'Car Park' at Lot 802 (1954) Wanneroo Road, Mariginiup (Subject site).

Applicant	CDP Town Planning + Urban Design
Owner	Airport Liquor Pty Ltd
Location	Lot 802 (1954) Wanneroo Road, Neerabup
Site Area	2.6192 Hectares
MRS Zoning	Rural
DPS 2 Zoning	General Rural

Background

On 22 April 2021, CDP Town Planning + Urban Design lodged Amendment No. 194 to DPS 2 to introduce an Additional Use of 'Car Park' on the subject site. Car Park is a 'Not Permitted' (X) use in the General Rural zone.

The Additional Use scheme amendment has been submitted following investigation by the City's Compliance Services that determined the landowners were storing caravans (Car Park land use) on their property without a valid planning approval. As this is a prohibited use in the General Rural zone an amendment to DPS 2 is required to include Car Park as an additional use on the subject site for the business to continue operating.

In accordance with Local Planning Policy 4.14: Compliance (LPP 4.14), as the applicant is seeking to rectify the non-compliance further action from the City has been deferred until the relevant planning processes are complete. As outlined in LPP 4.14, during this time the business is permitted to continue operating.

Amendment No. 194 is being presented to Council co-currently with Amendment No. 198, which is seeking to make Car Park an Additional Use at Lot 108 (252) Neaves Road, Mariginiup. A separate report on Amendment No. 198 has been prepared for Council's consideration.

History

Amendment No. 170 and Amendment No. 199 to DPS 2

On 17 September 2018, the City received Amendment No. 170 to DPS 2 seeking to introduce an Additional Use of 'Storage Yard' at Lot 31 (90) Rousset Road, Jandabup (Lot 31). Similar to Amendment No. 194, the amendment was submitted in response to an investigation by the City's Compliance Services that determined the landowners were storing caravans, boats, trailers, sea containers and scaffolding on the property without a valid planning approval. Lot 31 is zoned General Rural under DPS 2, with Storage Yard a Not Permitted (X) use in the General Rural zone. To bring the property into compliance the scheme amendment sought to make Storage Yard a permissible use on Lot 31, which is defined in DPS 2 as:

Storage Yard: means any land or buildings used for the storage of goods, equipment, plant or materials.

Amendment No. 170 was supported by Council and ultimately approved by the Minister for Planning, and gazetted on 8 May 2020. As the property is located within the area subject to the East Wanneroo District Structure Plan (EWDSP) a condition was included for the additional use to expire three years after the land is transferred to the 'Urban' zone under the Metropolitan Region Scheme (MRS). This will ensure the additional use does not prejudice the future urbanisation of the area in accordance with the EWDSP.

The storage of recreational vehicles (particularly caravans) is a matter that Administration continues to receive enquiries and complaints about, and represents a growing trend as residential lot sizes have continued to decrease in recent years. As lot sizes decrease it limits the ability to adequately and safely store vehicles such as caravans and boats on a property.

In response to this, Administration prepared Amendment No. 199 to DPS 2, which was presented to Council on 10 August 2021 and seeks to make 'Car Park' an 'A' land use in the General Rural and Rural Resource zones. Whilst the Storage Yard land use (adopted for Amendment No. 170) does support the storage of recreational vehicles, the Car Park land use is considered to more accurately address the planning merits of the issue. The details of Amendment No. 199, including further consideration of the Car Park land use definition, are discussed in further detail in the 'Comment' section below.

Detail

Site

The subject site is zoned Rural under the MRS and General Rural under DPS 2. The site is bound by the Lake Neerabup Regional Reserve to the south and east, a Single House with an associated commercial business to the north ('Bird Man' – which is an approved additional use) and Wanneroo Road to the west. Neerabup National Park is located immediately west of Wanneroo Road. Although the site is located on Wanneroo Road it is accessed via a CAP road (Controlled Access Place). The CAP road provides access to numerous lots fronting Wanneroo Road in this location via a priority controlled intersection approximately 100 metres north of the subject site.

The subject site is located within a broader area of General Rural zoned land between Flynn Drive to the south and Wattle Avenue to the north. This area supports a number of approved additional uses specific to lots within the area. The surrounding additional uses will be discussed in further detail below.

A Location Plan is included as **Attachment 1**.

Existing Use and Operations

The vehicle storage business (Car Park) operates from five designated areas of cleared land on the site approximately 5300m² in area. The applicant has outlined that the current and proposed operations entail the following:

- Provision for the storage of recreational caravans, boats, cars and trailers;
- Operating 6:00am to 6:00pm seven days a week, including public holidays;
- Approximately 80 vehicles are currently being stored on the premises, 90% of which are caravans. The intention is to store up to a maximum of 90 vehicles at any one time;
- A maximum of five customers typically visit the site on any one day, predominantly on weekends, which involves the dropping off or picking up of a vehicle; and

- The landowners of the subject site will operate the business, with no additional staff proposed on site.

The purpose of the scheme amendment is to obtain approval for the existing unauthorised use. Should the amendment be approved a development application would still be required, at which time detailed matters related to the location of the use, vegetation retention and operating restrictions (if any) would be formalised.

A site plan illustrating the indicative location of the existing unauthorised use is included as **Attachment 2**, and site photos are included as **Attachment 3**.

The applicants Planning Report is included as **Attachment 4**.

Proposal

The proposal seeks to amend DPS 2 by:

1. Introducing Car Park as an Additional Use on Lot 802 (1954) Wanneroo Road, Neerabup and amending Schedule 2 – Section 1 (Clause 3.20) – Additional Uses as follows:

Number		Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A44	1-44	1954 Wanneroo Road, Neerabup	Lot 802 on Deposited Plan 58729	Car Park (D)

2. Amend the scheme map accordingly.

Illustrated in **Attachment 5** is the current and proposed zoning of the subject site. As illustrated, the Additional Use A44 is proposed to be applied to the subject site in its entirety.

The applicant's justification for the proposal can be summarised as follows:

1. The proposal will not adversely impact on the amenity of the area given the screening that will be provided by existing trees and vegetation on the subject site, the Wanneroo Road frontage, the adjoining Parks and Recreation Reserve and within adjoining properties.
2. Access to the subject site is via Wanneroo Road, which is a Primary Regional Road and therefore there will be no impact on the surrounding local road network. The traffic movements from the unauthorised use are insignificant, do not involve the movement of a large number of vehicles at any one time and will not impact the amenity of surrounding landowners.
3. The proposed land use will enable a very 'in demand' service to be provided, being the parking of recreational vehicles (between times of active use) for those within the Perth Metropolitan area who reside on a small property and are unable to store a recreational vehicle. There is a clear need for this service in the area based on the community demand being experienced.
4. Locating this land use on rural land allows the service to be provided at an affordable rate to the community, compared to the higher rates which are applicable to industrial zoned land. The use of industrial zoned land for the proposed land use is not likely to be commercially viable given the higher land values and lack of employment generation. In addition, industrial zoned land that is serviced and provided with infrastructure should be

used for more traditional and more intensive industrial activities that generate broader economic benefits.

5. The land use will provide an economic benefit to the proponent and hence the community and will contribute towards economic growth and diversification across a rural land holding that has limited traditional agricultural land use options.
6. The proximity of Lake Neerabup and associated wetland areas immediately to the east, which need to be protected from adverse impacts of agricultural activities, as well as issues associated with obtaining water allocation required to pursue rural and/or horticultural activities on the land, restricts the land uses and economic development opportunities available. The proposal is considered to be an innovative idea that allows for an appropriate use of rural land in an appropriate location and context.
7. The land use can be appropriately managed to avoid any impacts on surrounding rural land uses and the rural character and amenity of the area. This can be carefully assessed at the development application stage, noting that the Car Park land use will still require development application to be submitted and assessed by the City.
8. The land can be easily remediated if the Car Park use ceases. This would allow rural and similar land uses to be pursued and will not interfere with the surrounding land owners carrying out various rural pursuits on their property.

Consultation

The proposed amendment to DPS 2 is considered to be a 'complex' amendment in accordance with Part 5 – Division 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) for the following reason:

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

In this regard, the City's Local Planning Strategy has not yet been prepared to guide consideration of the Car Park land use within the General Rural zone. Further, this will allow Amendment No. 194 to follow the same procedures as those set out for the recently adopted Amendment No. 199, which is being progressed as a complex amendment.

Where a scheme amendment is required to be advertised, the amendment will need to be referred to the Environmental Protection Authority (EPA) to assess the environmental impacts of the proposal and determine whether any formal environmental assessment is necessary prior to advertising. As a complex amendment, the proposal is also subject to referral to the WAPC for consent to advertise, prior to formally commencing public consultation.

Subject to the advice of the EPA and consent from the WAPC, the amendment must be advertised for public comment for a period of 60 days. Advertising will be undertaken in the following manner:

- Advertisement in a local newspaper;
- Placement of a sign on the subject site giving notice of the proposal;
- Display a notice of the proposal in Council offices;
- Display information of the proposal on the City's website; and
- Referral in writing to affected persons/agencies.

Following consultation, the proposal will be presented back to Council for a decision to either support the amendment with or without modifications, or not support the amendment in accordance with the Regulations.

Comment

Council should have due regard to the following when considering adoption of Amendment No. 194 and, if adopted, whether it will proceed to advertising with or without modification.

Amendment No. 199

On 10 August 2021, Amendment No. 199 was presented to Council and adopted for the purpose of advertising (PS08-08/21). Amendment No. 199 proposes to include the Carpark land use as an 'A' use in the General Rural and Rural Resource zones.

Amendment No. 199 was prepared by Administration in response to an increasing demand for this type of use within the City due to a continued trend of decreasing lot sizes. This has seen many owners of caravans in the City's emerging residential areas seeking an affordable caravan parking option. The Car Park land use is considered the 'best fit' land use definition in DPS 2 to specifically address the issue of recreational vehicle parking. The Car Park land use is defined as follows:

Car Park: means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet specific parking requirements under the scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays.

If Amendment No. 199 is approved this will apply to the subject site.

As discussed in the 'Background' section of this report, Amendment No. 170 to DPS 2 made Storage Yard an additional use on Lot 31. Whilst the DPS 2 Storage Yard definition allows for recreational vehicles to be stored on a property, it also supports the storage of a much broader range of goods and materials (e.g. building material and debris, sea containers). This represents the potential to introduce development that significantly impacts the amenity of the General Rural and Rural Resource zones and does not accurately address the planning issue at hand, being the storage of recreational vehicles such as caravans. It is therefore appropriate to continue to limit the Storage Yard land use to industrial areas given their scale, industrial purpose and intensive nature. For reference, a vehicle is defined in DPS 2 as:

Vehicle: includes motorcycles, boats, caravans and trailers.

Whilst Administration is currently in the process of preparing the City's Local Planning Strategy to more holistically deal with changes to land use permissibility within the City's rural areas, this is a lengthy process that will not be finalised in the short term. Given the current demand for the storage of caravans and other recreational vehicles it was considered more appropriate to address the matter as a separate amendment to DPS 2. Waiting for the Local Planning Strategy to be finalised provides no surety to landowners in the short term and results in the City needing to apply an ad-hoc retrospective approach, which can be both costly and time consuming for landowners and the City.

Notwithstanding this, Administration is of the view that it is important for Amendment No. 194 (subject to this report) to progress separate from Amendment No. 199. The City is not the decision maker for scheme amendments with the outcome ultimately at the discretion of the Minister for Planning. Further, Amendment No. 194 has not been prepared by the City, but lodged by the applicant in an effort to address the existing unauthorised use currently being undertaken on the subject site. It is therefore important that the applicant takes proactive steps to resolve the issue. The City should also actively progress the amendment in accordance with the Regulations.

DPS 2 Zoning and Objectives

The subject site is zoned General Rural under DPS 2. The objectives of the General Rural zone are to:

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

As outlined in the applicant's justification the purpose of the business is to provide an affordable storage option for owners of recreational vehicles that do not have sufficient storage space on their property. The Car Park land use is not considered to be wholly compatible with the objectives of the General Rural zone, which favours the use of rural activities and protection of the environmental landscape. However, this is not dissimilar to other permissible uses within the zone, including Art Gallery, Civic Building, Restaurant and Veterinary Consulting Room/Hospital.

In addition, the area of General Rural zoned land between Flynn Drive and Wattle Avenue already includes a number of approved additional uses. The table below outlines the additional uses and locations for the land between Flynn Drive and Wattle Avenue:

Number		Address	Additional Use and Conditions
A2	1-2	1964 Wanneroo Road, Neerabup	Sale of birds, bird seed and associated bird accessories
A3	1-3	1976 Wanneroo Road, Neerabup	Sale of wildflowers and seeds, nuts and cones, native plants, arts and crafts and souvenirs made from wildflowers and native plants and light refreshments.
A4	1-4	2038 Wanneroo Road, Neerabup	Hardware Store/Automotive Repairs/Service Station
A18	1-18	10 Menchetti Road, Neerabup	Rural Store not exceeding 100m ² .
A24	1-24	1890 Wanneroo Road, Neerabup	Treating, processing and packing of apiary products.
A29	1-29	2048 Wanneroo Road, Neerabup	Sale of vegetable and flower seeds, stockfeed, fertiliser, fungicides and insecticides. Sale and repair of farming machinery and equipment. Showroom for the display and sale of agricultural related items with a maximum area of 2000m ² and a Warehouse for storage of the above items.

A number of these uses relate to rural pursuits on the applicable lot, or support the agricultural and horticultural uses in the broader rural areas of Neerabup, Nowergup and Carabooda. It is however, considered that these sites were deemed suitable to support additional uses given the strategic location of the land adjacent to Wanneroo Road, which ensures they are easily accessible to customers and do not result in the distribution of vehicles onto the surrounding local roads. The location also provides exposure to passing trade for the businesses to remain commercially viable.

It is anticipated that customers will typically use their caravans outside of the Perth Metropolitan area (i.e. for holidays). The Car Park land use, which predominantly supports the parking of recreational caravans, will benefit from this location by providing easy and direct access for customers to pick-up and drop-off their vehicles both prior to and after use. Wanneroo Road provides direct access north to Indian Ocean Drive and south via Neerabup Road to the Mitchell Freeway. The location of the use is therefore considered to provide efficient and direct access for customers and is suitable with regard for the purpose of the land use.

The existing caravans stored at the front of the property are partially visible from the adjoining streetscape. There is vegetation screening provided in the verge both adjoining the lot and adjacent to Wanneroo Road which does provide a level of screening as viewed from the street (refer **Attachment 3**). Similarly, some of the caravans are stored along the northern boundary of the site and are visible from the adjoining property. It may be necessary to consider some further landscape screening at the development application stage however, in the context of this area (as outlined above) the land use is not inconsistent with a number of the other approved additional uses, some of which are visible from Wanneroo Road. This includes a Service Station and Hardware Store approximately 750 metres north of the subject site.

The subject site does contain a number of mature Tuart trees, which are listed as a Threatened Ecological Community (TEC) by the federal Department of Agriculture, Water and Environment (DAWE) and protected under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The clearing of any Tuart trees would therefore require referral to DAWE for assessment in accordance with the EPBC Act. Whilst this represents a federal environmental consideration, clearing of the Tuart trees would also be inconsistent with the objectives of the zone given the environmental values of the vegetation. The General Rural zone seeks to maintain and enhance the rural character and environmental values of a locality.

The applicant has advised that there is no intention to remove any existing vegetation on the site, with the Car Park land use to be limited to existing areas of cleared land. Administration is satisfied that the Car Park land use can be undertaken on the site without the need to remove any Tuart trees for the reasons outlined by the applicant. This would be considered in further detail through the development application process if the scheme amendment is approved.

The subject site is also considered to offer an alternative to Service or General Industrial zoned land to ensure this land remains available for more intensive industrial purposes. As outlined in DPLH's (then Department of Planning) *Economic and Employment Lands Strategy* industrial land is already limited in supply. In addition, limiting the storage of recreation vehicles to industrial zoned land may increase the operating costs, and subsequently storage costs for customers, for a business to remain commercially viable. This is a valid planning consideration in the context of this issue as the increased demand for recreational vehicle storage can, in part, be attributed to the changes in land use planning that have resulted in decreased lot sizes.

The additional use of Car Park is therefore considered to be consistent with the location of the subject site and the use of a number of the surrounding landholdings, whilst also responding to a valid planning issue.

State Planning Policy 2.5: Rural Planning

State Planning Policy 2.5: Rural Planning (SPP 2.5) outlines a range of considerations relevant to rural planning proposals. The applicant has provided an assessment of the amendment against the relevant provisions of SPP 2.5 to demonstrate its consistency with the policy framework (refer **Attachment 4**). The main considerations outlined by the applicant include:

- The subject site is not priority agricultural land or land that is required, suited or currently used as animal premises or for food production;
- There are no land use conflicts with an approved additional use ('Bird Man') operating to the immediate north of the subject site and Lake Neerabup reserve to the south and east;
- The proximity of the subject site to urban areas makes the 'in demand' land use suitable in this locality and will provide economic benefits to the area; and
- The Car Park land use will not have an impact on any environmental assets or water resources, with the business only seeking approval to park vehicles on the site.

Administration accepts the applicant's justification and is satisfied that the proposal is consistent with the objectives of SPP 2.5. As outlined previously in this report, the subject site is located in an area of General Rural zoned land that is already subject to a number of

additional uses, including some that support rural pursuits in the broader area. The site itself is located within an area of land between Flynn Drive and Wattle Avenue that is constrained from a rural planning perspective due to the existence of the Lake Neerabup reserve, which has segregated these properties from the surrounding rural land. Further, the parking of recreational vehicles can be easily removed to enable the land to be used for rural or agricultural activities in the future.

State Planning Policy 3.7: Planning in Bushfire Prone Areas

The subject site is located within a Bushfire Prone Area as designated by the Department of Fire and Emergency Services (DFES). Under the provisions of the State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), a scheme amendment is classified as a strategic planning proposal and requires a Bushfire Hazard Level (BHL) assessment or a Bushfire Attack Level (BAL) contour map where the lot layout is already known. The subject site is already subdivided with the lot layout not requiring modification to support the proposed additional use.

The applicant provided a BHL assessment in support of the scheme amendment that determined the site would have a 'moderate' level of bushfire risk. This is predominantly due to the sites proximity to Lake Neerabup. The BHL assessment does note that due to the existence of vegetation on the site some clearing may be required to accommodate the proposed Car Park land use. If the scheme amendment is approved a further Bushfire Management Plan or BAL report will be required in support of a future development application. As part of the development application process Administration would further consider the suitability and location of the development to ensure any bushfire management measures do not result in the clearing of any of Tuart trees on the site given their TEC classification.

The BHL assessment is therefore considered suitable for this stage of the planning process and will be referred to DFES for review and comment if the amendment is adopted for advertising.

Traffic

The applicant has advised that the proposal will generate approximately five vehicle trips per day. In accordance with the WAPC's Transport Impact Assessment (TIA) Guidelines, proposals that generate less than 10 vehicle trips in the peak hour are considered 'low impact' developments that are unlikely to have any measurable impact on the surrounding road network.

Wanneroo Road is classified as a Primary Regional Road under the MRS and is designed to carry high volumes of vehicle traffic. The estimated vehicle trips are considered to be comparable to, or lesser than what is likely to be generated from a number of rural activities that can be undertaken on the site in accordance with the General Rural zone.

Based on the average number of trips being generated, in accordance with the WAPC's TIA guidelines no further traffic information is required to support the proposal. The City's Traffic Services has also reviewed the information provided and are satisfied that the proposal will not affect the safety or operation of the surrounding road network.

Conclusion

The proposed request to amend DPS 2 by introducing an Additional Use of Car Park at the subject site has been assessed against the relevant legislation and planning framework, and has considered Council's recent decision on 10 August 2021 to advertise Amendment No. 199 to DPS 2. The additional use of Car Park has demonstrated that it is unlikely to impact the rural character and amenity of the area given the sites location adjacent to Wanneroo Road. Further consideration will be required with respect to bushfire management and the protection of the TEC vegetation identified on the site. However, these matters can be considered in further

detail following advertising, and through the development application process if the amendment is approved.

Therefore, it is recommended that Amendment No. 194 is adopted for the purpose of advertising, for the reasons outlined in this report.

Statutory Compliance

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

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

- 3 ~ *A vibrant, innovative City with local opportunities for work, business and investment*
 3.2 - *Attract and support new and existing business*

Risk Management Considerations

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

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

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

The above risks relating to the issue contained within this report has been identified and considered within the City's Strategic and Corporate risk registers. Action plans are in place to manage and mitigate this risk. Alignment with all risk appetite statements should be considered in particular, 2.1 Local Jobs.

The City is keen to develop strong economic hubs for growth and employment within the region. This would involve exploring opportunities which will attract and promote investment for local businesses and job creation. The City's Strategic Community Plan acknowledges that development initiatives (for example, in Yanchep and Neerabup) require planning, due diligence, consultation and funding. The City acknowledges that to achieve the growth that will lead to jobs, the City needs to work strategically with partners including investors and to promote a clear vision. Therefore, the City is prepared to accept a high level of financial risk provided that the City implements a risk management strategy to manage any risk exposure.

Policy Implications

This proposal has been assessed in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, *State Planning Policy 3.7: Planning in Bushfire Prone Areas* and *State Planning Policy 2.5: Rural Planning*.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Section 75 of the *Planning and Development Act 2005* ADOPTS Amendment No. 194 to District Planning Scheme No. 2 to allow the Additional Use of Car Park at Lot 802 (1954) Wanneroo Road, Neerabup by including the following within Schedule 2 – Section 1 (Clause 3.20) – Additional Uses:

No	Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A44	1-44	1954 Wanneroo Road, Neerabup	Lot 802 on Deposited Plan 58729
			Car Park (D)

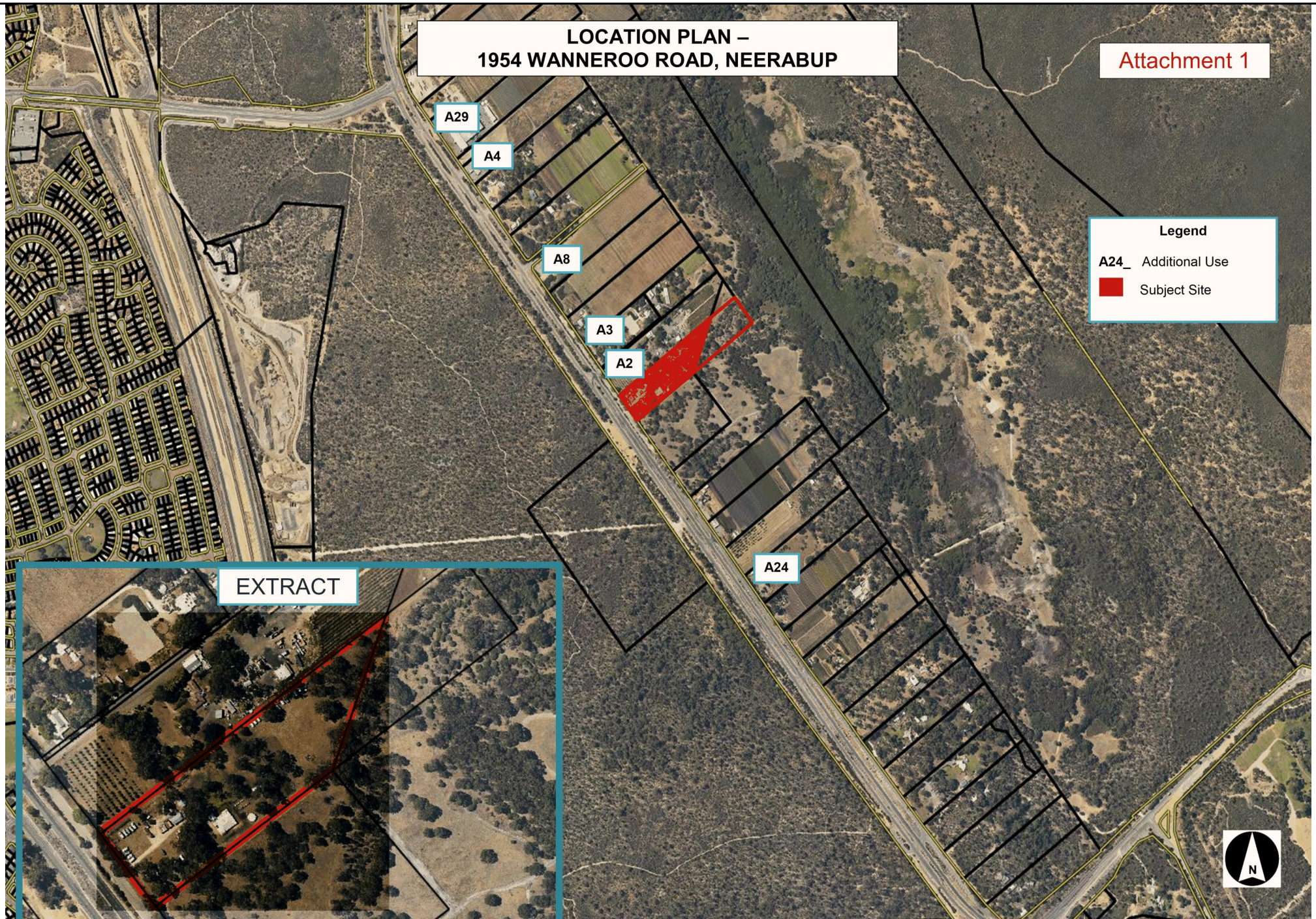
2. Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 194 to District Planning Scheme No. 2 is a 'Complex Amendment' for the following reason:

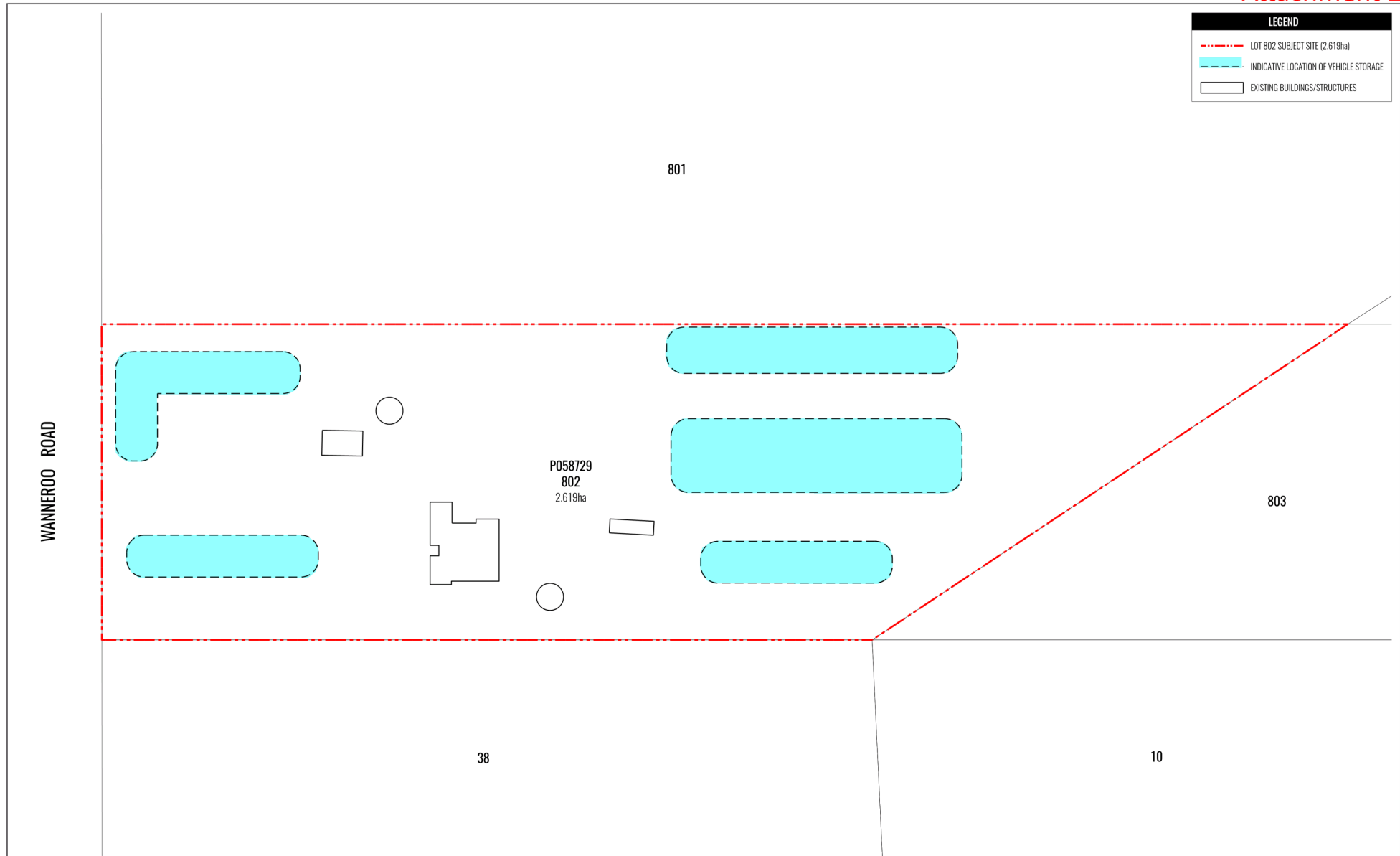
An amendment that is not addressed by any local planning strategy.

3. Pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, SUBMITS two (2) copies of the Amendment No. 194 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration.
4. Pursuant to Section 81 of the *Planning and Development Act 2005* REFERS Amendment No. 194 to District Planning Scheme No. 2 to the Environmental Protection Authority.
5. Subject to approval from the Environmental Protection Authority and the Western Australian Planning Commission, ADVERTISES Amendment No. 194 to District Planning Scheme No. 2 for a period of not less than 60 days pursuant to Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Attachments:

- | | | |
|---|---|-----------|
| 1 | Attachment 1: Location Plan | 21/359948 |
| 2 | Attachment 2: Site Plan | 21/350957 |
| 3 | Attachment 3: Site Photos | 21/352929 |
| 4 | Attachment 4: Planning Report | 21/350959 |
| 5 | Attachment 5: Current and Proposed Zoning Map | 21/350690 |





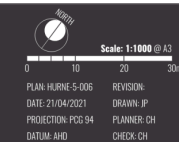
LEGEND	
- - - - -	LOT 802 SUBJECT SITE (2.619ha)
	INDICATIVE LOCATION OF VEHICLE STORAGE
	EXISTING BUILDINGS/STRUCTURES

INDICATIVE LOCATION OF VEHICLE STORAGE

Lot 802 (House Number 1954) Wanneroo Road, NEERABUP

Prepared for Laurie Hurley

DRAFT



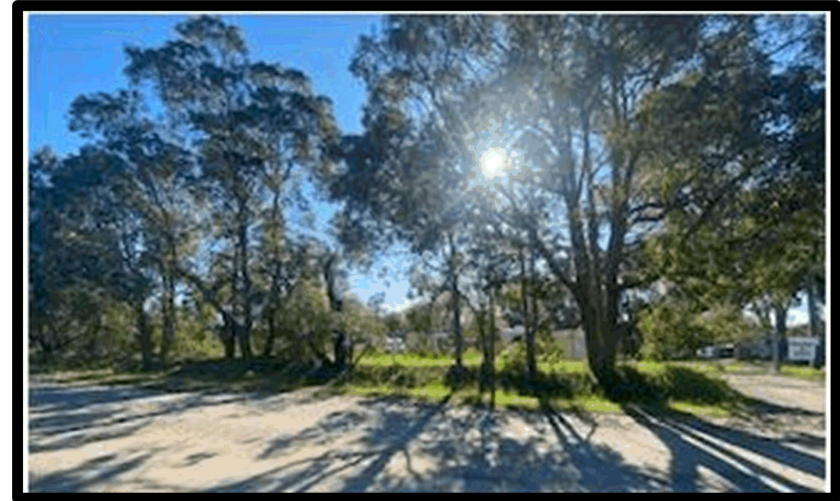
cdp
Town Planning & Urban Design

Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpaus.com.au
www.cdpaus.com.au

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Attachment 3

Site Photos



Site Photos from Wanneroo Road



Photos from Subject Site (Lot 802)

Attachment 4



DISTRICT PLANNING SCHEME No. 2

Amendment No. 194

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. XX
SCHEME AMENDMENT REPORT

INTRODUCTION

This proposed amendment to the City of Wanneroo District Planning Scheme No.2 (DPS2) seeks to apply an Additional Use of 'Car Park' over Lot 802 (No.1954) Wanneroo Road, Neerabup, by amending Schedule 2 – Section 1 (Clause 3.20) – Additional Uses of DPS2 and incorporating the Additional Use on the Scheme Map (refer Plan 1 – Proposed Scheme Amendment).

The purpose of this Scheme Amendment is to permit the use of 'Car Park' at Lot 802. The Scheme Amendment is being sought following the City's compliance notice that the current use of Lot 802 to park caravans and boats is unauthorised. The land use of 'Car Park' is not permitted (an 'X' use) in the General Rural Zone pursuant to the City's DPS No.2.

SITE DESCRIPTION**Land Details and Ownership**

The subject land is known as Lot 802 (No.1954) Wanneroo Road, Neerabup. The Certificate of Title details are Volume 2693 Folio 31 and the registered proprietor of Lot 802 is Airport Liquor Pty Ltd.

Location and Access

Lot 802 is located within the suburb of Neerabup, approximately 9 kilometres north of the Wanneroo Town Centre. Lot 802 has frontage and direct access to Wanneroo Road via an existing crossover and driveway. Refer **Figure 1** – Location Plan.

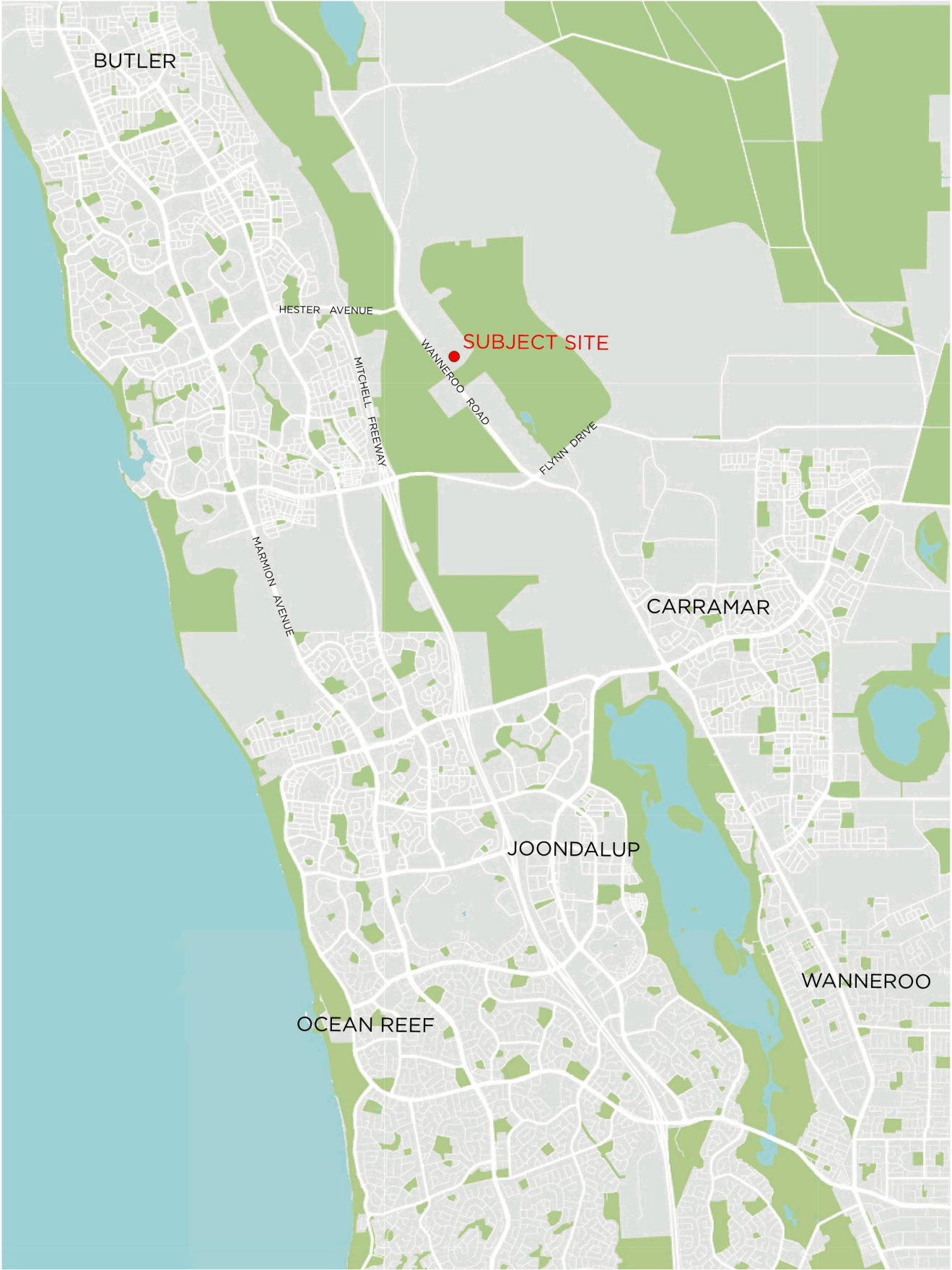
Area and Land Use

Lot 802 is a rural lot with an area of 2.6 hectares. The site contains scattered mature trees. There is an existing residential dwelling and two water tanks, 2 x outbuildings/sheds and sea containers for storage on the site. Some cleared areas are used for the parking of caravans and boats. Refer **Figure 2** – Aerial Photo.

One outbuilding is used as a chicken shed and supplies eggs to the immediate family. The other outbuilding is used as an approved home business being a wholesale liquor distribution business.

Land Use Context

Lot 802 directly abuts land reserved under the Metropolitan Region Scheme for Parks & Recreation to the south and east, and also on the other side of Wanneroo Road to the west. To the north of Lot 802, the land is within the General Rural zone under the City of Wanneroo DPS No.2. Aerial photography indicates that the adjacent and nearby general rural land holdings are used for a variety of rural, agricultural and lifestyle uses.



LOCATION PLAN

Figure 1



Not to Scale@ A4
Date: 21/04/2021 Plan: HURNE-5-002



AERIAL PHOTO

Figure 2

PLANNING FRAMEWORK

Metropolitan Region Scheme

The property is zoned Rural under the Metropolitan Region Scheme.

City of Wanneroo District Planning Scheme No.2

The property is zoned General Rural under the City of Wanneroo District Planning Scheme No.2. Refer **Figure 3** – DPS 2 Map.

Pursuant to clause 3.16.1 of DPS2 'the objectives of the General Rural Zone are to:

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

The land use of 'Car Park' is not permitted in the General Rural Zone pursuant to the City's DPS No.2. Car Park is defined by DPS No.2 as follows:

"car park: means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays."

CURRENT/PROPOSED OPERATIONS

The current and proposed operations are to provide for the parking of:

- caravans/motorhomes/camper trailers;
- boats;
- cars;
- trailers;

Access to Lot 802 is via an existing slip road that is accessed via Wanneroo Road.

Operational hours, for vehicle drop off and pick up, are between 6am and 6pm, 7 days per week.

A maximum of 90 vehicles are expected to be onsite at any given time.

Average vehicle movements per day are minimal, resulting only from owners checking on their vehicles. Vehicle movements are generally consistent, or below, the type and volume of traffic to be expected in a rural/horticultural area noting the other non-residential land uses that exist and can be considered and approved in the zone and immediate area.

The plan on the following page shows the indicative location on Lot 802 of the parking areas.

PROPOSED AMENDMENT

Purpose

The proposed Scheme Amendment will modify DPS2 by introducing 'Additional Use' of 'Car Park' for Lot 802 Wanneroo Road, Neerabup in to Schedule 2 – Section 1 (Clause 3.20) – Additional Uses, and amending the Scheme Map accordingly.

The land use of 'Car Park' is not permitted in the General Rural Zone pursuant to the City's DPS No.2. Car Park is defined by DPS No.2 as follows:

“car park: means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays.”

Justification

The existing and proposed vehicle parking business is considered a 'Car Park' which is not permitted in the General Rural zone under DPS2. The proposed Scheme Amendment to include an 'Additional Use' of 'Car Park' over Lot 802 will allow the City to consider a planning application for a Car Park in Lot 802.

The proposed Scheme Amendment to facilitate the development of a Car Park on Lot 802 is not considered to adversely impact the amenity of the area. The existing trees within Lot 802, along the Wanneroo road frontage and on adjoining properties will largely screen the car park from the road and from the adjacent land and effectively will reduce the visual impacts.

The impacts of noise on the surrounding properties is considered to be minimal. There is only one property immediately adjacent to Lot 802, to the north west. The dwelling on this property is situated 160 metres from the area of the car park and is well screened and buffered by mature vegetation. The remaining land that abuts Lot 802 is reserved for Parks and Recreation.

The car park facility provides an important service to people that are not able to park their recreational vehicles on their own properties for a variety of reasons. One of the main reasons is the smaller suburban lot sizes that do not allow space for the parking of recreational vehicles. Other options are required for the community in this regard. The proposed Scheme Amendment will enable the provision of a much needed and essential service to the community in the northern corridor.

In addition, the car park will provide an economic benefit to the proponent and to the community. The use of Lot 802 as a car park allows for the a parking service to be provided at an affordable rate to the community, this compared to higher rates which are required to sustain a similar operation on industrial zoned land.

The ability to use Lot 802 for other land uses is limited given the proximity of Neerabup Lake and associated wetland areas immediately to the east which need to be protected from adverse impacts and also issues associated with obtaining water licences required to pursue other rural and/or horticultural activities on the land.

State Planning Policy 2.5 – Rural Planning

We have undertaken an assessment of the proposal against State Planning Policy 2.5 – Rural Planning. Below is a response to the key relevant policy objectives and measures. In summary, it is submitted that the land is not suited to primary agricultural production or more traditional rural land uses given the size of the property, the location near the urban front, the context and the surrounding land uses being Parks and Recreation Reserve and Lake Neerabup and a diverse mix of uses on Rural land including some 'non-rural' land uses in the immediately surrounding lots.

Relevant Policy Objectives

- Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.

Response: The subject site is not considered priority agricultural land or land that is required, suited or currently used for animal premises or the production of food. The sites' location directly abutting Parks and Recreation reserves and Lake Neerabup (Conservation Category Wetland), as well as the small size of the site (2 ha), does not make it conducive to the primary production rural uses, particularly in relation to the protection of water quality associated with Lake Neerabup. Thus, it is submitted that the proposed Additional Use of Car Park will not compromise primary production or priority agricultural land.

- Provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses.

Response: Refer above comments pertaining to primary production. Further, it is noted that the proposed land use, although not a 'rural' land use by definition, will contribute to economic growth and regional development for this area.

- Avoid and minimise land use conflicts.

Response: There are no perceived land use conflicts. The proposed Additional Use of Car Park has no offsite impacts and will not impact on the continuation of current land uses on the site or on adjacent land. Any visual impact can be appropriately managed as required and this can be addressed as part of the development application process. There is currently a mix of rural and non-rural land uses on the surrounding land, with a number of approved Additional Uses nearby and surrounding properties.

- Promote sustainable settlement in, and adjacent to, existing urban areas.

Response: The proximity to urban areas makes this site a suitable candidate for the proposed land use, noting the demand that exists for the parking of boats and caravans for people residing on small residential lots in the surrounding areas. The proposed land use will have significant economic sustainability benefits for the local area.

- Protect and sustainably manage environmental, landscape and water resource assets.

Response: The proposed Car Park use will not impact on any environmental assets or water resource assets on the subject site or on adjacent land. The proposed Car Park use will not have negative impacts on the adjoining environmental or hydrological values of the Parks and Recreation reserve and the wetland/ Lake Neerabup. The current landscape assets of the area are varied, noting that given the location and context of the area, there is currently a mix of rural and non-rural land uses with a number of approved Additional Uses nearby and surrounding properties. It is not expected that the proposed use will have a significant impact

on the existing landscape assets of the area. Any perceived impacts on the landscape assets of the area can be addressed and managed at the development application stage.

Relevant Policy Measures

- The WAPC's decisions will be guided by the need to provide economic opportunities for rural communities.

Response: The proposed Scheme Amendment will facilitate an economic opportunity on rural land that is not highly suited to primary production.

- Continue to promote rural zones in schemes as flexible zones that cater for a wide range of land uses.

Response: The proposed Additional Use is a logical use in this area, noting the sites location and context and the demand for such facilities in close proximity to urbanised areas. The proposed use represents a suitable diversification of uses with economic benefits for the community and manageable impacts on the surrounding land. The introduction of such a use is consistent with the view of the rural zone being flexible and catering for a wide range of land uses.

- Support small rural communities by providing for rural enterprise zones which combine light industry and housing, provided they are carefully planned; in general proximity to urban areas; serviced; and have design features that address buffers and amenity.

Response: The proposed Additional Use provides an opportunity for a 'light industrial' and 'enterprise' additional land use in an appropriate and contained area of small rural zoned properties that are located in close proximity to urban areas and the urban front. It is submitted that there will be little impact on the amenity of the area given the existing mix of land uses in the area, however any need for management measures to protect amenity will be addressed at the development application stage.

- Recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.

Response: There is a demonstrated need and demand for such vehicle parking services in the region, particularly in relation to caravans and boats. The subject site is located in close proximity to urban areas and represents a logical location for the proposed land use.

- Some rural land may be suitable to accommodate facilities that serve a regional or sub-regional catchment.

Response: The subject land is well located to provide a much needed service and facility to the wider regional sub-regional catchment for the parking of caravans and boats.

- Facilities should be located on a main road or on a road that is of a suitable standard and treatment, to accommodate significant increase in traffic volumes and freight tasks which may be generated by the proposal.

Response: The subject site is located on Wanneroo Road which is a Primary Regional Road. Wanneroo Road is of a standard and treatment that provides safe and convenient access to the site and will accommodate the minor traffic associated with the proposed Additional Use. There will be no impact on the local road networks.

- Facilities should not be visually dominant within key viewsheds and should be visually compatible with surrounding land uses and development.

Response: It is submitted that there will be little impact on the visual amenity of the area given the existing mix of land uses in the area, however any need for management measures to address visual impacts of the proposed land use will be addressed at the development application stage. A variety of management measures can be put in place including screening and strategic location of parking areas.

- In rural zones, limit the introduction of land uses that may constrain existing or potential future rural land uses;

Response: The proposed Additional Use does not constrain any existing rural land uses on the site, nor constrain any potential future rural land uses. The use only relates to temporary parking of caravans and boats on the site and not the permanent or significant modification or improvement to the land itself or construction of permanent buildings. At any time, the Car Park land use could be efficiently ceased without the need to remove infrastructure or further modify the land to allow for potential rural land uses.

- In contemplating zoning proposals or amendments to region or local planning schemes, planning decision makers shall consider:

(a) the suitability of the site to be developed for the proposed use;

Response: There is adequate area on the site to accommodate the proposed uses whilst allowing for the implementation of any measures required to limit visual impacts on the current land use and surrounding land. The site is easily accessible via Wanneroo Road and thus there will be no impact on the local road network.

(b) the siting of the zone/land use in the context of surrounding zones/land uses (existing and proposed);

Response: The site is suitable for the proposed use given its location and context. The site is in close proximity to urban areas and thus represents a convenient location for the proposed use. The surrounding land is developed for a wide range of land uses, including many Additional Uses under the Scheme and is already an area of diverse land uses.

(c) the capacity of the site to accommodate the proposed zone/land use and associated impacts;

Response: The site has capacity to accommodate the proposed land use. The site is currently vacant land and there is adequate area for the Car Park use as well as space to manage visual impacts as required.

CONCLUSION

The proposed Scheme Amendment will modify DPS2 by introducing 'Additional Use' of 'Car Park' for Lot 802 Wanneroo Road, Neerabup in to Schedule 2 – Section 1 (Clause 3.20) – Additional Uses, and amending the Scheme Map accordingly.

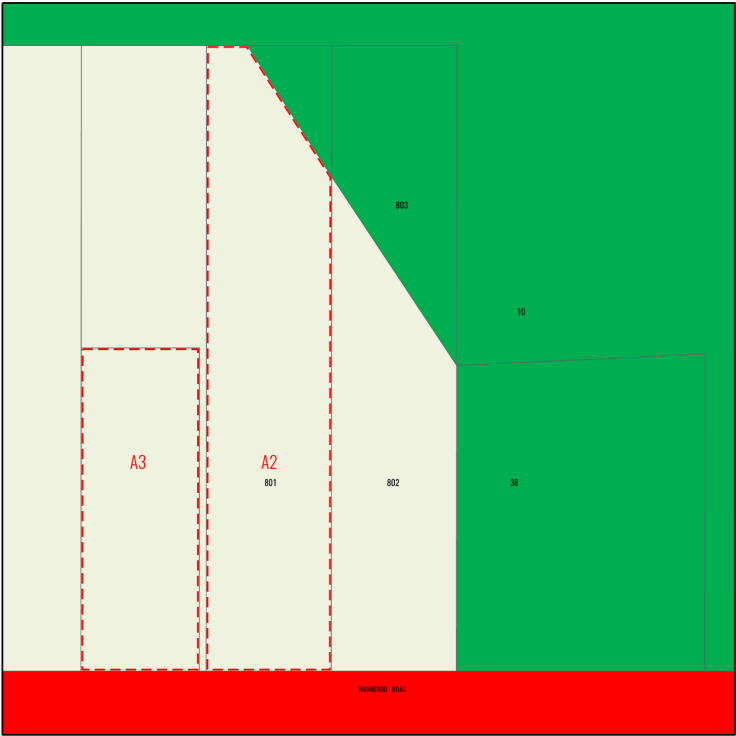
The Scheme Amendment will facilitate approval to a car park on Lot 802, noting that a small vehicle parking service is currently operating on the site. The car park is an in demand service for the community and there are little alternative vehicle parking locations within the City.

Given the above, we respectfully request the City's positive assessment of the proposed Scheme Amendment.

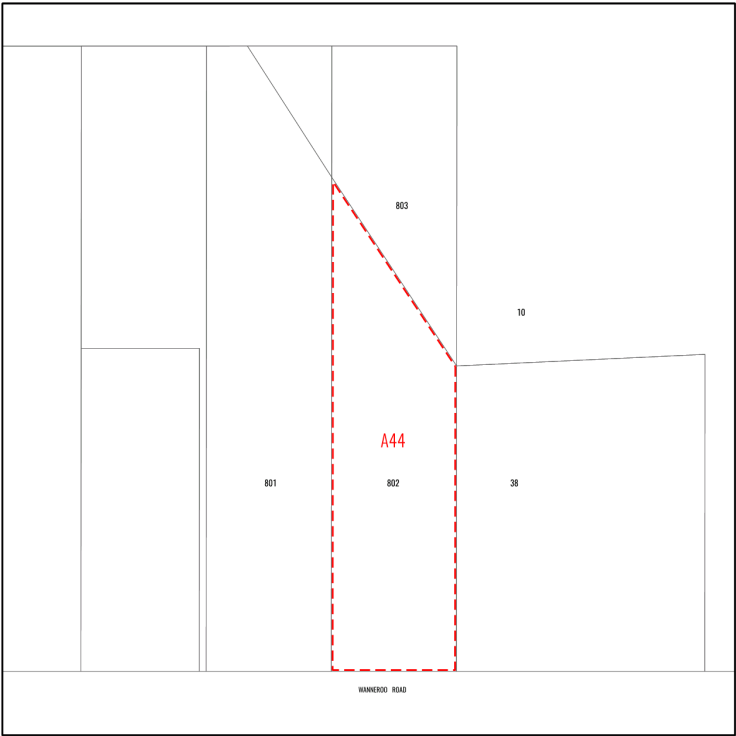
SCHEME MAP AMENDMENT

Attachment 5

City of Wanneroo
Town Planning Scheme No.2
Amendment No. 194



EXISTING ZONING



PROPOSED ZONING

LEGEND

REGION SCHEME RESERVES (MRS)

PARKS AND RECREATION

PRIMARY REGIONAL ROADS


LOCAL SCHEME RESERVES

GENERAL RURAL

OTHER CATEGORIES

A2

ADDITIONAL USES



Scale: 1:5000 @ A4
0 50 100 150m
Date: 21/04/2021 Plan: HURNE-5-005

4.8 Review of Local Planning Policy 4.23: Design Review Panel

File Ref:	34273 – 21/320265
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider amending Local Planning Policy 4.23: Design Review Panel.

Background

Local Planning Policy 4.23: Design Review Panel (LPP 4.23) was initially adopted by Council on 18 September 2018 and has been in operation for approximately two and a half years. Administration has undertaken a periodical review of LPP 4.23 to consider any opportunities to improve the policy framework.

The purpose of this report is to outline Administration's recommended modifications to LPP 4.23, and for Council to consider adopting the proposed amendments to the policy.

Detail

The purpose of LPP 4.23 is to outline the operational criteria of the City's DRP, including:

- The type and scale of developments that should be referred to the DRP;
- The matters to be considered by the DRP;
- The funding, number and timing of DRP meetings; and
- The information to be provided to enable the DRP to consider an application.

The DRP provides professional and technical advice on matters related to the design, layout and site planning of development applications and other strategic planning proposals. The DRP is responsible for providing an advisory function only, with the comments provided by the Panel required to be given 'due regard' in the decision making process.

Since the first meeting in March 2019, the City's DRP has considered 52 applications for design review. The applications have primarily related to development proposals, however other strategic planning proposals such as Local Development Plans and Structure Plans have also been presented. In addition, the three Metronet train stations in Alkimos, Eglinton and Yanchep were referred to the DRP to assist Administration in preparing the City's recommendation to the WAPC on the development applications.

The City's DRP has operated effectively since it commenced. The Panel for each meeting is selected from a pool of eight high quality and experienced members, some of which also participate in the State Design Review Panel. The Panel members have a background in a variety of urban design fields including architecture, landscape architecture and heritage.

Applicants have embraced the design review process and support early engagement with the DRP, which has led to better quality outcomes and assists with streamlining the application approval process.

There have been no operational problems with the implementation of the policy. Administration is therefore proposing minor modifications to LPP 4.23 as summarised in the 'Comment' section below, which are considered to be administrative changes that do not alter the operation of the DRP or referral criteria for applicants.

A copy of the current LPP 4.23 is included as **Attachment 1** and a marked-up copy of draft LPP 4.23 that highlights the modifications is included as **Attachment 2**.

An unmarked copy of LPP 4.23 incorporating the proposed amendments is included as **Attachment 3**.

Consultation

In accordance with Schedule 2 – Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions) the local government may amend a local planning policy without advertising the amendments if, in the opinion of the local government, the amendments are minor in nature.

Administration is of the view that the amendments proposed to LPP 4.23 are administrative modifications only that do not alter the intent, purpose or operation of the policy or design review process. Therefore, advertising of the proposed amendments to LPP 4.23 is not required.

Comment

A list of the modifications to LPP 4.23 with a comment from Administration has been included as **Attachment 4**, with the main modifications discussed in further detail below.

Clause 67 (zc) – Supplemental Provisions to the Deemed Provisions

It is proposed to amend LPP 4.23 to include a reference to Clause 67 (zc) of DPS 2, which requires the DRP comments to be given due regard as set out below:

In accordance with Cause 67 (zc) of the Deemed Provisions of DPS 2 any relevant advice provided by the Design Review Panel shall be given due regard by a decision maker when considering an application for development approval.

The addition of this information within Part 1 of LPP 4.23 will ensure applicants are aware that the comments provided by the DRP are required to be given due regard in accordance with DPS 2, as this is not a standard due regard consideration within local government planning schemes. This provision does not change the effect or function of LPP 4.23, and seeks only to ensure that all considerations relevant to the DRP process are contained within the policy.

Removal of Appendix 1

State Planning Policy 7.0: Design of the Built Environment (SPP 7.0) contains 10 'principles of good design.' The purpose of these design principles is to establish a consistent definition of good design that can inform the design, review and decision making processes for built form proposals across the state.

Appendix 1 of the current LPP 4.23 contains a copy of the principles of good design as they were outlined within SPP 7.0 at the time the policy was adopted. Appendix 1 was included within LPP 4.23 to provide supporting information relating to Clause 5 of the current policy, which outlines the matters which the DRP shall take into account when providing design advice.

Since adoption of LPP 4.23 the textual description of the principles of good design within SPP 7.0 have undergone minor modification. As such, the City's policy is not wholly aligned with the design principles as they are described in SPP 7.0. To ensure LPP 4.23 retains reference to the most current principles of good design this information has been removed from Appendix 1 of the policy. Where necessary, consequential textual modifications have been made to LPP

4.23 to instead make reference to the principles of good design as outlined in SPP 7.0, rather than Appendix 1.

This modification will ensure LPP 4.23 remains aligned with the current planning framework.

Conclusion

LPP 4.23 has, since its adoption by Council, supported the successful delivery of improved built form outcomes throughout the City. Upon review, only minor textual modifications have been identified by Administration to improve the legibility of the policy and make reference to all current and applicable planning considerations.

It is therefore recommended that Council adopt the amended Local Planning Policy 4.23: Design Review Panel, as shown in Attachment 3.

Statutory Compliance

The review of LPP 4.23 has been prepared in accordance with Division 2 – Local Planning Policies of the Deemed Provisions which outlines the procedures for how a local government may amend a local planning policy.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services

7.1 - Clear direction and decision making

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Moderate
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage
Risk Title	Risk Rating
CO O01 Relationship Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

Policy Implications

The review of LPP 4.23 has been undertaken by Administration to ensure that the City achieves its strategic goals and conforms to current statutory and legislative provisions through the use of local planning policies.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Division 2 – Clause 5(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* AGREES that the amendments proposed to Local Planning Policy 4.23: Design Review Panel are minor in nature and do not require advertising;
2. Pursuant to Division 2 – Clause 4(b)(i) of the *Planning and Development (Local Planning Schemes) Regulations 2015* ADOPTS Local Planning Policy 4.23: Design Review Panel, as contained in Attachment 3 without consultation; and
3. Pursuant to Division 2 Clause 4(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* PUBLISHES notice of its adoption of Local Planning Policy 4.23: Design Review Panel in accordance with Clause 87.

Attachments:

- | | | |
|--------------------------|---|-----------|
| <u>1</u> | Attachment 1: Current Local Planning Policy 4.23: Design Review Panel | 21/323187 |
| <u>2</u> | Attachment 2: Modified LPP 4.23 With Track Changes | 21/351177 |
| <u>3</u> | Attachment 3: Modified LPP 4.23: Design Review Panel For Adoption | 21/336712 |
| <u>4</u> | Attachment 4: Summary Modifications to Local Planning Policy 4.23 | 21/336349 |

**Planning and Sustainability
Local Planning Policy 4.23
Design Review Panel**



Attachment 1

Owner	Planning and Sustainability
Implementation	September 2018
Next Review	September 2019

PART 1 – POLICY OPERATION

1 Policy Intent

- 1.1 To outline the operation of the City of Wanneroo's Design Review Panel.

2 Role and Purpose of the Design Review Panel

- 2.1 To provide technical advice and recommendations on the design and site planning of certain planning proposals.
- 2.2 The Design Review Panel is advisory only and does not have a decision-making function.

PART 2 – GENERAL POLICY PROVISIONS

1 Referral to Design Review Panel – Prior to Lodgement of Application

- 1.1 Development which meets one or more of the following criteria is required to be referred to the Design Review Panel for review *prior* to the lodgement of a development application:
- a) Development of more than two multiple dwellings;
 - b) Development of more than 10 grouped dwellings;
 - c) Development that is three or more storeys in height, excluding single residential dwellings and buildings in the Service Industrial or General Industrial zones;
 - d) Major extensions or amendments to those proposals referred to in a), b) or c) above, which in the opinion of the City would benefit from review by the Design Review Panel*;
 - e) Mandatory Joint Development Assessment Panel (JDAP) proposals (excluding public or private schools and works by Government agencies and public authorities that do not involve a built form component);
 - f) Optional 'opt-in' JDAP proposals, unless written confirmation is received from the City, prior to lodgement of a development application, that the proposal is not considered to require review by the Design Review Panel*;
 - g) Any amendment to a JDAP approval, which in the opinion of the City would benefit from a review by the Design Review Panel*; and
 - h) Development which is required to incorporate a landmark feature under a Structure Plan or Local Development Plan.

Planning and Sustainability
Local Planning Policy 4.23
Design Review Panel



* Proponents are encouraged to contact the City prior to lodgement to discuss whether the proposal should be referred to the Design Review Panel.

- 1.2 If development is of a type referred to in Clause 1.1 of this policy, and has not been referred to the Design Review Panel prior to the lodgement of a development application, the applicant may be requested to agree to a time extension in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for the processing of the development application, to enable a design review meeting to be undertaken.

2 Referral to Design Review Panel – After Lodgement of Application

- 2.1 Development, not of the kind referred to in Clause 1.1 of this policy, but which, in the opinion of the City is:

- a) Of a complex or contentious nature;
- b) Likely to be of a significant interest to the community;
- c) Likely to have a significant impact on the existing or planned future streetscape, or as viewed from the public domain;
- d) Of strategic significance; or
- e) Likely to benefit from a referral to the Design Review Panel,

may be referred to the Design Review Panel either prior to or following the lodgement of a development application, at the City's cost.

- 2.2 Planning proposals in the following categories may be referred to the Design Review Panel, at the City's cost, where the City would likely benefit from a referral to the Panel:

- a) Proposed Structure Plans, or amendments to Structure Plans; or
- b) Proposed Local Development Plans, or amendments to Local Development Plans.

3 Process – Prior to Lodgement of Application

- 3.1 Information required to be submitted by the proponent to the City for assessment by the Design Review Panel must be submitted to the City a minimum of 10 clear working days prior to the date of the Design Review Panel meeting. Failure for this to occur may result in the proposal being rescheduled to the next available meeting.
- 3.2 Minutes summarising the agreed actions, and relevant comments and recommendations from the Design Review Panel are to be prepared by the City and provided to the applicant within 10 working days of the meeting occurring.
- 3.3 The City is responsible for funding a maximum of one Design Review Panel meeting for a proposal referred to in Clause 1.1 of this policy.

**Planning and Sustainability
Local Planning Policy 4.23
Design Review Panel**



- 3.4 Subsequent Design Review Panel meetings for a proposal referred to in Clause 1.1 of this policy prior to the lodgement of an application are at the proponent's cost.

4 Process – After Lodgement of Application

- 4.1 Proposals that are formally submitted as a development application to the City following consideration by the Design Review Panel must be accompanied by a statement detailing how, and the extent to which, the comments made from the Design Review Panel have been addressed, in accordance with Clause 63(1)(d) of the Deemed Provisions of District Planning Scheme No. 2.
- 4.2 Proposals may be referred back to a Design Review Panel meeting following the lodgement of a development application, at the proponent's cost, in the following circumstances:
- a) Major modifications to the proposal were recommended by the Design Review Panel as part of the pre-lodgement design review;
 - b) Insufficient or inadequate information was provided and made available to the Design Review Panel at the pre-lodgement design review;
 - c) The design quality is substantially inconsistent with the proposal considered by the Design Review Panel at the pre-lodgement design review; or
 - d) The City does not consider that the recommendations of the Design Review Panel have been sufficiently addressed in the development application.
- 4.3 If the City considers that the recommendations of the Design Review Panel have been sufficiently addressed in the development application, the application is not required to be referred back to a Design Review Panel meeting.

5 Matters to be Considered by the Design Review Panel

- 5.1 In providing any advice and recommendations, the Design Review Panel shall take into account matters including, but not limited to:
- a) The relevant planning framework; and
 - b) The eleven principles of good design outlined in **Appendix 1**.

6 Information Required for Design Review Panel Meetings

- 6.1 **Appendix 2** contains the information required to be submitted to the City by the applicant for assessment by the Design Review Panel.

POLICY APPENDICES

Appendix 1: Design Principles

1. Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

**Planning and Sustainability
Local Planning Policy 4.23
Design Review Panel**



The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built Form and Scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, maintains important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

**Planning and Sustainability
Local Planning Policy 4.23
Design Review Panel**



4. Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed. Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

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7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

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Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

11. Accessibility

Good design results in development which is accessible to people of all capabilities.

Appendix 2: Information to be Provided by the Applicant

Prior to the formal lodgement of a development application defined in Clause 1.1 of this policy, the applicant is required to submit material to enable a design review, unless otherwise waived by the City. The material required for design review is to sufficiently illustrate site analysis, site design response and the intended design proposal. This includes, but is not limited to the following:

1. Site analysis

Understanding the site context is important for the Design Review Panel to assess how well a proposal responds to its site and context.

The key elements of a site analysis include:

- a) Site location / wider context plan;
- b) Aerial photograph;
- c) Local context plan (showing surrounding land uses ;
- d) Site context and survey plan; and
- e) Elevations/pictures of the existing streetscape and other factors influence.

2. Site design response

The proponent should provide sufficient information to clearly articulate the considerations that have informed the broader site design approach. This includes the following:

The key elements of a site design response include:

- a) Assessment of site opportunities;
- b) Building massing studies to consider the quantity and arrangement of built form within the three-dimensional boundary within which development can occur;
- c) Car parking strategy (for mixed use proposals or where departures from parking standards are proposed);
- d) Energy and resource reduction strategy (for multiple dwellings);
- e) Orientation study, including winter sun paths and overshadowing of site and adjoining properties;
- f) Prevailing breezes and ventilation strategies (for multiple dwellings);
- g) Relationship to public domain and surrounding properties;
- h) Investigation of amenity provided for occupants and neighbouring developments;
- i) Retention of existing trees and vegetation;
- j) Landscape design approach (deep soil zones, location and species of trees);

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- k) Communal open spaces;
- l) Consideration of culturally relevant or heritage elements; and
- m) Any relevant specialist advice.

3. Design proposal

Sufficient drawing material should be presented to outline the intended design proposal.

The key elements of a pre-development application design proposal include:

- a) Development details;
- b) Design quality statement outlining how the proposal responds to the ten design principles contained in **Appendix 1** of this policy;
- c) Precedents that have informed the design proposal;
- d) Site plan;
- e) Floor plans;
- f) Elevations of the proposal in context;
- g) Sections of the proposal in context; and
- h) 3D images or visualisations.

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Attachment 2

Owner	Planning and Sustainability
Implementation	September 2018 <u>September 2021</u>
Next Review	September 2019 <u>September 2025</u>

PART 1 – POLICY OPERATION

1. ~~1~~ Policy Intent and Development

1.1. ~~1.1~~ To outline the operation of the City of Wanneroo's Design Review Panel.

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

2. Role and Purpose of the Design Review Panel

~~2.~~

2.1 To provide technical advice and recommendations on the design and site planning of certain planning proposals.

2.1.2.2 The Design Review Panel is advisory only and does not have a decision-making function.

2.2.2.3 In accordance with Clause 67(zc) of the Deemed Provisions of DPS 2 any relevant advice provided by the Design Review Panel shall be given due regard by a decision maker when considering an application for development approval.

PART 2 – GENERAL POLICY PROVISIONS

1. ~~1~~ Referral to Design Review Panel – Prior to Lodgement of Application

1.1. 1.1 ~~DD~~ Development which meets one or more of the following criteria is required to be referred to the Design Review Panel for review **prior to the lodgement** of a development application:

- a) Development of more than two multiple dwellings;
- b) Development of more than 10 grouped dwellings;
- c) Development that is three or more storeys in height, excluding single residential dwellings and buildings in the Service Industrial or General Industrial zones;
- d) Major extensions or amendments to those proposals referred to in a), b) or c) above that, in the opinion of the City, would benefit from review by the Design Review Panel*;

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~~e) Mandatory and 'opt-in' Joint Development Assessment Panel (JDAP) proposals (excluding public or private schools and works by Government agencies and public authorities that do not involve a built form component), unless written confirmation is provided by the City confirming that the proposal does not require review by the Design Review Panel*;~~

~~f) Optional 'opt-in' JDAP proposals (excluding public or private schools and works by Government agencies and public authorities that do not involve a built form component), unless written confirmation is received from the City, prior to lodgement of a development application, that the proposal is not considered to require review by the Design Review Panel*;~~

~~g)f) Any amendment to a JDAP approval, which in the opinion of the City would benefit from a review by the Design Review Panel*;~~ and

~~h)g) Development which is required to incorporate a landmark feature under a Structure Plan or Local Development Plan.~~

** Proponents are encouraged to contact the City prior to lodgement to discuss whether the proposal should be referred to the Design Review Panel.*

1.2. Development not of the kind referred to in Clause 1.1 of this policy may be referred to the Design Review Panel **either prior to or following lodgement** of a development application, at the City's cost, where in the opinion of the City the application is:

- a) Of a complex or contentious nature;
- b) Likely to be of a significant interest to the community;
- c) Likely to have a significant impact on the existing or emerging streetscape, or as viewed from the public domain;
- d) Of strategic significance; or
- e) Likely to benefit from a referral to the Design Review Panel.

1.3. Planning proposals in the following categories may be referred to the Design Review Panel **after lodgement**, at the City's cost, where in the opinion of the City the application would likely benefit from a referral to the Design Review Panel:

- a) Proposed Structure Plans, or amendments to Structure Plans; or
- a)b) Proposed Local Development Plans, or amendments to Local Development Plans.

~~1.2 If development is of a type referred to in Clause 1.1 of this policy, and has not been referred to the Design Review Panel prior to the lodgement of a development application, the applicant may be requested to agree to a time extension in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for the processing of the development application, to enable a design review meeting to be undertaken.~~

2 Referral to Design Review Panel – After Lodgement of Application

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~~2.1 — Development, not of the kind referred to in Clause 1.1 of this policy, but which, in the opinion of the City is:~~

- ~~a) Of a complex or contentious nature;~~
- ~~b) Likely to be of a significant interest to the community;~~
- ~~c) Likely to have a significant impact on the existing or planned future streetscape, or as viewed from the public domain;~~
- ~~d) Of strategic significance; or~~
- ~~e) Likely to benefit from a referral to the Design Review Panel;~~

~~may be referred to the Design Review Panel either prior to or following the lodgement of a development application, at the City's cost.~~

~~2.2 — Planning proposals in the following categories may be referred to the Design Review Panel, at the City's cost, where the City would likely benefit from a referral to the Panel:~~

- ~~a) — Proposed Structure Plans, or amendments to Structure Plans; or~~
- ~~b) — Proposed Local Development Plans, or amendments to Local Development Plans.~~

~~2.~~ 3 — Process – Prior to Lodgement of Application

~~2.~~

~~2.1~~ 3.1 — Information required to be submitted by the proponent ~~to the City~~ for assessment by the Design Review Panel must be ~~provided~~submitted to the City ~~by~~ **midday** a minimum of 10 clear working days prior to the date of the Design Review Panel meeting. Failure for this to occur may result in the proposal being rescheduled to the next available meeting.

~~2.1.2.2~~ Applicants are required to confirm with the City three (3) days prior to the submission deadline, referred to in Clause 2.1 above, that they will be submitting a Design Review Panel application. This is to provide the City sufficient time to ensure a quorum of Panel Members are available for the scheduled meeting date.

~~2.~~

~~2.3~~ 3.2 — Minutes summarising the agreed actions, and relevant comments and recommendations from the Design Review Panel are to be prepared ~~by the Chairperson~~City and provided to the applicant ~~by the City~~ within 10 working days of the meeting occurring.

~~2.4~~ 3.3 — The City is responsible for funding a maximum of one Design Review Panel meeting for a proposal referred to in Clause 1.1 of this policy.

~~2.5~~ 3.4 — Subsequent Design Review Panel meetings for a proposal referred to in Clause 1.1 of this policy prior to the lodgement of an application are at the proponent's cost.

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4.3. 4Process – After Lodgement of Application

3.1. 4.1—Proposals that are formally submitted as a development application to the City following consideration by the Design Review Panel must be accompanied by a statement detailing how, and the extent to which, the comments made from the Design Review Panel have been addressed, in accordance with Clause 63(1)(d) of the Deemed Provisions of District Planning Scheme No. 2.

3.2. If development is of a type referred to in Clause 1.1 of this policy, and has not been referred to the Design Review Panel prior to the lodgement of a development application, the applicant may be requested to agree to a time extension in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for the processing of the development application, to enable a design review meeting to be undertaken.

3.3. 4.2—Proposals may be referred back to a Design Review Panel meeting following the lodgement of a development application, at the proponent's cost, in the following circumstances:

- a) Major modifications to the proposal were recommended by the Design Review Panel as part of the pre-lodgement design review;
- b) Insufficient or inadequate information was provided and made available to the Design Review Panel at the pre-lodgement design review;
- c) The design quality is substantially inconsistent with the proposal considered by the Design Review Panel at the pre-lodgement design review; or
- d) The City does not consider that the recommendations of the Design Review Panel have been sufficiently addressed in the development application.

3.4. 4.3—If the City considers that the recommendations of the Design Review Panel have been sufficiently addressed in the development application, the application is not required to be referred back to a Design Review Panel meeting.

2.4. Matters to be considered by the Design Review Panel

2.1.4.1. In providing any advice and recommendations the Design Review Panel shall take into account matters including, but not limited to:

- a) The relevant planning framework; and
- b) The ~~eleven~~ principles of good design as outlined in *State Planning Policy 7.0: Design of the Built Environment* ~~Appendix 1.~~

3.5. 6Information Required for Design Review Panel Meetings

5.1 6.1—**Appendix 12** contains the information required to be submitted to the City by the applicant for assessment by the Design Review Panel.

POLICY APPENDIXES

Appendix 1: Design Principles

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1. Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built Form and Scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

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Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, maintains important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed. Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering

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~~good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.~~

~~Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.~~

7. Legibility

~~Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.~~

~~Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.~~

~~Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.~~

~~Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.~~

8. Safety

~~Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.~~

~~Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well lit, secure access points that are easily maintained and appropriate to the purpose of the development.~~

~~Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.~~

~~Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.~~

9. Community

~~Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.~~

~~Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.~~

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~~In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.~~

10. Aesthetics

~~Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.~~

~~Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.~~

~~In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.~~

11. Accessibility

~~Good design results in development which is accessible to people of all capabilities.~~

Appendix 12: Information to be ~~Provided~~provided by the Applicant

~~Prior to the formal lodgement of a development application defined in Clause 1.1 of this policy, anthe applicant is required to submit material to enable constructivea design review to occurw, unless otherwise waived by the City. Outlined below is a comprehensive list of The material that is required to be submitted for design review is to sufficiently illustrate site analysis, site design response and the intended design proposal. The City also encourages early engagement with the Design Review Panel and, subject to agreement with the City, the requirement to provide some of the information outlined below may be waived. This includes, but is not limited to the following:~~

1. Site analysis

Understanding the site context is important for the Design Review Panel to assess how well a proposal responds to its site and context.

The key elements of a site analysis include:

- a) Site location / wider context plan;
- b) Aerial photograph;
- c) Local context plan (showing surrounding land uses ;
- d) Site context and survey plan; and
- e) Elevations/pictures of the existing streetscape and other factors influence.

2. Site design response

The proponent should provide sufficient information to clearly articulate the considerations that have informed the broader site design approach. This includes the following:

The key elements of a site design response include:

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- a) Assessment of site opportunities;
- b) Building massing studies to consider the quantity and arrangement of built form within the three-dimensional boundary within which development can occur;
- ~~c) Car parking strategy (for mixed use proposals or where departures from parking standards are proposed);~~
- ~~d)c)~~ Energy and resource reduction strategy (for multiple dwellings);
- ~~e)d)~~ Orientation study, including winter sun paths and overshadowing of site and adjoining properties;
- ~~f)e)~~ Prevailing breezes and ventilation strategies (for multiple dwellings);
- ~~g)f)~~ Relationship to public domain and surrounding properties;
- ~~h)g)~~ Investigation of amenity provided for occupants and neighbouring developments;
- ~~i)h)~~ Retention of existing trees and vegetation;
- ~~j)i)~~ Landscape design approach (deep soil zones, location and species of trees);
- ~~k)j)~~ Communal open spaces;
- ~~l)k)~~ Consideration of culturally relevant or heritage elements; and
- ~~m)l)~~ Any relevant specialist advice.

3. Design proposal

Sufficient drawing material should be presented to outline the intended design proposal.

The key elements of a pre-development application design proposal include:

- a) Development details;
- b) Design quality statement outlining how the proposal responds to the ~~ten design~~ principles of good design contained within State Planning Policy 7.0: Design of the Built Environment contained in **Appendix 1** of this policy;
- c) Precedents that have informed the design proposal;
- d) Site plan;
- e) Floor plans;
- f) Elevations of the proposal in context;
- g) Sections of the proposal in context; and
- ~~h)~~ 3D images or visualisations.

h)

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Owner	Planning and Sustainability
Implementation	September 2021
Next Review	September 2025

Attachment 3

PART 1 – POLICY OPERATION

1. Policy Intent and Development

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

2. Role and Purpose of the Design Review Panel

- 2.1 To provide technical advice and recommendations on the design and site planning of certain planning proposals.
- 2.2 The Design Review Panel is advisory only and does not have a decision-making function.
- 2.3 In accordance with Clause 67(zc) of the Deemed Provisions of DPS 2 any relevant advice provided by the Design Review Panel shall be given due regard by a decision maker when considering an application for development approval.

PART 2 – GENERAL POLICY PROVISIONS

1. Referral to Design Review Panel

- 1.1. Development which meets one or more of the following criteria is required to be referred to the Design Review Panel for review **prior to the lodgement** of a development application:
 - a) Development of more than two multiple dwellings;
 - b) Development of more than 10 grouped dwellings;
 - c) Development that is three or more storeys in height, excluding single residential dwellings and buildings in the Service Industrial or General Industrial zones;
 - d) Major extensions or amendments to those proposals referred to in a), b) or c) above that, in the opinion of the City, would benefit from review by the Design Review Panel*;
 - e) Mandatory and 'opt-in' Joint Development Assessment Panel (JDAP) proposals (excluding public or private schools and works by Government agencies and public authorities that do not involve a built form component), unless written confirmation

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is provided by the City confirming that the proposal does not require review by the Design Review Panel*;

- f) Any amendment to a JDAP approval, which in the opinion of the City would benefit from a review by the Design Review Panel*; and
- g) Development which is required to incorporate a landmark feature under a Structure Plan or Local Development Plan.

** Proponents are encouraged to contact the City prior to lodgement to discuss whether the proposal should be referred to the Design Review Panel.*

- 1.2. Development not of the kind referred to in Clause 1.1 of this policy may be referred to the Design Review Panel **either prior to or following lodgement** of a development application, at the City's cost, where in the opinion of the City the application is:
 - a) Of a complex or contentious nature;
 - b) Likely to be of a significant interest to the community;
 - c) Likely to have a significant impact on the existing or emerging streetscape, or as viewed from the public domain;
 - d) Of strategic significance; or
 - e) Likely to benefit from a referral to the Design Review Panel.
- 1.3. Planning proposals in the following categories may be referred to the Design Review Panel **after lodgement**, at the City's cost, where in the opinion of the City the application would likely benefit from a referral to the Design Review Panel:
 - a) Proposed Structure Plans, or amendments to Structure Plans; or
 - b) Proposed Local Development Plans, or amendments to Local Development Plans.

2. Process – Prior to Lodgement of Application

- 2.1 Information required to be submitted by the proponent for assessment by the Design Review Panel must be provided to the City **by midday** a minimum of 10 clear working days prior to the date of the Design Review Panel meeting. Failure for this to occur may result in the proposal being rescheduled to the next available meeting.
- 2.2 Applicants are required to confirm with the City three (3) days prior to the submission deadline referred to in Clause 2.1 above that they will be submitting a Design Review Panel application. This is to provide the City sufficient time to ensure a quorum of Panel Members are available for the scheduled meeting date.
- 2.3 Minutes summarising the agreed actions, and relevant comments and recommendations from the Design Review Panel are to be prepared by the Chairperson and provided to the applicant by the City within 10 working days of the meeting occurring.
- 2.4 The City is responsible for funding a maximum of one Design Review Panel meeting for a proposal referred to in Clause 1.1 of this policy.

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- 2.5 Subsequent Design Review Panel meetings for a proposal referred to in Clause 1.1 of this policy prior to the lodgement of an application are at the proponent's cost.

3. Process – After Lodgement of Application

- 3.1. Proposals that are formally submitted as a development application to the City following consideration by the Design Review Panel must be accompanied by a statement detailing how, and the extent to which, the comments made from the Design Review Panel have been addressed, in accordance with Clause 63(1)(d) of the Deemed Provisions of District Planning Scheme No. 2.
- 3.2. If development is of a type referred to in Clause 1.1 of this policy, and has not been referred to the Design Review Panel prior to the lodgement of a development application, the applicant may be requested to agree to a time extension in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for the processing of the development application, to enable a design review meeting to be undertaken.
- 3.3. Proposals may be referred back to a Design Review Panel meeting following the lodgement of a development application, at the proponent's cost, in the following circumstances:
- a) Major modifications to the proposal were recommended by the Design Review Panel as part of the pre-lodgement design review;
 - b) Insufficient or inadequate information was provided and made available to the Design Review Panel at the pre-lodgement design review;
 - c) The design quality is substantially inconsistent with the proposal considered by the Design Review Panel at the pre-lodgement design review; or
 - d) The City does not consider that the recommendations of the Design Review Panel have been sufficiently addressed in the development application.
- 3.4. If the City considers that the recommendations of the Design Review Panel have been sufficiently addressed in the development application, the application is not required to be referred back to a Design Review Panel meeting.

4. Matters to be considered by the Design Review Panel

In providing any advice and recommendations the Design Review Panel shall take into account matters including, but not limited to:

- a) The relevant planning framework; and
- b) The principles of good design as outlined in *State Planning Policy 7.0: Design of the Built Environment*.

5. Information Required for Design Review Panel Meetings

- 5.1 **Appendix 1** contains the information required to be submitted to the City by the applicant for assessment by the Design Review Panel.

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POLICY APPENDIX

Appendix 1: Information to be provided by the Applicant

Prior to the formal lodgement of a development application defined in Clause 1.1 of this policy, an applicant is required to submit material to enable constructive design review to occur. Outlined below is a comprehensive list of material that is required to be submitted for design review to sufficiently illustrate site analysis, site design response and the intended design proposal. The City also encourages early engagement with the Design Review Panel and, subject to agreement with the City, the requirement to provide some of the information outlined below may be waived.

1. Site analysis

Understanding the site context is important for the Design Review Panel to assess how well a proposal responds to its site and context.

The key elements of a site analysis include:

- a) Site location / wider context plan;
- b) Aerial photograph;
- c) Local context plan (showing surrounding land uses ;
- d) Site context and survey plan; and
- e) Elevations/pictures of the existing streetscape and other factors influence.

2. Site design response

The proponent should provide sufficient information to clearly articulate the considerations that have informed the broader site design approach. This includes the following:

The key elements of a site design response include:

- a) Assessment of site opportunities;
- b) Building massing studies to consider the quantity and arrangement of built form within the three-dimensional boundary within which development can occur;
- c) Energy and resource reduction strategy (for multiple dwellings);
- d) Orientation study, including winter sun paths and overshadowing of site and adjoining properties;
- e) Prevailing breezes and ventilation strategies (for multiple dwellings);
- f) Relationship to public domain and surrounding properties;
- g) Investigation of amenity provided for occupants and neighbouring developments;
- h) Retention of existing trees and vegetation;
- i) Landscape design approach (deep soil zones, location and species of trees);
- j) Communal open spaces;
- k) Consideration of culturally relevant or heritage elements; and
- l) Any relevant specialist advice.

3. Design proposal

Sufficient drawing material should be presented to outline the intended design proposal.

The key elements of a pre-development application design proposal include:

Planning and Sustainability
Local Planning Policy 4.23
Design Review Panel



- a) Development details;
- b) Design quality statement outlining how the proposal responds to the principles of good design contained within *State Planning Policy 7.0: Design of the Built Environment*;
- c) Precedents that have informed the design proposal;
- d) Site plan;
- e) Floor plans;
- f) Elevations of the proposal in context;
- g) Sections of the proposal in context; and
- h) 3D images or visualisations.

Attachment 4

Summary of Modifications to Local Planning Policy 4.23: Design Review Panel

No.	Applicable Section of LPP 4.23	Modification to LPP 4.23	Administration Comment
1	Part 1 – Clause 1 Policy Intent	Insert Clause 1.2, which outlines the relevant policy legislation LPP 4.23 has been prepared in accordance with.	This clause has been inserted to provide consistency with other local planning policies prepared by Administration and does not modify the function or operation of the policy.
2	Part 1 – Clause 2 Role and Purpose of the Design Review Panel	Insert Clause 2.3 to make reference to Clause 67(zc) of the Deemed Provisions of DPS 2, which requires relevant Design Review Panel advice to be given due regard by a decision maker.	This modification is discussed in detail in the body of the report.
3	Part 2 – Clause 1 Referral to Design Review Panel	Consolidate the 'Prior to Lodgement of Application' section and 'After Lodgement of Application' section that outlines when an application should be referred to the Design Review Panel.	Upon review, the requirements regarding when to refer an application to the Design Review Panel are more legible when contained within a single clause of the policy. This clause has retained sub clauses to acknowledge that there is a different referral requirement for different application types. Part 2: Clause 1 of the draft policy is now framed as follows: 1.1 – Prior to Lodgement; 1.2 – Either prior to or after lodgement; and 1.3 – After lodgement.
4	Part 2 – Clause 1 Referral to Design Review Panel	Combine provisions e) and f) which relate to 'mandatory' and 'opt-in' Joint Development Assessment Panel (JDAP) applications.	Draft LPP 4.23 still requires all JDAP's to be referred to the Design Review Panel unless the City provides written consent that referral is not required. This will ensure referral to the Design Review Panel remains at the discretion of the City. Therefore, separating 'opt-in' and 'mandatory' JDAP's is not considered necessary. Further, only one of the provisions excluded public and private school works and works by government agencies, which could create confusion for City Officers and applicants when interpreting the referral requirements of the policy.
5	Part 2 – Clause 1	Relocate the existing Clause 1.2, which outlines that a timeframe extension may	This provision is considered to be an after lodgement process consideration rather than a referral consideration, and therefore it is

	Referral to Design Review Panel	be required if a development application has not been referred to the Design Review Panel prior to lodgement from the 'Referral to DRP' section to the 'Process – After Lodgement' section.	most appropriate to relocate the requirement to the 'Process – After Lodgement' section of LPP 4.23.
6	Part 2 – Clause 2 Process Prior to Lodgement of a Development Application.	Clause 2.1 add the wording ' <i>by midday</i> '.	The City requires a Design Review Panel application to be submitted by midday of the submission deadline to satisfy the cut-off requirement of LPP 4.23, which is ten clear working days before the Design Review Panel meeting. However, this is not outlined anywhere within LPP 4.23, and as a result applicants typically work to the standard 'close of business' deadline. Therefore, draft LPP 4.23 has been updated to clarify that the submission deadline is 'midday' of the identified submission date, and not close of business.
7	Part 2 – Clause 2 Process Prior to Lodgement of a Development Application	Insert Clause 2.2, which requires an applicant to confirm with the City three days before the submission deadline that they will be submitting an application for the next available Design Review Panel meeting.	Design Review Panel meeting arrangements preferably need to be considered before the applicant's submission deadline, to ensure a quorum of Panel members are available for the meeting. However, the need for a Design Review Panel meeting and the preferred number of Panel members cannot be confirmed until an applicant has formally lodged there application. Therefore, draft LPP 4.23 has included a provision for applicants to confirm with the City three days prior to the submission deadline that they will be submitting a Design Review Panel application. This will ensure Administration has sufficient time to organise a Design Review Panel meeting.
8	Part 2 – Clause 2 Process Prior to Lodgement of Application	Modify the wording of Clause 2.3, which is an existing provision, to confirm that the meeting minutes are prepared by the Chairperson and distributed by the City.	Currently LPP 4.23 outlines that the minutes are prepared by the City. However, the nominated Chairperson has been preparing the minutes and providing a copy to Administration for review, prior to finalisation. The minutes are then distributed by the City. Therefore, this clause within draft LPP 4.23 is proposed to be modified to clarify that the Chairperson is responsible for preparing the minutes, which upon finalisation are distributed by the City.
9	Part 2 – Clause 3 Process After Lodgement of Application	Insert provision allowing the City to seek a time extension if an application outlined in Clause 1.1 has not been referred to the Design Review Panel for review.	As outlined above under Point 5, this modification is a result of relocating an existing provision.

10	Part 2 – Clause 4 Matters to be considered by the Design Review Panel	Modify Provision b) to reference the 10 Principles of Good Design as per <i>State Planning Policy 7.0</i> , rather than 11 Principles of Good Design as per Appendix 1 of LPP 4.23.	The City's eleventh design principle 'Accessibility' has been removed as the considerations are adequately addressed through both Principle 7: Legibility and Principle 9: Community. Further, this improves the consistency of LPP 4.23 with the state planning framework. Appendix 1: Design Principles has also been removed from LPP 4.23. The principles of good design currently contained within in SPP 7.0 have been subject to minor wording modifications since LPP 4.23 was initially adopted. As such, there is a discrepancy between LPP 4.23 and SPP 7.0. Therefore, the Appendix 1: Design Principles have been removed and consequential modifications made to LPP 4.23 to instead reference the <i>principles of good design as outlined in SPP 7.0</i> , rather than in Appendix 1.
11	Policy Appendices Appendix 1: Design Principles	Remove Appendix 1 and the associated 11 'principles of good design' from LPP 4.23.	
12	Policy Appendices Appendix 2: Information to be Provided by the Applicant	Reword the preamble to clarify that the list of information to be provided is comprehensive, and it may not be necessary to provide all the information listed if agreed by the City.	
13	Policy Appendices Appendix 2: Information to be Provided by the Applicant	Remove provision 2c), which requires a car parking strategy to be provided for all mixed use proposals or where a departure from the car parking standards is being sought.	

Assets

Strategic Asset Management

4.9 State Infrastructure Strategy Submission

File Ref:	41095 – 21/343781
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	3

Issue

To discuss the City of Wanneroo response to the State Infrastructure Strategy.

Background

The State Infrastructure Strategy – Foundations for a Stronger Tomorrow: Draft for public comment (the Strategy) was released 21 July, with submissions closing 15 September 2021.

The Strategy has been prepared following consultation with the public via a discussion paper 'A Stronger Tomorrow - State Infrastructure Discussion Paper' for which a response that was endorsed by Council at its August 2020 meeting (CEO1-08/20 refers) was provided to Infrastructure WA. The draft State Infrastructure Strategy appears to take into account points raised in that submission.

A copy of the Strategy can be found on the Infrastructure WA website: [State Infrastructure Strategy | Infrastructure WA](#). The Summary document produced by Infrastructure WA is included as **Attachment 1**.

Detail

The Strategy represents Infrastructure WAs assessment of the State's significant infrastructure needs and priorities and makes recommendations on how to address them. The Strategy covers a 20 year horizon to 2042.

In preparing the Strategy, Infrastructure WA had a number of objectives:

- Support a strong, resilient and diversified economy
- Maximise regional strengths to unlock strategic opportunities for Western Australia
- Support access to social services and improve Aboriginal wellbeing
- Enable environmental sustainability and resilience and address climate change
- Maximise wellbeing, liveability and cultural strategic opportunities for our community
- Enhance cross-government coordination and planning
- Support population growth and change
- Embrace technology, data and digital connectivity
- Enhance infrastructure delivery and develop skills for the future
- Get the most from our infrastructure and improve maintenance

The Strategy aims to ensure that future infrastructure investment decisions are based on quality data and that decisions are taken to increase the value from existing infrastructure assets over the long term. It recognises that building our way out of an increasing demand for infrastructure is unaffordable and cannot be the only solution.

The Strategy has made 88 recommendations, many of which contain sub recommendations, addressing key infrastructure sectors and cross cutting themes.

Hence a large number of the recommendations contained within the Strategy relate to non-build actions. Managing demand for infrastructure through early intervention, better coordinated planning through data collection and sharing and optimising the existing asset base before building new infrastructure are all themes emerging through the recommendations.

The Strategy categorises infrastructure types into nine sectors:

- Energy
- Water
- Waste
- Transport
- Social and affordable housing
- Health
- Education and training
- Arts, culture, sport and recreation
- Justice and public safety.

The seven cross-cutting themes include:

- Digital connectivity and technology
- Aboriginal cultural heritage, wellbeing and enterprise
- Climate change and sustainability
- Regional development
- Planning and coordination
- Infrastructure delivery
- Asset management

There is an 8 week consultation period which opened 21 July and closes on 15 September 2021. Feedback is requested via an online survey through which written submissions can also be uploaded.

For each recommendation there is a 0 to 10 scale from strongly oppose to strongly support and room to make comments.

The online form also asks for feedback on:

- To what extent do you support or oppose the draft State Infrastructure Strategy overall?
- What are the best aspects of the strategy overall?
- Do you have any suggestions for improving the strategy?

Administration has reviewed the document and provided comments to each of the 88 recommendations.

Consultation

Extensive internal consultation has been completed with subject matter experts to provide comments on each of the 88 recommendations.

Externally, administration has had discussions with officers at WALGA who will also be making a submission. Their early view is that this is a good document that is very strategic. WALGA Administration is broadly supportive of getting the systems right. WALGA is seeking comments from the sector prior to making their own submission. Given the short timeframes, administration has not responded to the WALGA questionnaire directly, but has informed WALGA that the City will supply them with a copy of the City's submission following it being endorsed by Council.

Comment

Administration has prepared a draft response to the Strategy after gathering comments from various areas of the organisation for which the Strategy has an impact. The draft submission is attached. The submission consists of a high level cover letter summarising the key issues and a detailed spreadsheet with responses to each of the 88 recommendations. (**Refer Attachment 2 and 3**).

In general Administration supports the strategic nature of the document and that it sets the focus for infrastructure in Western Australia for the coming 20 years. Administration also considers that the Strategy will form an umbrella document under which will sit the numerous plans, master plans and infrastructure related strategies that the City currently has in place.

There are however some areas in which the strategy is lacking:

- There is little acknowledgement of the Local Government sector within the document and yet when we look at state infrastructure, and roads in particular, local government in WA is responsible for 87.2% of the State public road network. Further detail on the role and implications to Local Government is required;
- There is little discussion of the planning that has already occurred to date. A considerable amount of planning for infrastructure has occurred within the City and we would like to see this planning reflected within the State plans. This includes plans such as the North Coast Growth Corridor Community Facilities Plan, the East Wimmeroo Community Facilities Plan and the Regional Open Space plan to name a few;
- The City of Wimmeroo experiences significant population growth every year. This means that the resident labour force also grows but there is a significant challenge in growing the number of local jobs base to keep pace. A key element in addressing this employment self-sufficiency challenge is to ensure that employment centres such as Wangara, Neerabup and the emerging centres at Yanchep and Alkimos, are well serviced with appropriate levels of infrastructure to enable businesses to establish and thrive. Employment self-sufficiency is not discussed within the strategy;
- The draft SIS contains 88 recommendations, which will be resource intensive for the State Agencies and Government Trading Enterprises (GTEs), and yet it states that "*in many instances agencies may be able to address these as part of their core activities, from within existing budget allocations*". If the recommendations are not appropriately resourced in terms of both budget and personnel then implementation will be compromised; and
- The strategy does not mention how state infrastructure will be prioritised. The City suggests that a framework be developed to prioritise projects.

Some of the other aspects that the City feels may be missing from the SIS include:

- Overall guidance on climate change adaptation planning and the future proofing/resilience testing of key infrastructure
- Smart City connectivity
- Geographically located waste infrastructure
- Infrastructure to attract foreign investment

The next steps for the Strategy are outlined in the following diagram that has been extracted from the Strategy.

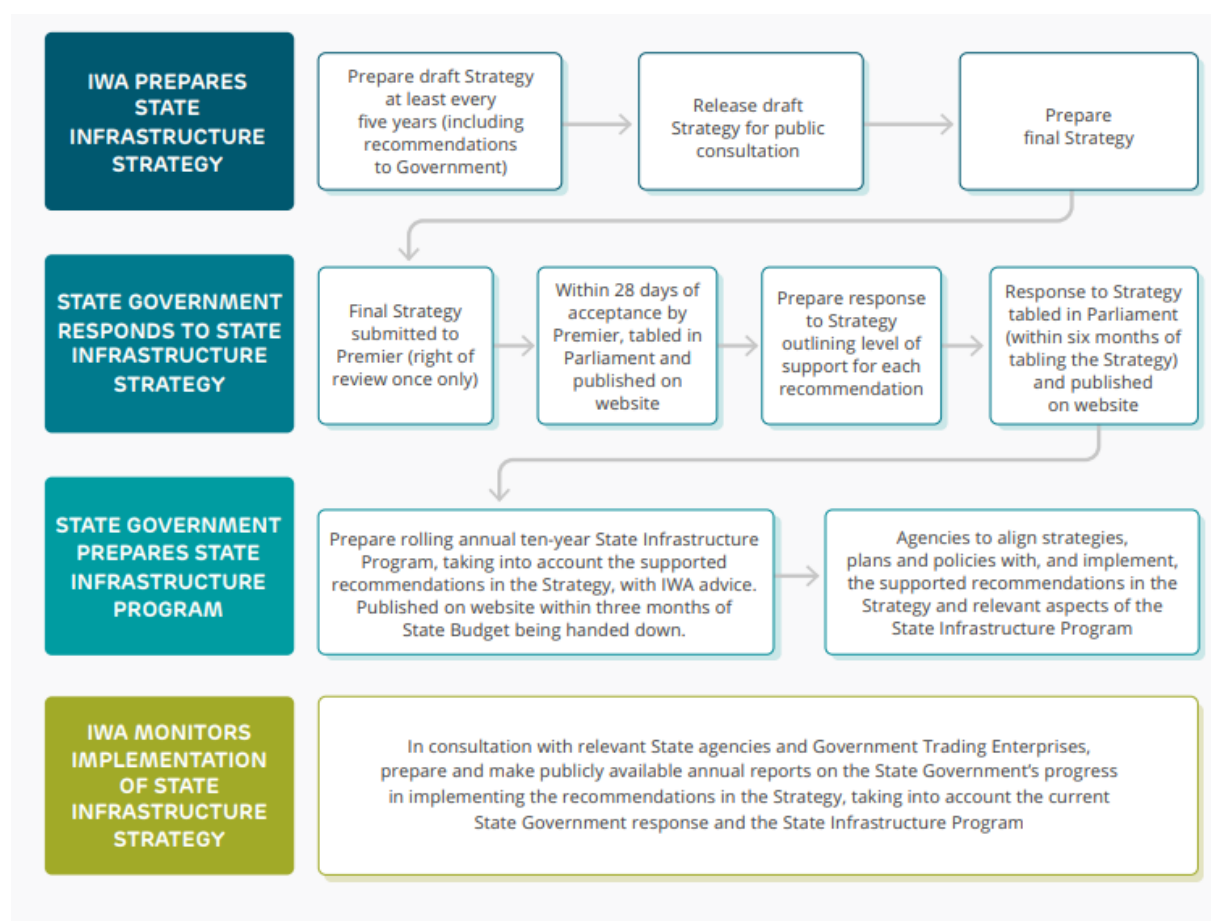


Figure 1: State Infrastructure Strategy process

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

6 ~ A future focused City that advocates, engages and partners to progress the priorities of the community

6.1 - Advocate in line with community priorities

Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure & Utility Planning	Low
Accountability	Action Planning Option
Director Planning & Sustainability and Director Assets	manage

Risk Title	Risk Rating
ST-S24 Strategic Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	manage

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the submission (Attachments 2 and 3) to Infrastructure Western Australia on the State Infrastructure Strategy.

Attachments:

1	<i>Draft SIS Summary Snapshot 2021 Web_0</i>	21/351335	
2	<i>State Infrastructure Strategy Consultation Response Cover letter</i>	21/351260	<i>Minuted</i>
3	<i>consultation responses strategic infrastructure plan</i>	21/328482	<i>Minuted</i>



Snapshot

Foundations for a Stronger Tomorrow

State Infrastructure Strategy

Draft for public comment

July 2021



Foundations for a Stronger Tomorrow

Through the draft *State Infrastructure Strategy: Foundations for a Stronger Tomorrow*, Infrastructure WA provides the first ever state-wide perspective of Western Australia's infrastructure outlook for the next 20 years.

This inaugural Strategy assesses the State's economic, social, environmental and cultural potential through the prism of strategic infrastructure planning and delivery.

The Strategy addresses future challenges and opportunities, and provides recommendations to help maximise the value of every dollar spent by government on infrastructure – laying strong foundations to make Western Australia (WA) an even better place to live, invest, study and visit.

Guiding our future prosperity

Infrastructure shapes and influences every aspect of our community – from where we live to how we work, our social interactions, our economic structures and our environmental footprint. Well-planned infrastructure enables us to manage change, and ensures the essentials of life are delivered safely and reliably.

Each year, government invests billions of dollars in infrastructure to meet the needs of the community, economy and environment. This investment is made in new and existing infrastructure that will serve us for decades to come, even when society may look and operate quite differently to how it does today.

That's why government infrastructure investment needs to be considered as part of a strategic plan, with a long-term outlook. This outlook requires a shift in the way the public sector has traditionally planned, delivered, operated and maintained infrastructure.

The draft State Infrastructure Strategy provides this fresh foundation and pathway forward.

Acknowledgement of Country

Infrastructure WA acknowledges the Traditional Custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures, and to Elders both past and present.

Aboriginal and Torres Strait Islander people are advised that this publication may contain images or names of people who are deceased.



At a glance



88

recommendations

48

sector-specific

40

cross-cutting

About **75%**

non-build recommendations



Affordable and deliverable

State-wide coverage:



21% regional

19% metropolitan

60% state-wide



Have your say

Foundations for a Stronger Tomorrow presents the draft of what will become Western Australia's first State Infrastructure Strategy.

This draft has been developed off the back of extensive stakeholder consultation.

Infrastructure WA is now seeking further feedback on the recommendations so that the Strategy can be finalised in late-2021.

Feedback can be provided via:

- **Online form (preferred)**
consultation.infrastructure.wa.gov.au
- **Email**
iwaconsultation@infrastructure.wa.gov.au
- **Phone**
08 6552 5229
- **Mail**
Infrastructure WA, Locked Bag 3001,
WEST PERTH WA 6872
- **LinkedIn**
@InfrastructureWA

You can also attend a workshop or engagement session free of charge being organised by Infrastructure WA in each region of Western Australia. Visit the website for details and to register your interest.

www.infrastructure.wa.gov.au/state-infrastructure-strategy

Public consultation closes at 5pm, **15 September 2021**. Late submissions will not be considered.

Scan the below QR code to download the full draft State Infrastructure Strategy.



Approach

Leading with a new outlook

Infrastructure WA has brought together the development of Western Australia's long-term infrastructure needs and priorities through the State Infrastructure Strategy.

The agency was formed in July 2019, as a result of the *Infrastructure Western Australia Act 2019*, to advise and assist the Government on infrastructure matters. Infrastructure WA supports the need to deliver the right projects, in the right place, at the right time, in order to grow the economy, create jobs, and ensure Western Australia is a great place to live.

Until Infrastructure WA was established, there was no whole of government approach to the development of infrastructure that covered the entire State over a medium to long-term horizon.

Underpinned by a clear vision

To develop the Strategy, Infrastructure WA imagined what the future could look like, establishing a vision for the State in 2042.

Vision statement

Western Australia is a sought-after place to live, work, study and invest, with infrastructure improving productivity and equity, and unlocking industry growth that leverages Western Australia's advantages and diversifies its economic base.

This vision provided the context and framework to prepare the Strategy and, in particular, establish what needs to be done now and over the medium to long term, and how that could be achieved.

In 2042, the population has grown to 4.3 million¹, but we have successfully reduced net carbon emissions, and improved our environment, by capturing carbon and transitioning to green energy and zero or low emission vehicles. METRONET and the public transport system are widely used across Perth's suburbs, with patronage readings at record highs. Access to social and affordable housing is high and unemployment is low with a skilled labour force filling jobs in the green and digital economies. While the State's economy is still supported by a strong resource and energy sector, growth in other sectors has resulted in a more diversified economy bolstered by efficient supply chains.



Outlook

The dynamic rate of change and the difficulty in precisely predicting the future over a 20-year horizon poses its challenges. Infrastructure WA's approach to developing the Strategy placed a strong focus on exploring what the future might present, applying a scenario planning approach to identify a range of plausible futures. Infrastructure WA examined global megatrends and drivers, in the context of Western Australia's strengths and advantages, to identify where the State's significant opportunities lie.

These opportunities are the foundation of the Strategy's 2042 vision, driving the State towards a more diversified economy and prosperous society over the long term.

The six strategic opportunities identified are:



A global location of choice



Value-adding for strategic commodities



Approaching the technology frontier



Transitioning to net zero emissions technologies



Promoting and leveraging Aboriginal cultural heritage and enterprise



Serving the emerging consumer class

Infrastructure WA's 10 Strategy objectives, addressing the triple bottom line, have guided the development of the State Infrastructure Strategy.



Support a strong, resilient and diversified economy



Maximise regional strengths to unlock strategic opportunities for Western Australia



Support access to social services and improve Aboriginal wellbeing



Enable environmental sustainability and resilience, and address climate change



Maximise wellbeing, liveability and cultural strategic opportunities for our community



Enhance cross-government coordination and planning



Support population growth and change



Embrace technology, data and digital connectivity

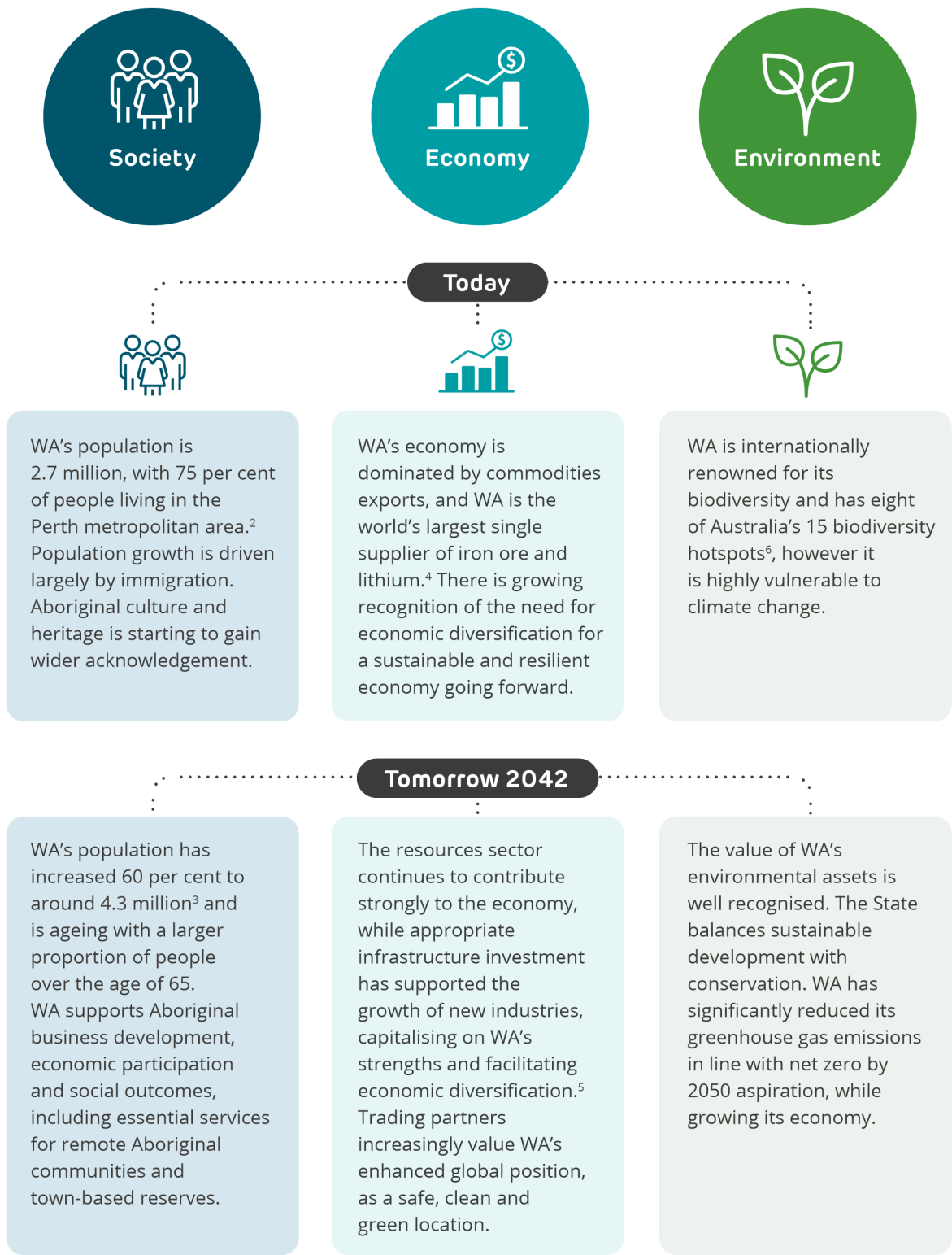


Enhance infrastructure delivery and develop skills for the future



Get the most from our existing infrastructure and improve maintenance

Infrastructure WA has taken a triple bottom line approach – considering social, economic and environmental matters – in developing its recommendations, to serve Western Australia in the long term.



Bringing it all together

Global thinking with local insight

With a clear vision and objectives in place, Infrastructure WA engaged with a wide range of stakeholders and undertook extensive analysis to develop an objective position of the State's current and future infrastructure needs and priorities contained in the Strategy.

A top-down approach was adopted to consider the global context in which Western Australia operates and the potential changes that may occur over the next 20 years. This approach ensured the Strategy is responsive and has a broader and longer-term focus than planning horizons usually applied by government.

The top-down approach was complemented by a bottom-up methodology, which included a comprehensive review of existing infrastructure strategies and plans across government. This resulted in a number of recommendations focusing on accelerating and building on work that the State Government had already initiated.

To augment the Strategy's evidence base, Infrastructure WA commissioned work to better understand technical, policy and strategic matters.

Informed by many

The expertise and perspectives of business, government and the community, informed the development of the Strategy.

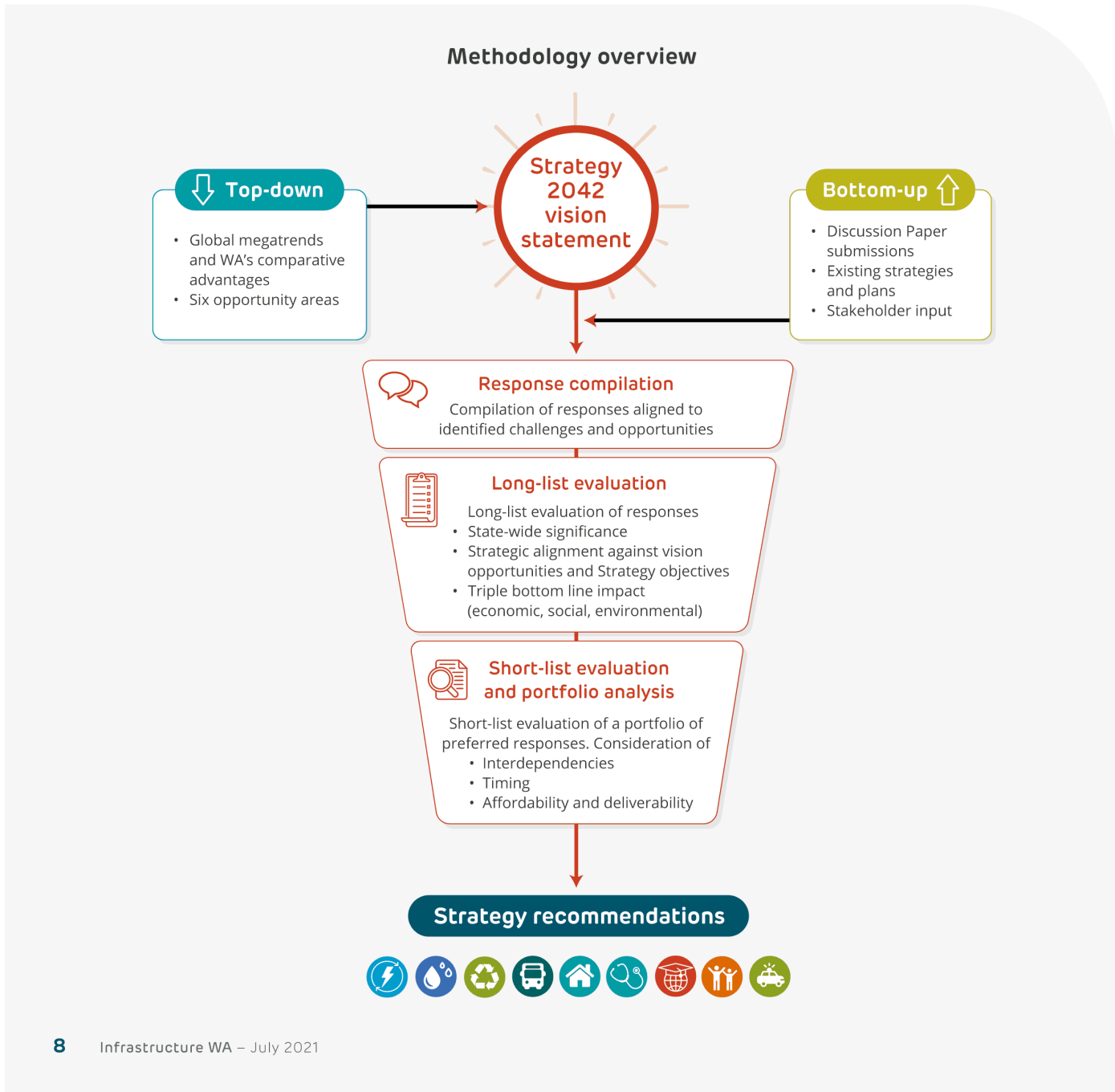
The conversation started with *A Stronger Tomorrow: State Infrastructure Strategy Discussion Paper*, launched in June 2020, which was followed by an extensive engagement program across the State. Hundreds of people provided their perspectives on a wide range of infrastructure issues and potential solutions. Working groups, expert panels and peer reviews were also used to inform the development and analysis of the recommendations contained in the Strategy.





Infrastructure WA's guiding principles for the Strategy:

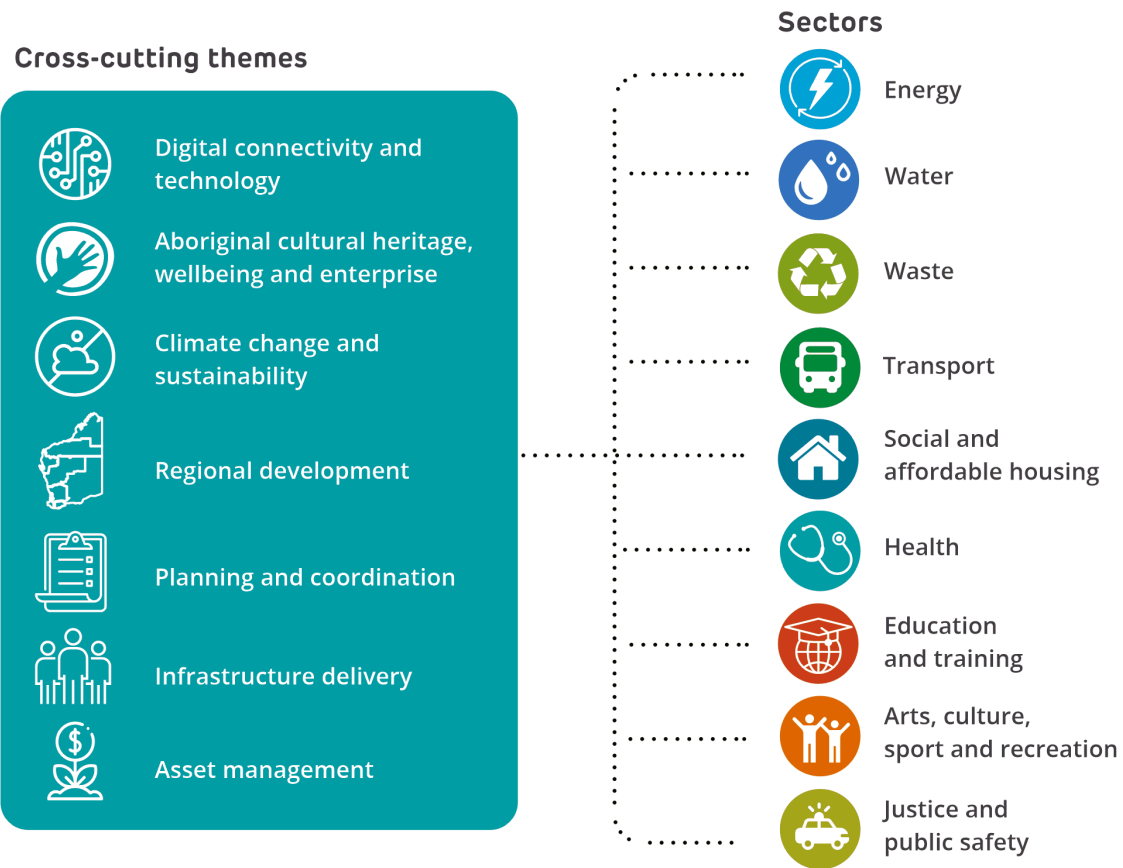
- Open, consultative and engaging
- Objective and rigorous
- Improvement over time
- Affordable, deliverable and maximise value
- Forward looking and open to change



Recommendations

Affordable, deliverable and evidence based

The Strategy makes 88 recommendations. Almost half are grouped in seven themes that cut across the Strategy's nine identified sectors.



As well as identifying projects and programs, the recommendations build on good work underway and identify gaps in thinking, planning, governance and delivery that need to be addressed.

Many recommendations focus on non-build initiatives that improve fundamental elements of the infrastructure system, such as policy, planning and legislative frameworks, with a selection of major new investment proposals outlined in both the economic and social infrastructure sectors.

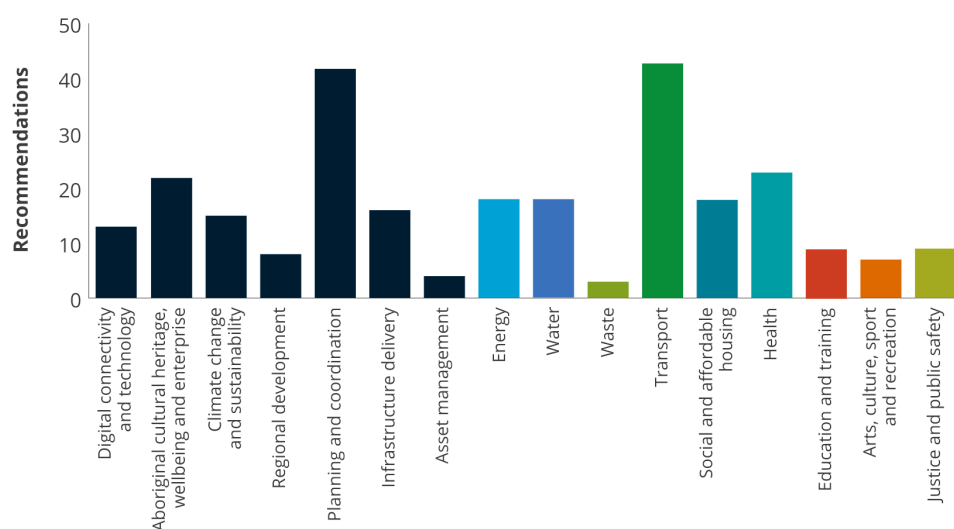
In forming the recommendations, substantial consideration was given to ensuring the proposals were affordable, deliverable and evidence based, wherever possible, to have lasting impacts over the long term.

Collectively, the recommendations work together to achieve the Strategy's vision and objectives for the next 20 years.

Distribution of Strategy recommendations

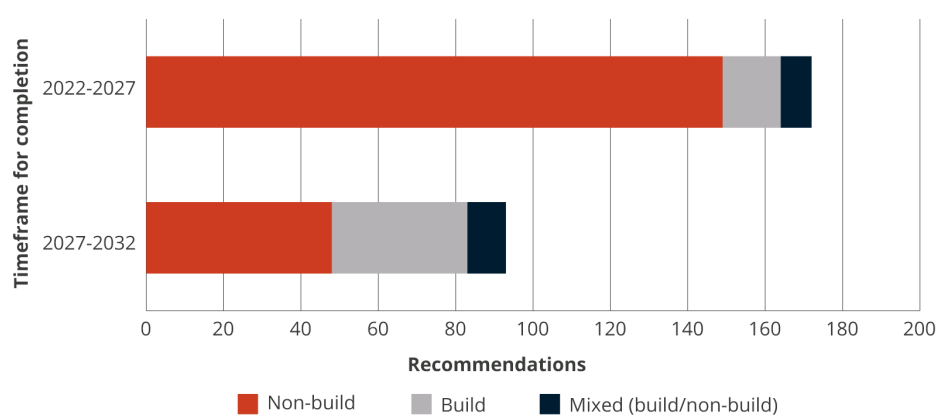
Recommendations by cross-cutting theme and sector

(recommendations and sub-recommendations)



Recommendations by timeframe for completion and type

(recommendations and sub-recommendations)



Note: The 88 recommendations are supported by 265 sub-recommendations.

Infrastructure WA's findings

Six main findings underpin many of the 88 recommendations in the Strategy.

Managing demand for infrastructure through prevention, early intervention and pricing

As infrastructure is costly to develop, operate and maintain, simply building Western Australia's way out of an increasing demand for infrastructure is unaffordable and an unsustainable solution.

Instead, a greater focus on demand management and prevention initiatives is needed to ultimately divert, delay or avoid the need to build and maintain costly infrastructure. For example, early intervention to address complex issues such as social disadvantage can help improve an individual's life outcomes and reduce demand on health and other social services infrastructure.

Infrastructure WA recommends a number of demand management and prevention actions, such as:

- transitioning to a person-centric, preventative and community-based public health system to reduce demand on hospitals infrastructure and services;

- employing preventative measures such as early intervention and rehabilitation initiatives to reduce demand on police, courts and corrective infrastructure and services;
- improving waste avoidance and resource recovery initiatives to reduce the amount of waste going to landfill;
- expanding water efficiency programs and encouraging greater focus on fit for purpose water resources to defer the need for costly new major infrastructure; and
- non-build and demand management options to reduce road congestion and grow public transport patronage.

The Strategy also recognises the importance of digital technology on demand management – to improve understanding of consumer behaviour, better monitor infrastructure performance and provide valuable data to inform planning and decision-making – and therefore recommends applying a digital-first approach when considering infrastructure solutions.



Recommendation 73 – Health sector

Accelerate the transition to a person-centric, preventative and community-based public health system, to improve the health of Western Australians, and the sustainability of the State Budget by fast-tracking delivery of the Sustainable Health Review and providing regular public progress reporting to improve accountability and transparency for achieving Sustainable Health Review reform outcomes.



Snapshot – State Infrastructure Strategy



Recommendation 22 (in part) – Planning and coordination

Prepare and implement an urban consolidation action plan which identifies the significant barriers to increasing urban consolidation and sets out a clear roadmap to address them, including intended outcomes, responsibilities and timing.

Improving the quality and consistency of strategic infrastructure planning and processes

Infrastructure WA found that while much good work is being done, many State agencies', statutory authorities' (collectively referred to as State agencies) and Government Trading Enterprises' (GTEs) infrastructure strategies, plans and business cases are not of adequate quality and consistency, and numerous infrastructure-related regulations and statutes are outdated and overly burdensome.

Reflecting this finding, Infrastructure WA has placed a strong focus on seeking improved infrastructure planning and assessment processes across State agencies and GTEs, including:

- improving the underlying regulatory and policy framework;
- clarifying governance and lead agency responsibility for more cohesive overarching strategic planning; and
- recommending improved processes to guide better planning and infrastructure investment by State agencies and GTEs.

These improvements will assist in building the foundation on which the Government's annual ten-year State Infrastructure Programs can be based, as well as future State Infrastructure Strategies.

To further strengthen this planning foundation, the Strategy recommendations include:

- modernising infrastructure-related legislation through targeted amendments;
- preparing integrated regional plans to establish the long-term land use, infrastructure and environmental needs of each region of Western Australia;
- embedding rigorous infrastructure appraisal processes in the planning decision-making framework, including considering infrastructure servicing and operational costs; and
- reviewing and refining the State Government's Strategic Asset Management Framework, and improving its application.



Addressing climate change

Climate change was a high-priority issue raised by stakeholders during the Strategy development process. It is a critical long-term issue impacting many infrastructure sectors, particularly water, transport and energy, and one that is not yet adequately addressed by many State agency and GTE infrastructure planning systems and processes.

Reducing infrastructure-related carbon emissions and improving the resilience of existing infrastructure to adapt to the impacts of climate change, is therefore a major focus for the Strategy.

The Strategy recommends accelerating priorities identified in the State Government's *Western Australian Climate Policy* that relate to infrastructure, including:

- embedding the net zero emissions by 2050 aspiration as a de-facto target for all State agencies and GTE assets and activities;
- developing net zero transition plans and sectoral emissions reductions strategies;



Recommendation 12 (in part) – Climate change and sustainability

Strengthen and expand existing programs outlined in the *Western Australian Climate Policy* to develop carbon farming and sequestration markets.

- developing climate change adaptation plans for existing infrastructure under the control of State agencies and GTEs;
- developing sectoral adaptation plans to identify climate change risks and measures to adapt to current and future climate change impacts; and
- incorporating sustainability principles and requirements in all stages of the State Government's infrastructure decision-making process.

Implementing data sharing and other tools to support infrastructure planning and investment decision making

Access to current, high-quality and fit for purpose data is critical to deliver sound infrastructure planning, policy and investment decision-making.

However, in Western Australia, access arrangements are vastly inconsistent and in some cases critical data is not available. Some State agencies and GTEs can access complex data and models to support planning, while others cannot and do not apply scenario planning to their long-term infrastructure planning. Some of the most valuable government-held data is also not shared. In addition, the application of consistent planning assumptions, and access to data analytics and modelling tools are important in developing aligned and integrated infrastructure plans.

To improve this, the Strategy's recommendations include:

- further developing government data management and asset information policies, processes, platforms and standards to enable

data sharing and analysis to address both the management of the existing government asset portfolio, and to plan and prioritise new infrastructure;

- expanding the 'Climate Science Initiative' to develop climate change projections across all regions of the State;
- developing and implementing a single set of common planning assumptions to improve the alignment and consistency of strategic planning processes; and
- more transparency on the geographic distribution of regional investment through improved reporting in the State Budget.



Recommendation 2 (in part) – Digital connectivity and technology

Take a digital-first approach to all aspects of the infrastructure lifecycle, from planning through to the retirement of assets.



Optimising the existing infrastructure asset base

As the network and scale of the State’s infrastructure assets grow, so does the cost to operate and maintain the asset base. Around two-thirds of the total cost of an asset generally occurs after it is built or acquired⁷, while the State’s vast distances and low population densities in many areas present challenges in optimising investment decisions.

In *Foundations for a Stronger Tomorrow*, Infrastructure WA discusses how the State Government’s existing infrastructure asset base can be managed and used more efficiently and effectively to defer the need to build costly new infrastructure, as well as minimising maintenance costs, wherever possible.

The Strategy’s recommendations include:

- progressing targeted improvements to the road network and heavy rail infrastructure;
- embedding a digital-first approach to all aspects of the infrastructure lifecycle and applying digital technologies or non-capital demand management solutions to extend asset life or increase capacity;
- improving the integration of land use and infrastructure planning to help improve the use of existing assets – for example, considering where system capacity is available to support increased urban densities; and
- improving and rewarding mature asset management practice by State agencies and GTEs.



.....

Recommendation 4 (in part) – Digital connectivity and technology
Develop digital capabilities within government to ensure optimal operation and security of current and future infrastructure.



Identifying major infrastructure projects and programs

While many of the Strategy’s recommendations focus on non-build improvements to address fundamental elements of the infrastructure system, most sectors also include significant scale projects or programs recommended for further planning, investigation, investment or business case development. Recommendations include planning and business case development for a flagship Western Australian Aboriginal Cultural Centre, light rail/bus rapid transit, investigations for long-term major projects such as Stock Road river tunnel crossing, Bunbury Fast Rail, and Perth metropolitan orbital rail route, as well as progressing further planning for a new Broome Regional Prison.



Implementation

Well-staged for the future

For the inaugural Strategy, Infrastructure WA has recommended Government start by addressing identified gaps and opportunities that frame and guide infrastructure processes, such as strategic planning, legislation and regulation, policy and decision-making tools.

As processes mature and the quality of infrastructure plans improve, it is anticipated future State Infrastructure Strategies will be in a position to focus more on the medium to longer-term initiatives. Many of the actions to create a stronger foundation will be required in the next five to ten years to reposition the State on a new path for the ten to twenty year horizon.

Strategy timeframes



0 to 5 years 2022 to 2027

Focus on non-build options (planning, policy, legislation). Generally not focussed on projects and programs beyond those already committed, although some additional investment recommended for priority matters. Further investigation recommended for projects and programs identified over medium and long term.



5 to 10 years 2027 to 2032

Predominantly bottom-up approach. Identification of priority infrastructure projects and programs over this time period. Focus on non-build options continues – implementation likely to continue over short to medium term for some initiatives.



10 to 20 years 2032 to 2042

Predominantly top-down approach. A number of projects and programs recommended for planning or investigation in the 0-5 or 5-10 year periods will likely be delivered in the 10-20 year timeframe. Future Strategies may place a stronger focus on this timeframe, with improved planning processes as a basis.

Next steps

Continuing the journey to a stronger tomorrow

The release of *Foundations for a Stronger Tomorrow* is the penultimate step in what has already been a comprehensive, 18-month journey to develop the State's first infrastructure strategy.

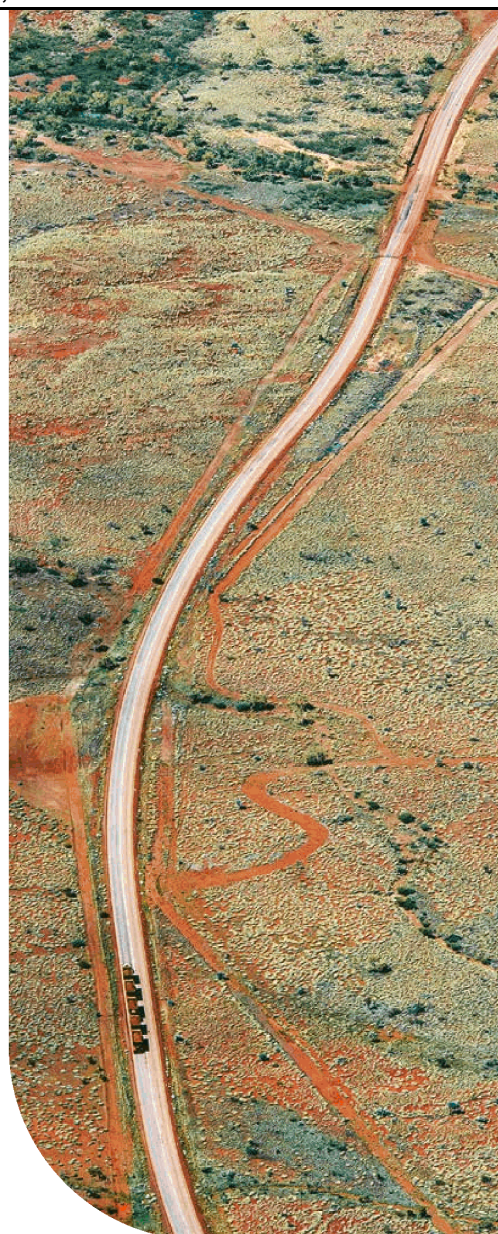
The Strategy is now subject to a final stage of stakeholder review, which will involve:

- inviting feedback, via workshops, surveys and meetings, as part of an eight-week public consultation process;
- reviewing and considering all feedback received; and
- continuing analysis and environmental scanning to ensure the recommendations are current, appropriate, affordable and sequenced effectively.

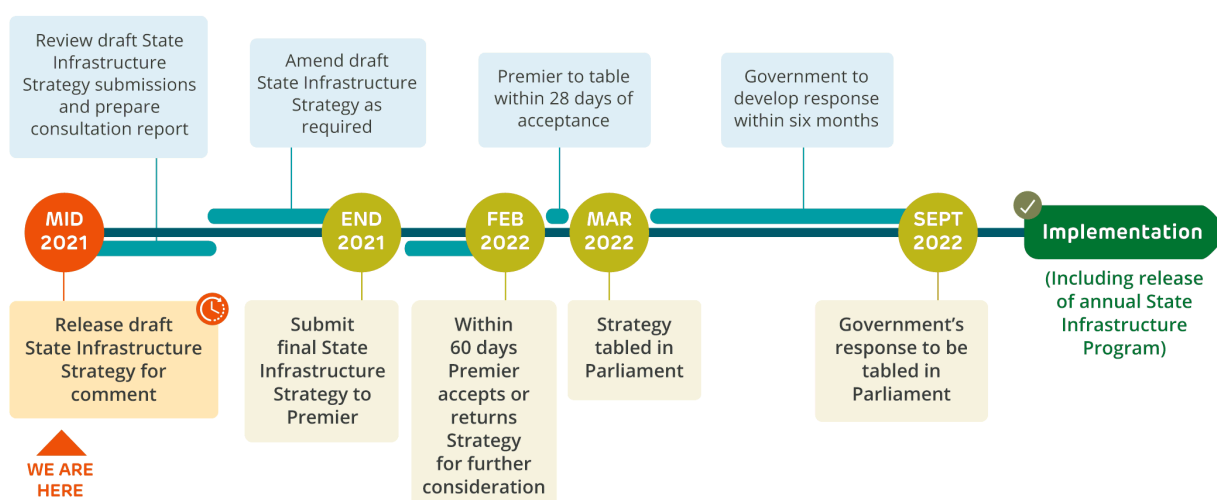
The final Strategy is expected to be completed and provided to the Premier by late 2021. Once accepted, the final State Infrastructure Strategy will be tabled in Parliament.

Within six months of tabling in Parliament, the State Government must outline its response to the recommendations in the Strategy, including reasons for any recommendations it does not support in full. Supported recommendations will then be transitioned to relevant State agencies and GTEs for implementation and delivery. Infrastructure WA will monitor implementation of the Strategy and publish an annual progress report.

The final recommendations will also guide Infrastructure WA's advice to Government moving forward, including its role assessing major infrastructure proposals and assisting Government in preparing the annual ten-year State Infrastructure Program.



Timeline for delivery and implementation of the State Infrastructure Strategy





Keep in touch

Contact Infrastructure WA at any time

E enquiries@infrastructure.wa.gov.au
T 08 6552 5229

Keep up-to-date on Infrastructure WA's activities through LinkedIn or by signing up to Infrastructure WA's e-newsletter through the below website.

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For enquiries relating to making a submission please email iwaconsultation@infrastructure.wa.gov.au or call 08 6552 5229.

This publication is available at our website www.infrastructure.wa.gov.au or and can be made available in alternative formats and languages on request.



Endnotes

- 1 Western Australian Planning Commission (2014) *WA Tomorrow Population Report No. 9 Long Term Population Forecasts for Western Australia 2031 to 2061*
- 2 Australian Bureau of Statistics (March 2021) *Regional population: Western Australia 2019-20*
- 3 Western Australian Planning Commission (2014) *WA Tomorrow Population Report No. 9 Long Term Population Forecasts for Western Australia 2031 to 2061*
- 4 WA Department of Mines, Industry Regulation and Safety (2020) *Western Australian Mineral and Petroleum Statistics Digest 2019-20*
- 5 KPMG and The Chamber of Minerals and Energy of Western Australia (2018) *2018-2028 Western Australian Resources Sector Outlook*
- 6 WA Department of Water and Environmental Regulation (2019) *Native Vegetation in Western Australia: Issues paper for public consultation*
- 7 Institute of Public Works Engineering Australasia and New Zealand Asset Management Support (2015) *International Infrastructure Management Manual 2015*

Photo acknowledgements

Infrastructure WA wishes to thank the many State agencies, Government Trading Enterprises, local governments and other entities who generously made their photography available for use in this document. *(In order of appearance)*

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Infrastructure WA
Dumas House
2 Havelock Street
West Perth
Western Australia 6005

Phone: 08 6552 5229
Email: enquiries@infrastructure.wa.gov.au

infrastructure.wa.gov.au

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File Ref: 21/351260
Your Ref:
Enquiries: Kirsten Thrush, A/Manager Asset Planning 08 9405 5977

7 September 2022

Infrastructure WA
Locked Bag 3001
West Perth WA 6872

Dear Sir/Madam

Draft State Infrastructure Strategy – City of Wanneroo Response

Thank you for the opportunity to provide feedback on the recently released draft State Infrastructure Strategy (SIS).

The release of the draft signals an important milestone, concentrating in one document the proposed infrastructure focus for Western Australia (WA) for the next 20 years. The attached document records the City's level of support and comments on each of the 88 recommendations contained within the draft SIS.

The City of Wanneroo (the City) supports the strategic nature of the document and that it puts in place robust frameworks to assess infrastructure projects. Evidence based long term planning will maximise infrastructure value and best serve the WA community. The City is also supportive of adopting a demand management approach to infrastructure as first priority over built solutions.

The City notes that there is little acknowledgement of the Local Government sector within the document and yet when we look at state infrastructure, and roads in particular, local government in WA is responsible for 87.2% of the State public road network. Further detail on the role and implications to Local Government is required.

Local Government needs to be consulted throughout the infrastructure planning and delivery processes to ensure that the requirements of the community are met, that future urban growth is not compromised and that infrastructure planning is place based and community led. The expectation should not be for developers to pay for all new infrastructure with local governments picking up what's left over. The State should contribute towards infrastructure required to develop new communities.

The City supports integrating state infrastructure long term infrastructure plans with desired patterns of growth and development so the right infrastructure is constructed at the right time. There is a need to involve local government in these conversations.

There is little discussion on the planning that has occurred to date. A considerable amount of planning for infrastructure has occurred within the City and we would like to see this planning reflected within the State plans. This includes plans such as the North Coast Growth Corridor Community Facilities Plan, the East Wanneroo Community Facilities Plan and the Regional Open Space plan to name a few.

The City of Wanneroo experiences significant population growth every year. This means that the resident labour force also grows but there is a significant challenge in

growing the number of local jobs base to keep pace. A key element in addressing this employment self-sufficiency challenge is to ensure that employment centres such as Wangara, Neerabup and the emerging centres at Yanchep and Alkimos, are well serviced with appropriate levels of infrastructure to enable businesses to establish and thrive. Employment self sufficiency is not discussed within the strategy.

Other population led industries also need to be supported with appropriate, timely infrastructure provision such as schools, hospitals and well located waste management facilities of scale. While population led industries and related infrastructure are important, it should also be noted that in order for the City to achieve satisfactory employment self-sufficiency, expansion into more strategic (non-population driven) industries is required. This will have implications for strategic infrastructure provision.

The strategy does not mention how state infrastructure will be prioritised. The City suggests that a framework be developed to prioritise projects.

Some of the other aspects that the City feels may be missing from the SIS include:

- Overall guidance on climate change adaptation planning and the future proofing/resilience testing of key infrastructure
- Smart City connectivity
- Geographically located waste infrastructure
- Infrastructure to attract foreign investment

The City is concerned that the draft SIS contains 88 recommendations, which will be resource intensive for the State Agencies and Government Trading Enterprises (GTEs), and yet it states that "*in many instances agencies may be able to address these as part of their core activities, from within existing budget allocations*". If the recommendations are not appropriately resourced in terms of both budget and personnel then implementation will be compromised.

The State Infrastructure Strategy is a great step in the right direction and the City of Wanneroo looks forward to working with the relevant authorities to ensure that the infrastructure needs of its community are met now and into the future.

Thank you for the opportunity to provide feedback and if you require any further clarification on any item in this submission please do not hesitate to contact me.

Yours sincerely

Daniel Simms
Chief Executive Officer

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
Digital connectivity & technology pages 50 to 63	1: Elevate WAs focus on accelerating digital transformation and connectivity infrastructure	a: Allocating a lead government agency for digital technology adoption	2022-2027	10	Beneficial for smaller agencies. Consideration should be given to mandating some aspects to ensure maximum benefits
		b: Establishing and implementing an integrated state-wide plan for digital connectivity, supported by a prioritisation framework	2022-2027	9	Supported but this should incorporate IT networks
		c: Developing a collaboration model, adopting a coordinated State Government approach to current and future Federal programs	2022-2027	8	Yes so long as this doesn't add a layer of complexity and there is still the ability to have flexibility or autonomy where its needed.
		d: Providing multi-year State Government funding and leveraging Federal Government co-investment opportunities for identified digital initiatives	2027-2032	10	Supported
	2: Take a digital first approach to all aspects of the infrastructure lifecycle.	a: Developing and adopting a digital-first Lifecycle Process over a phased rollout, including amendments to the Strategic Asset Management Framework. SAP and Business Case guidelines for projects or programs with a capital cost of \$100m or more.	2022-2027	8	This needs to apply to all projects regardless of value - perhaps a scaled down approach
		b: Establishing a smart infrastructure policy	2027-2032	8	Supported
		c: Reporting publicly on digitisation of infrastructure	2027-2032	6	Need to identify benefits of reporting
	3: Set and implement cybersecurity standards for state-owned and regulated infrastructure	a: Assigning a single agency in charge of cybersecurity, to develop, monitor and enforce policy standards and clearly articulate obligations to government infrastructure owners and operators	2022-2027	8	It needs to go beyond this scope and the federal or state government need to look at how they can actually offer such services to smaller agencies, establish a central agency and mandate the use of this to ensure economies of scale, an affordable entry point and goes further than just being enforcers or policy developers. The agencies need cyber security as a service.
		b: Updating the Strategic Asset Management Framework SAP and Business Case guidelines for projects or programs with a capital cost of \$100 million or more, to require infrastructure strategies, plans and business cases to appropriately address cybersecurity risks.	2022-2027	8	As above
	4: Develop digital capabilities within government to ensure optimal operation and security of infrastructure.	a: Prioritising development of State privacy and information sharing legislation.	2022-2027	10	Supported but this is not a major priority - we need to get the data and systems more mature and focus should be on 4b first
		b: Developing government data management and asset information policies, processes, platforms and standards.	2022-2027	10	Set the foundation as a priority
		c: Allocating a centralised lead role responsible for developing and retaining data science capabilities within government.	2022-2027	10	Supported
Aboriginal Cultural Heritage, Wellbeing and Enterprise Pages 64 to 77	5: Develop and implement guidelines to engage with Traditional Owners and Custodians throughout the infrastructure lifecycle.	a: Community-led processes and place-based infrastructure outcomes for Aboriginal communities.	2027-2032	8	Supported

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		b: Native Title and cultural heritage guidance for infrastructure proposals.	2027-2032	8	Supported
		c: Alignment with the principles of the State Government's proposed Aboriginal Empowerment Strategy	2027-2032	8	Supported
		d: For projects and programs with a capital cost of \$100 million or more, requiring the preparation and publication of an Aboriginal engagement strategy, through updates to the Strategic Asset Management Framework Business Case guidelines.	2022-2027	8	Support engagement for large infrastructure projects
	6: Prioritise the Aboriginal Cultural Heritage Bill's passage through Parliament and implementation.		2022-2027	8	Supported
	7: Improve and increase participation and growth of Aboriginal businesses through the WA Aboriginal Procurement Policy.	a: Establishing targets that are based on contract value, rather than only the number of total contracts.	2022-2027	8	Supported
		b: Expanding the policy through Aboriginal employment requirements and Aboriginal business sub-contracting and joint venturing provisions.	2022-2027	8	Supported
		c: Considering the application of region-specific and/or industry-specific targets	2022-2027	8	Supported
		d: Strongly encouraging greater uptake of unconscious bias training for public sector officers involved in procurement decision-making.	2027-2032	8	Supported
		e: Implementing mechanisms to mandate application of the Policy by GTEs.	2022-2027	8	Supported
		f: Subject to application and outcomes of sub-recommendations a-c above, set new stretch procurement targets above those outlined in the Policy	2022-2027	8	Supported
	8: For projects and programs with a capital cost of \$100 million or more, require the proponent or lead agency to establish Aboriginal employment targets, including through updates to the Strategic Asset Management Framework Business Case guidelines. Targets should be embedded in contracts and be reported on.		2022-2027	8	Supported
	9: Develop and implement complementary and proactive measures to progressively build capacity and capability of Aboriginal businesses.		2022-2027	10	Supported
	10: Improve the quality of infrastructure and services provided in remote Aboriginal communities and town-based reserves.	a: Prioritising development of a sustainable funding model and investment framework that considers whole-of-life asset costs.	2022-2027	8	Supported

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		b: Establishing a mechanism for government to share information about the delivery of infrastructure and services.	2027-2032	8	Local government should be involved in this process
		c: Investigating opportunities for the private sector to fund, deliver, operate and maintain infrastructure and services.	2027-2032	8	Supported
		d: Evaluating outcomes of the Bidyadanga Land Activation Pilot Project and assess suitability for application in other Aboriginal communities.	2022-2027		Does not relate to City of Wanneroo
		e: Accelerating the transition and regularisation of water and wastewater services to the Water Corporation and power services to Horizon Power.	2027-2032		Does not relate to City of Wanneroo
		f: Establishing and implementing a tiered regulated service standard for remote settlements.	2022-2027		Does not relate to City of Wanneroo
		g: Clarifying the roles and responsibilities of relevant entities for provision of municipal infrastructure services.	2022-2027	8	Local government should be engaged in this process
		h: Determining appropriate funding arrangements for the provision of municipal infrastructure and services.	2027-2032	8	Local governments should be engaged in this process
Climate Change and Sustainability Pages 78 to 89	11: Implement the State Government's policy for net zero emissions by 2050	a: Embedding the net zero emissions by 2050 aspiration as a de facto target for all government infrastructure-related assets and activities.	2022-2027	10	Practical implications for LGAs needs to be understood and confirmed
		b: Preparing and implementing net zero transition plans. The plans should: i. include interim targets for Scope 1 and 2 emissions associated with facilities under the State agency or GTE's operational control; ii. identify actions that deliver a triple bottom line benefit for Scope 1 and 2 emissions reductions; iii. include mechanisms for State agencies and GTEs to report progress against targets and implementation actions on an annual basis; iv. be supported by funding, resources and public sector capability training; and v. contribute to public annual reporting on whole of government progress of the plans.	2022-2027	10	All direct and indirect practical and material flow on impacts that could affect LGAs should be spelt out in detail and confirmed. It is presumed that LGAs will need to change and adapt 'in concert' with state government and Government Trading Enterprise (GTE's).

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		<p>c: Preparing and implementing sectoral emissions reductions strategies.</p> <p>i. be prepared under the direction of the Department of Water and Environmental Regulation with authority of a Cabinet decision;</p> <p>ii. clearly identify government policies and processes that impact economic sector emissions and the changes required to those policies and processes consistent with the strategies;</p> <p>iii. include analysis of opportunities for State agencies and GTEs to influence embodied, operational and enabled emissions;</p> <p>iv. account for enabled emissions through infrastructure design and assessment processes and prepare infrastructure to accommodate emerging low and zero carbon technology and transitions;</p> <p>v. identify cost-effective emission reduction actions, along with associated requirements for funding and financing, resources and public sector capability training; and</p> <p>vi. be supported by an annual public report that details the State's emissions, the extent to which they have changed compared with 2005 levels, and estimated emission reductions achieved.</p>	2027-2032	10	All direct and indirect practical and material flow on impacts that could affect LGAs should be spelt out in detail and confirmed. It is presumed that LGAs will need to change and adapt 'in concert' with state government and (GTE's).
	12: Strengthen and expand Climate Policy program to develop carbon farming and sequestration markets.	a: Assigning a lead agency to coordinate the program of works, including the development of a WA carbon farming strategy and carbon farming industry development plan across agencies and tenure types.	2022-2027	10	This is relevant to the City, both in terms of existing intensive agricultural areas, and also with respect to the future plans for SF 65 (former Pine Plantations).
		b: Exploring opportunities to expand carbon farming to government-managed land outside of the conservation estate.	2027-2032	10	(as above - particularly concerns for SF 65, which though outside Council control, is highly relevant to the Perth Metro Region and local community)
		c: Supporting Aboriginal empowerment through land management and custodianship in carbon farming initiatives.	2027-2032	10	This could be relevant within the City, but on a small scale.
	13: Implement a state-wide approach for climate change adaptation for existing infrastructure.	a: Expanding the Climate Science Initiative to require state-wide coverage across all regions.	2022-2027	10	Highly desirable. Assistance to LGAs to be directly involved will be necessary
		b: All agencies and GTEs developing climate change adaptation plans for assets, operations and services under their control.	2022-2027	10	Direct implications for LGAs to be spelt out.
		c: Developing guidance to progress the further development of sectoral adaptation actions.	2022-2027	10	Presumes this includes LGAs as a 'sector'. In which case, details of how will it work and assist LGAs need to be spelt out
		d: Agencies and GTEs developing sectoral adaptation plans beyond the pilot plan.	2027-2032	10	Presumes this includes LGAs as a 'sector'. In which case, details of how will it work and assist LGAs need to be spelt out

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
	14: Implement effective methods of accountability and coordination to support climate change mitigation and adaptation.		2022-2027	10	Details needed.
	15: Incorporate sustainability into the Strategic Asset Management Framework.	a: Requiring SAPs to include a hierarchy of strategic responses, and identified projects and actions, through updated SAP guidelines.	2022-2027	10	Agree that the strategic asset management plan guidelines should require demand management and improved efficiency prior to infrastructure construction
		b: Through updates to Business Case guidelines, for projects and programs with a capital cost of \$100 million or more, requiring business cases to clearly identify environmental, social and economic impacts (positive and negative); quantify Scope 1, 2 and 3 emissions; align to emission reduction goals and pathways and demonstrate potential climate change impacts and adaptation actions.	2022-2027	10	This initiative could learn effective lessons and techniques from various industry sectors. This should be considered.
		c: Through updates to Business Case guidelines, for projects and programs with a capital cost of \$100 million or more, require completion and publication of sustainability tool certification.	2022-2027	10	Possibly needs an adaptive strategy depending on the type of project (e.g. water versus power versus land development)?
	16: Develop a Sustainability Bond Framework		2022-2027	10	Details would be required.
	18: Improve transparency on regional investment by reporting in the State Budget on all government regional expenditure and its geographic distribution.		2022-2027	8	Supported
	19: Develop and implement a regional service and infrastructure framework across WA's diverse regional centres.	a: State-level settings to facilitate cross-sectoral planning and coordination of services and infrastructure.	2027-2032	8	Supported - see the State Planning Strategy as referenced on pg 98 of the draft Strategy
		b: Regional centre level settings to facilitate place-based approaches, and co-design and collocation of services and infrastructure.	2027-2032	8	Supported - provides scale economies.
		c: A social services and infrastructure needs assessment.	2027-2032	8	Supported

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
Planning and Coordination Pages 104 to 125	20: Develop a single digital government approvals system.	a: Providing a single access platform to standardised information.	2022-2027	10	State government approvals should be subject to statutory timeframes (currently they can take months).
		b: Delivering staged platform upgrades to create a single lodgement portal.	2022-2027	10	Supported
	21: Modernise infrastructure-related legislation through targeted amendments.	a: Reviewing relevant infrastructure legislation at least every five years, and progressing targeted amendments.	2022-2027	8	Agree dated legislation should be reviewed more regularly. Whilst legislation deals with separate issues, there must be a better way of agencies working together to get the best outcome for the wider public rather than inflexible interpretation influencing outcomes
		b: Evaluating the success of temporary COVID-19 measures and identify if these changes in project approvals are suitable for permanent adoption.	2022-2027	7	Consultation with local government is necessary.
	22: Prepare and implement an urban consolidation action plan.	a: Reviewing and adjusting policy settings to support liveability and amenity improvements in infill locations.	2022-2027	8	The cost of services and infrastructure should not fall solely on developers and local governments. The State needs to play a role in funding.
		b: Planning incentives to further support infill development.	2022-2027	7	Incentives must not be to the detriment of surrounding development. Medium density codes propose to address this in some part. Infill development needs to be strategically located with a proper implementation plan to manage the transition period
		c: Purchaser incentives to support infill development.	2022-2027	7	It is difficult to stimulate the market for higher density development in outer metro areas. Local governments are constantly facing pressure to down code land as current market not seeking higher density.

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
	23: Embed rigorous infrastructure appraisal in the planning decision-making framework to ensure the infrastructure servicing and operational burden placed on the State informs decisions.	a: Underpinning reviews of Perth and Peel @3.5million and development of integrated regional plans with analysis of infrastructure capital and operational costs and the extent this will likely be carried by the State.	2022-2027	7	The role of local governments needs to be considered and clarified in this.
		b: Staging and prioritising development fronts, and identifying a clear implementation strategy in land use plans.	2022-2027	7	Support this in principle, however, further detail on how the staging and priority level will be determined is needed. There is a risk of backlash from the development industry if developments are stymied as a result of state level staging plans, particularly when the planning framework allows for land to be developed in a specific manner.
		c: Preparing infrastructure servicing plans where proponents seek to depart from staging plans or are outside land identified for future development.	2022-2027	7	The role of, and implications to local government needs to be considered.
		d: Ensuring rezoning proposals for greenfield land are considered in the context of land supply and demand.	2022-2027	7	
	24: Preparation of a city opportunity plan that sets an agreed strategic framework for the Perth Central Business District and immediate surrounds.	a: A clear and compelling long-term vision for the city.	2022-2027	5	Does not relate to City of Wanneroo
		b: Identification of major precincts, significant redevelopments and infrastructure that contribute to city growth and activation.	2022-2027	5	Does not relate to City of Wanneroo
	25: Develop an overarching urban forest strategy for the Perth and Peel regions.	a: Assigning a lead State agency.	2022-2027	10	This recommendation is supported, and a funding/budget provision to assist LGAs should be made.
		b: Expanding the existing Urban Canopy Grant Program.	2022-2027	10	Fully supported (and as per comment above)
		c: Partnering with local governments, community groups and other land managers.	2022-2027	10	Fully supported, though details of obligations, costs and coordination need to be provided.

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		d: Review of existing planning policy settings with regards to the treatment of trees in new greenfield and infill developments.	2022-2027	10	Supported, but much more detail on the intent and scope of this vital initiative is needed. In particular, LGAs (and City of Wanneroo in particular) are extremely concerned at the trends in urban and residential/subdivision design that are " <i>designing tree cover and canopy out of the urban environment</i> ". This disturbing and worsening trend is occurring in response to state level (e.g. WAPC, etc.) policies, guidelines and regulations, all of which are enabling developers to pursue 'market driven' urban design business models (i.e. high density urban residential, affordable housing and lot packages, urban infill, reduced road reserve widths, etc.). LGAs can do little to address this trend and it's serious negative impacts on retention or establishment of urban forest/urban canopy - an essential requirement to address climate change/hotter and drier conditions in the immediate future.
	26: Progressively prepare integrated regional plans for each region, and refresh at least every ten years.		2027-2032	7	Input from local government will be required
	27: Introduce and implement State priority areas, including: a: Developing a prioritisation framework to identify State priority areas. b: Whole of government endorsement of the framework and State priority area locations.		2022-2027	7	Support. A coordinated front loaded approach is necessary for priority areas to enable development to be streamlined.
	28: Facilitate and coordinate investment in industrial and technological precincts.	a: Prioritising the finalisation of land assembly, approvals and other preparatory works as recommended in the proposed Industrial Land Strategy.	2022-2027	10	Strongly Supported - implementing the ILS is critical to support economic growth.
		b: Applying State planning system tools in a more consistent and proactive manner to industrial and technological precincts.	2022-2027	8	Supported - there may be some requirements in some areas to have slightly different frameworks depending on adjacent land uses to ensure conflicts are avoided. Generally more flexibility is required to enable industrial areas to be optimised for industry use.
		c: Extending the Metropolitan Redevelopment Authority Act 2011's redevelopment provisions to non-metropolitan areas	2022-2027	8	Supported. General support for this in non-metro areas.

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		d: Establishing an assessment process for the funding of strategic enabling infrastructure that facilitates strategic private investment.	2022-2027	10	Strongly supported - this is a key for priority Infrastructure investment.
		e: Planning for the long-term need for additional industrial and technology land, with a priority on additional heavy industrial land in the Perth metropolitan area and completing investigations into the South West Advanced Manufacturing and Technology Hub.	2022-2027	10	Strongly supported - long term planning of industrial land demand is critical to enable timely provision of affordable employment land.
	29: Develop and implement a shared use policy framework for multi-user infrastructure corridors and facilities.		2027-2032	7	
	30: Identify and secure strategic sites.	a: Establishing a dedicated and recurrent fund for regional land acquisition for strategic infrastructure.	2022-2027	8	Agree that the concept is worthy of further consideration and development. Consideration should include how the fund would be resourced, governance structures, and allocation processes. The WAPC would likely be the administering agency, or a new agency. The consideration of this concept should also note how the fund would interact with developer contribution schemes.
		b: Centrally coordinating strategic infrastructure site identification.	2022-2027	8	Agree this is a positive concept and should be developed further. The coordinating process should ensure an inclusive range of stakeholders (including local government and state agencies). The Lands section of DPLH should also participate to ensure that Crown land is made available for strategic infrastructure in a proactive and flexible manner.
		c: Preparing and implementing long-term regional environmental offset plans.	2022-2027	8	The City supports this, subject to it being broadened to involve local government both in terms of consultation as to location and as to strategic local government projects. Strategic Land Purchases should not be to the detriment of local development
	31: Develop and implement a single, agreed set of common planning assumptions.	a: Determining data sets for inclusion and providing guidance on adoption across agencies and GTEs.	2022-2027	7	Supported
		b: Updating the Strategic Asset Management Framework guidelines for SAPs and business cases to require application of the agreed common planning assumptions.	2022-2027	10	The use on common planning assumptions across agencies enables the comparison of apples with apples. This data should also be made available to local government

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
	32: Improve two-way public and private sector information sharing about infrastructure capacity.	a: Developing Statements of Opportunity.	2022-2027	10	Statements of opportunity will also be useful for local governments to be able to see when there may be resource shortages due to large volumes of state funded work and programme projects accordingly.
		b: Undertaking place-based assessments of future infrastructure intentions, based on two-way information sharing between public and private sectors including all utility providers.	2022-2027	10	Taking a place-based approach to identifying opportunities for infrastructure investment makes sense and should support and inform more timely planning and decision making.
	33: Support improved infrastructure planning and decision making.	a: Ensuring business case decision-making is considered by Cabinet's Expenditure Review Committee, and that business cases address Strategic Asset Management Framework-required content.	2022-2027	10	Supported
		b: Establishing an appropriate mechanism to embed and communicate the required use of, and compliance with, the Strategic Asset Management Framework.	2022-2027	10	Supported
		c: Continuing centralised funding support for business case development.	2022-2027	10	This will help to ensure adequate business cases are prepared
		d: Updating the Strategic Asset Management Framework to require consideration of interrelated infrastructure needs beyond the primary investment with other State agencies and GTEs.	2022-2027	8	This should also include liaison with local governments who may have interrelated infrastructure
		e: Updating the Strategic Asset Management Framework Business Case guidelines and other relevant guidelines for projects and programs with a capital cost of \$100 million or more, to embed benefits realisation at pre-operating and operating phases.	2022-2027	8	There will need to be guidance given on how to quantify these benefits and their realisation
		f: Updating the Strategic Asset Management Framework and Business Case guidelines to strengthen requirements for agencies to demonstrate analysis of this Strategy and relevant strategic planning documents for the development of SAP content.	2022-2027	10	All strategic asset plans and business cases should reference this document
		g: Ensuring SAPs are at the centre of a robust and transparent annual process involving systematic analysis of all SAPs by Treasury and IWA, informing preparation of the State Infrastructure Program, and engagement and feedback between Treasury and agencies to assist with ongoing improvement.	2022-2027	10	A robust annual process will result in better information within plans and hence better outcomes for communities
		h: Updating the Strategic Asset Management Framework and associated guidelines to include guidance material consistent with recommendations of this Strategy.	2022-2027	10	The SAMF and SIS should align
Infrastructure Delivery Pages 125 to 135	34: Strengthen project assurance processes, governance and public sector skills for the delivery of major projects.	a: Developing an enhanced and rigorous risk-based project assurance process	2022-2027	5	Supported

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		b: Ensuring major project steering committees chairs have time to prepare for, attend and lead steering committee meetings and deliberations.	2022-2027	5	Supported
		c: Further enhancing the capacity of the Department of Finance to provide expert teams within less experienced infrastructure agencies and GTEs.	2022-2027		Supported
		d: Developing and rolling out project management standards for adoption by State agencies and GTEs.	2027-2032	5	Supported
	35: Further encourage apprenticeships and traineeships by expanding the use of Group Training Organisations.		2027-2032	5	Supported
	36: Implement incremental reforms to project procurement policies and practices.	a: Developing and implementing contemporary procurement models for major projects.	2027-2032	5	Supported
		b: Developing a bid cost reimbursement policy for unsuccessful tenders for major projects.	2022-2027	10	Supported
		c: Further reviewing and refining the Market-led Proposals policy and ongoing monitoring of outcomes.	2022-2027		Supported
		d: Establishing panel contracts for programs of similar small to medium sized projects across one or more State agencies and GTEs.	2027-2032	5	Supported
		e: Considering the use of off-site and modular construction techniques where benefits can be achieved.	2027-2032	7	Supported
		f: Establishing a cross-agency infrastructure procurement coordination mechanism for projects in the planning phase during business case development.	2027-2032	5	Supported
	37: Implement incremental reforms to project cost management.	a: Establishing clear standards for setting project delivery timeframes and cashflows at a program level, that account for public and private sector capability and capacity.	2027-2032	5	Supported
		b: Replacing the current individual project-based management of contingency with a whole of government, whole of agency or GTE based approach.	2022-2027	5	Supported
	38: Review the potential for private sector funding for the delivery of infrastructure.	a: Investigating asset recycling through divesting suitable assets.	2027-2032	5	Supported
		b: Analysing projects and programs with a capital cost of \$100 million or more, for the potential for private funding through updates to the Strategic Asset Management Framework guidelines for SAPs and business cases.	2022-2027	10	All funding options should be considered for all projects
		c: Developing principles for prioritisation of State funding contributions that facilitate strategic private sector investment.	2022-2027	7	Supported as may make the funding programs more transparent and practical for LG's to participate
Asset Management Pages 136 to 143.	39: Improve maturity in asset management across the public sector.	a: Formalising and funding the Department of Finance's role as functional lead for asset management; and expanding its Strategic Asset Management pilot initiative for all government assets.	2022-2027	10	Having a lead agency will help to assist other agencies to progress their asset management

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	40: Incentivise improvements in asset management across the public sector.	b: Developing fit for purpose asset management systems, in line with the Department of Finance's central guidance.	2022-2027	10	Agree with fit for purpose. Depending on asset base and levels of risk, different standards of asset management will be required. It will not be a one size fits all.
		a: Create and implement a new budget allocation for fit for purpose asset management planning, capability building and systems.	2022-2027	10	Supported. If better asset management is needed then it needs to be funded
		b: Create and implement an asset lifecycle investment fund or similar incentive mechanism.	2027-2032	7	This needs to be done carefully to ensure that it does not just incentivise those who are already good and disillusion those who have a long way to go
Energy Pages 148 to 159	41: Evolve the Whole of System Plan and ensure implementation actions are transparent.	a: Updating the Whole of System Plan modelling to incorporate the following inputs and assumptions in relevant scenarios: i. achieving Government's net zero carbon emissions by 2050 aspiration through the lowest cost mix of generation, storage and network transmission and distribution; ii. impact of potential renewable energy growth locations on energy network infrastructure requirements; iii. electricity offtake through the development of new industries; iv. considering the impacts on system cost and reliability of using technologies such as energy storage to reduce the curtailment of renewable energy generation, including the practicality and community acceptance of any curtailment assumptions; v. testing the accelerated delivery of energy storage and other Distributed Energy Resources technologies to determine the effects on the overall investment program; and vi. the impacts over time from increased uptake of electric vehicles on the energy network.	2022-2027	8	Supported, but this initiative reads as a very comprehensive and hence challenging initiative. There would need to be consideration of how the WSP approach integrates and will operate (positively and negatively) with current (albeit evolving) local government approaches, and local government capacity to follow and change 'in sync' with state government led change.
		b: Accompanying the Whole of System Plan scenario modelling exercise with a detailed implementation plan for the most likely scenario, which identifies: i. current and planned investment; ii. detail network constraints; and iii. opportunities for investment in programs to deliver energy transformation.	2022-2027	8	Supported. Implications for LGAs to be clarified
	42: Prepare a North West Interconnected System Energy Futures Report.	a: Test and resolve to what extent interconnection should occur in the North West Interconnected System and the infrastructure needs to support this, along with any adjustment to access arrangements	2027-2032		Does not relate to City of Wimmeroo
		b: Define the role of State agencies, GTEs and the private sector in the North West Interconnected System.	2027-2032		Does not relate to City of Wimmeroo

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		c: Support the identification of renewable energy zones suitable sites for large-scale renewable energy generation and storage in proximity to industrial land and high energy users in the North West Interconnected System.	2027-2032		Does not relate to City of Wanneroo
		d: Inform the evaluation of key project proposals, including the Burrup Common User Transmission Line and East Pilbara Link.	2027-2032		Does not relate to City of Wanneroo
		e: Provide recommendations to align regulatory regimes to the outcomes of the report.	2027-2032		Does not relate to City of Wanneroo
	43: Accelerate and coordinate a dedicated program of energy storage, micro-grids, virtual power plants and standalone power systems. Future energy storage options should also be investigated in the medium term.		2022-2027	10	Details needed. Implies significant relevance to LGAs
	44: Review energy legislation, regulations, codes and associated decision-making documents and processes (particularly relating to the New Facilities Investment Test).	a: Wider State Government policy objectives including the net zero emissions by 2050 aspiration and industry development objectives.	2022-2027	8	Supported, but implications for LGAs need to be understood.
		b: Greater distribution of infrastructure costs over multiple participants to address first and last mover disadvantage.	2022-2027	8	Supported, but implications for LGAs need to be understood.
	45: Update the State's hydrogen work program.	a: Accelerating reform of legislation, standards and policy.	2027-2032	10	Very much supported in view of the current level of research and support for the potential of hydrogen power. It is however noted that different
		b: Investigating options for stimulating domestic market demand, as a precursor to establishing export industry demand.	2022-2027	10	
		c: Investigating the feasibility of prospective large-scale hydrogen industry locations.	2022-2027	10	
		d: Investigating the feasibility of a hydrogen refuelling network on key freight routes across the State.	2022-2027	10	
		e: Publicly reporting the Western Australian Renewable Hydrogen Roadmap's actions.	2022-2027	10	

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		f. Analysis of the potential need for augmentation of energy infrastructure associated with existing and emerging industries, such as hydrogen, in the updated Whole of System Plan modelling including: i. detailed projections around potential energy consumption and generation from existing and emerging industries, and the degree to which Mid West Transmission Line augmentation might catalyse this; ii. detailed forecasts of new energy generation that may capitalise on renewable energy resources; iii. staging analysis; iv. energy consumption that may otherwise be curtailed; and v. potential co-investment options from private and Federal Government sources.	2022-2027	10	hydrogen power. It is however noted that amongst energy technologies have in recent times tended to have a 'rise and fall' in support/enthusiasm, depending on many factors, including break-throughs in technology, and other indirect considerations (e.g. embodied energy, primary power sources supporting 'electrification' vs, 'solar' vs 'hydrogen' vs 'clean coal' etc). LGAs need very clear advice on the level of commitment for new energy systems, and the expected level of certainty that they will come about and be realised.
		g: Establishing a clear policy position on the private sector's role and the State's potential role in funding, financing and delivering enabling infrastructure to support the hydrogen industry.	2027-2032	10	
		h: Developing and implementing a staged program of hydrogen industry enabling infrastructure.	2027-2032	10	
Water Pages 160 to 173	46: Modernise legislative, regulatory and planning frameworks for water resources and water services.	a: Progressing the proposed Water Resources Management Bill.	2022-2027	8	(uncertain what this will constitute). It is noted that previous trends to 'commodify water' through the economic system (i.e. water has value and hence tending toward a user pays approach) have many serious down-sides, including massive inequity issues. Some highly dependent and essential water users/uses can not compete in a market place for water. This is a key issue for the rural zones of the City, and for the sustainability of natural systems dependent on reliable and sufficient water availability.
		b: Developing and implementing a 20-year+ State Water Strategy which: i. takes into account key drivers of population growth, existing and future industry needs and climate change; ii. plans for the transition to net zero emissions by 2050, and considers principles such as circular economy, multi-source water planning and solutions that are developed at a scale to deliver optimised outcomes; iii. articulates the role of government, the water services sector and the private sector in WA to support State development objectives; and iv. is reviewed and refreshed on a five-year cycle.	2022-2027	10	Details will be needed. Supported in principle

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		c: Developing regional water plans (including for Perth and Peel) that align with the State Water Strategy and with regional land use plans, and are refreshed on a five-year cycle.	2022-2027	10	Fully supported, but details and implications for LGA will be required.
		d: Including provisions in planning and regulatory frameworks that enable investments in alternative water supplies and wastewater systems.	2027-2032	10	Details will be needed. Supported in principle
		e: Clearly articulate water resource needs and infrastructure requirements in land use plans and infrastructure servicing plans.	2022-2027	10	Fully supported, but details and implications for LGA will be required. In particular the unstated cost implications that may assumed will be carried by LGA and developers, which may be unacceptable/unaffordable.
	47: Support the long-term sustainable use and management of the State's strategic groundwater resources.	a: Finalising, publishing and implementing the Gngara groundwater allocation plan.	2022-2027	10	This is a difficult and contentious matter. It depends on which stakeholders are primarily being considered and on what basis. Additionally, the North West Sub-Region of the Perth Metro Region is an area of international research interest as a 'water security, land use and peri-urban intensive food production' research target. This interest is based on the nexus between a range of environmental, economic and social/political factors all having bearing on potential solutions. It is recognised by research bodies that the Gngara Groundwater Mound 'area' represents a unique international opportunity to develop cutting edge management approaches. The siloed nature of state government departments has not enabled realisation of this innovation potential. This needs to be addressed urgently.
		b: Commencing with the Gngara groundwater mound, reviewing and reforming self-supply arrangements for strategic groundwater resources to: i. quantify the amount of water being used for self-supply purposes from each strategic groundwater source; ii. understand the economic and social value of each strategic groundwater resource to the region and the State; iii. determine the impact of different self-supply scenarios on the timing and scale of major investment in future scheme water supply infrastructure; and iv. where necessary, implement mechanisms to achieve improved water use and efficiencies for groundwater users.	2022-2027	10	
	48: Manage water demand through initiatives.	a: Reviewing and implementing the Waterwise Perth Action Plan to further improve urban water efficiency, including an extension of the timeframe and increasing its application state-wide.	2022-2027	10	They City is committed to the Waterwise Action Plan initiative, and fully supports the continuation of this endeavour. The City appreciates the financial assistance and incentives provided by the Water Corporation to facilitate the Waterwise
		b: Implementing and introducing expanded water efficiency programs, such as the Water Corporation's Waterwise programs.	2022-2027	10	

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	49: Ensure long-term water security through timely planning and provision of climate-independent infrastructure and protection of natural water resources.	c: Reducing water consumption through education and improved consumer awareness by increased use of smart meters, and applying digital technologies.	2022-2027	10	the Water Corporation to facilitate the Waterwise Councils Program, and regards as essential a commitment to ongoing financial assistance to LGAs to engage in the Waterwise Programs.
		a: Continuing planning and business case development for an additional desalination plant.	2027-2032	10	The City supports desalination as an essential future infrastructure to secure potable water supplies. The City notes however, that there is cutting edge research being undertaken into 'scaleable' and 'modulised' desalination systems, including systems that can use 'alternative green energy' for their power. The City strongly encourages ongoing investigation into these evolving desalination technologies, which will require a new approach to the 'investment/revenue' business case that is currently dominant.
		b: Further investigating of groundwater replenishment schemes to recharge groundwater supplies	2027-2032	10	The City notes that a key aspect to improved groundwater replenishment involves a critical understanding of micro-spatial 'infiltration approaches and technologies', that in turn bring into consideration specific engineering, landscape, building/hardscape and urban design approaches. This focus on 'infiltration' in the immediate subsurface unsaturated zone (i.e. above the aquifer) is extremely important, and currently not well understood.
	50: Develop a prioritisation framework to guide investment in water infrastructure projects that enable climate resilient and self-sustainable agriculture and food industries in peri-urban and regional areas.		2022-2027	10	See comments above (for Recommendations 47 to 49) which all apply. Additionally, the City does not support the Department of Primary Industries and Regional Development's designation of the Wanneroo rural 'intensive agriculture zone' as non-essential and low priority.

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	51: Review the policies and requirements relating to the protection of the Jandakot groundwater mound to determine whether there would be merit in allowing more intensive development considering: a. All costs and benefits on a triple bottom-line basis; b. A strong up-to-date expert evidence base; c. Options to adequately mitigate risks to the Jandakot groundwater mound; d. Climate change factors; and e. The future role of the Jandakot groundwater mound as part of the Integrated Water Supply Scheme's broader water supply.		2022-2027	10	This recommendation refers to the Jandakot Groundwater Mound, to the south of the Perth Metropolitan Region. The City supports the initiative as it would undoubtedly provide findings of value to the Gnangara Mound context, particularly the East Wanneroo area which unlike much of the rest of the Gnangara Mound, is subject to quite intensive land use and land use change (similar to the Jandakot Mound context)
Waste Pages 174 to 181	52: Accelerate implementation of the Waste Avoidance and Resource Recovery Strategy 2030.	a: Preparing and publishing a State waste infrastructure plan.	2022-2027	10	A Plan is required to ensure that the state provides for adequate waste processing infrastructure in to the the future. It must not only take in to account forecasted tonnages of waste for the state, but also the timings required for development (given the forecasted population increases) and the geographic share of population. Historically waste infrastructure has been condensed in the southern parts of the City. This does not seem to be changing, given the approval and construction of Australia's first two Waste to Energy plants in Kwinana/East Rockingham. The Plan must identify suitable sites in the northern metropolitan area, to meet the demands of the increasing population in that area. The Neerabup Industrial Area is ideally suited to the development of resource recovery infrastructure, given that it is sited in the most rapidly expanding corridor, and its current/future transport links.

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		<p>b: Strengthening the role of the WA public sector in supporting waste avoidance by developing and implementing government procurement policies which set ambitious and progressively increasing targets.</p> <p>i. avoid and reduce waste generation;</p> <p>ii. increase recovery of materials; and</p> <p>iii. purchase locally produced recycled products.</p>	2022-2027	10	<p>Local government should definitely be involved in improving the state's resource recovery performance. However, the State Government must ensure that ratepayers are not burdened with the extra costs that may be associated with facilitating the infrastructure that will undoubtedly be required to manufacture products of value which can be used by local governments.</p> <p>Also the Commonwealth/State Governments should lead in developing specifications for recycled products which are analogous to virgin industrial materials. In effect, government needs to facilitate the development of a market for these materials.</p>
		<p>c: Prioritising and expediting waste legislative and regulatory reforms by:</p> <p>i. reviewing the Waste Levy, the rate and application state-wide, and the use of levy funds;</p> <p>ii. progressing reforms to encourage the recovery of materials derived from waste and provide for their safe use of recycled products; and</p> <p>iii. reducing levy avoidance and evasion practices.</p>	2022-2027	10	<p>The necessary legislative framework must be in place to encourage industry to follow the concepts of the WARR Strategy 2030. Creating this level playing field will ensure that resource recovery leaders drive future improvements. A progressive Waste Levy system can be key in driving these improvements, by ensuring that the necessary financial differentiators are in place between all steps in the Waste Hierarchy.</p> <p>Commonwealth/State Governments should lead in developing specifications for recycled products which are analogous to virgin industrial materials. In effect, government needs to facilitate the development of a market for these materials.</p> <p>Only by ensuring compliance with the mandatory requirements of the WARR Strategy will the State Government be assured that its preferred outcomes will happen. A strong legislative framework and compliance department (with adequate resource and tools) can drive adherence and encourage better practice. Lessons should be learned from the way that other jurisdictions around the globe ensure that their environmental drivers are adhered to.</p>

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Transport pages 182 to 201	53: Ensure stronger transport system outcomes.	a: Reforming governance arrangements for the Transport Portfolio.	2022-2027	8	Remove the silos that have been created by having multiple agencies each with an interest in different components of the overall transport task
		b: Reforming funding hypothecation arrangements for motor vehicle licence revenue.	2022-2027	8	Certainty of funding levels should be provided for the overall transport task
	54: Refresh state-wide strategic transport planning.	a: Developing a new 20+ year regional transport plan.	2022-2027	8	
		b: Developing a new 20+ year Perth and Peel transport plan.	2022-2027	9	Needs to be consistent across all transport modes
		c: Finalising development of the new Perth transport model.	2022-2027	10	This model underpins many decisions made for State and Local Authority planning. All users must have confidence in the model results.
	55: Address the future loss of fuel excise revenue.	a: Working with other jurisdictions to design a fair and nationally compatible alternative to fuel excise for low and zero emissions vehicles.	2027-2032	9	Move towards a system that acts as an incentive to convert to lower polluting options.
		b: Future-proofing any fuel excise alternative scheme and associated technology by ensuring that the scheme can incorporate vehicle mass, distance, location and time of day pricing elements, and total road system revenue is maintained at a stable level as a policy reform objective.	2027-2032	9	Move towards a system that acts as an incentive to convert to lower polluting options.
		c: Investigating the merit of location and time-of-day pricing signals being incorporated into a fuel excise alternative.	2027-2032	9	Agree that congestion charges should be used to reduce demand at peak periods and hence defer or eliminate the need for road capacity upgrades
	56: Develop and implement an action plan to increase public transport patronage and reduce road congestion through non-build measures.	a: Measures within the scope of future business cases for major road and rail infrastructure.	2022-2027	9	Support looking at alternatives to reducing demand for more (wider) roads
		b: Embracing new innovations in digital technology and service delivery.	2027-2032	8	
		c: Planning for station precinct urban intensification and better connectivity to educational facilities and other activity precincts.	2022-2027	10	Need to make bus connections to train station as easy to use as car driving by increasing number and frequency, not by artificially constraining the amount of car parking provided.
	57: Progress targeted expansion and improvement of the road network.	a: Road safety programs in line with Driving Change: Road Safety Strategy for Western Australia 2020-2030.	2027-2032	9	Making existing infrastructure safer and more efficient should be a priority
		b: Regional maintenance and freight productivity programs to provide fit for purpose road networks.	2027-2032	8	
		c: Small-scale intersection upgrades program, the use of technology on arterial roads and trials for dynamic bus prioritisation.	2027-2032	10	Making existing infrastructure safer and more efficient should be a priority. Reduced journey times on public transport will encourage greater use

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		d: Capacity and efficiency upgrades to freeways and major urban highways, incorporating all modes and greater use of technology as a priority option.	2027-2032	8	Making existing infrastructure safer and more efficient should be a priority. Preferred to increasing capacity through increased infrastructure build
		e: Including scenarios estimating impacts from a range of potential low and zero emissions vehicles, and connected and automated vehicles in all major transport project business cases.	2022-2027	8	
		f: Investigating the feasibility of long term major projects; Orrong Road, EastLink WA, Brand Highway and North West Coastal Highway Upgrade, and Stock Road tunnel river crossing.	2027-2032	8	Making existing infrastructure safer and more efficient should be a priority. Need to look at how these projects impact the overall transport task and whether the demand can be met through other means
	58: Plan and invest in the future development of new heavy rail infrastructure.	a: Investing in high capacity signaling.	2027-2032	8	Making existing infrastructure safer and more efficient should be a priority
		b: Investing in improved station precinct accessibility, including compliance with the Disability Discrimination Act 1992	2027-2032	10	
		c: Staging of other investments from the Rail Growth Plan.	2027-2032	8	
		d: Investigating the feasibility of long term major projects; East Wanneroo Rail Link, Bunbury Fast Rail; and the metropolitan orbital rail route.	2027-2032	10	Expansion of the rail network and travel behaviour programmes needed to change travel habits and increase public transport use. Rail expansion should keep pace with land development to ensure appropriate land uses in station precincts
	59: Undertake planning of light rail and/or bus rapid transit for the next stage of major public transport priority investment in Perth.			8	Need to have something that is achievable, and balance infrastructure build with investment and projected passenger figures. Needed to improve public transport options
	60: Enhance cycling and walking infrastructure in Perth through safer designs on cross-suburban linkages.	a: Allocating a greater portion of state funding to local government bike projects that deliver strategic, continuous cross-suburban linkages, based on Perth Long Term Cycling Network priorities and equivalent regional plans.	2027-2032	10	Need to identify "missing links" and constraints to greater use.
		b: Seeking federal funding contributions for a program of bike infrastructure priority projects.	2027-2032	8	Pedestrian / Cyclist infrastructure should receive same funding priority as road infrastructure
		c: Requiring application of new safe bike infrastructure design guidelines for all state and local government projects.	2027-2032	10	Design guidelines should not reflect "minimum" standards. Path network connectivity should receive same attention as road network. Uncontrolled at grade interaction between pedestrian / cyclists and cars should be minimised.
	61: Implement further measures to support the State Electric Vehicle Strategy for Western Australia.	a: Setting a more ambitious target for the State Government light vehicle fleet take-up.	2022-2027	8	Fleet policy should also consider frequency of replacement to increase the number of second hand electric vehicles in the marketplace.

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		b: Investigating the transition or conversion of other government vehicles to low emissions technology.	2027-2032	8	Fleet policy should also consider frequency of replacement to increase the number of second hand electric vehicles in the marketplace.
		c: Expanding the rollout of charging infrastructure on government land and buildings including at train station car parks.	2027-2032	8	Availability of charging spaces should not constrain attractiveness of purchase of such a vehicle. Need to also consider regional areas
		d: Supporting the private sector to provide charging infrastructure.	2027-2032	8	Needed to ensure coverage in regional WA
	62: Support the introduction of connected and automated vehicles by ensuring incorporation in strategic planning and business cases.		2027-2032	9	All new infrastructure should consider the needs of Automated vehicles, however the road use charging mechanism should be used to ensure that overall vehicle kilometres do not increase as a consequence of automation
	63: Conduct further strategic planning in the following areas to complement Westport preparations.	a: Refining and monitoring the estimated optimal required timing for Outer Harbour investment and operations.	2022-2027	8	Important due to the scale of investment required. Need to ensure that goods can easily move from / to the Outer Harbour from Industrial areas
		b: Identifying the future location of non-container trades currently based in the Fremantle Inner Harbour.	2022-2027	7	Does not relate to City of Wanneroo
		c: Optimising the road and rail supply chain servicing the Inner Harbour.	2022-2027	7	Does not relate to City of Wanneroo
		d: Developing a long-term Inner Harbour masterplan to support future redevelopment, including transport network capacity.	2022-2027	8	Does not relate to City of Wanneroo
	64: Undertake further planning and staged expansion of Australian Marine Complex common use infrastructure.		2022-2027	8	Does not relate to City of Wanneroo
	65: Support expansion of direct shipping services to the State's north.	a: Assessing the viability, costs and benefits of long-term direct shipping services to the State's north, and associated infrastructure requirements.	2027-2032	8	Does not relate to City of Wanneroo
		b: Seeking Northern Australia Infrastructure Facility and private funding for any major new port facility required for direct shipping.	2027-2032	7	Does not relate to City of Wanneroo
		c: Funding all relevant port facilities to have appropriate 'first port of call' infrastructure and systems (for customs and quarantine requirements).	2027-2032	7	Does not relate to City of Wanneroo
		d: Planning for fit for purpose road connections to direct shipping facilities.	2027-2032	8	Distances between port and regional population centres still great, need to look at overall cost of shipping / increased port costs / transport compared with current model including factoring in environmental benefits of reduced transport emissions
	66: Implement a structured approach to planning, and consideration of public contributions for expansion of the State's freight rail network.	a: WA Agricultural Supply Chain Improvements.	2027-2032	8	Supported

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		b: Kalgoorlie Rail realignment.	2022-2027	7	Does not relate to City of Wanneroo
	67: Work with the Federal Government to plan for the long-term potential needs of a new civil aviation and general aviation airport for Perth, including the identification and preservation of sites and corridors.		2027-2032	10	This is consistent with the State Aviation Strategy. However, the opportunity to thoroughly investigate the possibilities of utilising the existing Gingin airbase (RAAF) for a potential dual Civil/RAAF use seems to be always overlooked. This is a key opportunity for investigation since some infrastructure could be shared and there is potential State Forest that could be developed for additional transport related industry.
Social & Affordable Housing Pages 202 to 215	68: Improve planning for social and affordable housing.	a: Preparing and publishing individual housing plans for each of WA's ten regions.	2022-2027	8	Does not relate to City of Wanneroo
		b: Conducting an initial regional plan pilot.	2022-2027	8	Does not relate to City of Wanneroo
	69: Prioritise further investment in social and affordable housing.	a: Assessing the level of investment required to accelerate WA's 10-year Strategy on Homelessness 2020-2030 and accompanying Action Plan.	2022-2027	8	Support initiatives to address homelessness
		b: Undertaking a comprehensive audit of the social housing stock's asset condition, improvements needed to extend the life of assets and alignment of stock with housing need.	2022-2027	8	Need a better approach to asset lifespan and availability of assets
		c: Commissioning a review of the growth targets in the WA Housing Strategy 2020-2030, to establish an evidence-based net growth target.	2022-2027	8	Supported
		d: Developing a sustained social and affordable housing investment program to respond to diverse housing circumstance, informed by regional housing plans and in line with revised targets.	2027-2032	8	Supported
	70: Enable and diversify choices in social and affordable housing.	a: Reforming policy to unlock the potential of registered Community Housing Organisations and review existing Community Housing Agreements to address provisions that limit the attraction of alternative financing and funding of new projects	2022-2027	8	Supported
		b: Leveraging government land assets and providing financial and yield incentives to broaden private sector and institutional investment in social and affordable housing.	2027-2032	8	Supported
		c: Accelerating the review of the Residential Tenancies Act 1987 to provide greater security of tenure for tenants.	2022-2027	8	Supported

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
	71: Optimise regional officer housing by undertaking an independent review of regional officer housing assets, programs and legislation. The review should assess: a. Implementation status and application of previous program reviews; b. Effectiveness, efficiency and value for money, particularly in regard to duplicate programs being operated by multiple State agencies; c. Opportunities to consolidate housing programs across State agencies; d. Ability to respond to state and territory needs; e. Appropriateness of models to regional property market conditions; and f. Investigation of innovative models to provide high quality regional staff housing while reducing the cost to government.		2022-2027	8	Supported
	72: Improve Aboriginal housing outcomes.	a: Ensuring Aboriginal social and affordable housing activities and targets correspond with the National Agreement on Closing the Gap Target 9, to increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized housing to 88 per cent by 2031.	2022-2027	8	Supported
		b: Commencing delivery of sustained investments in Aboriginal housing.	2027-2032	8	Supported
		c: Seeking funding from the Federal Government and financial participation from the private sector by developing a targeted social impact strategy to demonstrate housing need.	2022-2027	8	Supported
Health Pages 216 to 229	73: Accelerate the transition to a person-centric, preventative and community-based public health system by fast-tracking delivery of the Sustainable Health Review and providing regular public progress reporting.		2022-2027	8	Supported
	74: Address gaps in the health system design, service and infrastructure planning framework.	a: Finalising the review of the WA Health Clinical Services Framework 2014-2024.	2022-2027	8	Support efforts to address gaps in the health system
		b: Finalising development of the 10-year State Health Plan.	2022-2027	8	Support efforts to address gaps in the health system
		c: Establishing an agreement for a sustainable funding footprint to support change and investment in the health system in line with the 10-Year State Health Plan	2022-2027	8	Support efforts to address gaps in the health system

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		d: Preparing an annually updated system-wide Strategic Asset Plan, in line with the Strategic Asset Management Framework.	2022-2027	8	Support efforts to address gaps in the health system
		e: When planning for health services infrastructure, assessing options for the private health system to augment the public health system.	2022-2027	8	Support efforts to address gaps in the health system
	75: Rebalance investment toward community-based services to reduce demand on hospitals, targeting investment in hospitals only when required to modernise facilities or address capacity gaps.	a: Rebalancing and accelerating investment toward community-based mental health services and facilities.	2022-2027	8	Support, particularly to address the missing middle
		b: Informed by outcomes of the Graylands Reconfiguration and Forensic Taskforce, prioritising investment to continue the services provided at Graylands Hospital and Selby Lodge.	2027-2032	8	Support improved mental health services
		c: Informed by outcomes of the Graylands Reconfiguration and Forensic Taskforce, prioritising investment in forensic mental health services.	2027-2032	8	Support improved mental health services
		d: Completing a full review of the Western Australian Mental Health, Alcohol and Other Drug Services Plan 2015-2025.	2022-2027	8	Support but with the inclusion of increased funding across the metro and regions to address the priorities
		e: Working with the Federal Government in prioritising expanding the role of primary health care in providing more integrated, community-based health services.	2022-2027	8	localisation of mental health services is critical to those in need and their families.
		f: Working with the Federal Government in investigating and investing in innovative models of community-based primary health services and facilities.	2022-2027	8	localisation of mental health services is critical to those in need and their families.
		g: Expanding application of digital technologies such as telehealth and remote inpatient monitoring.	2027-2032	8	Improved mental health services are important
		h: Subject to Recommendation 74a, developing a roadmap for the planning and redevelopment of Royal Perth Hospital.	2022-2027		Does not relate to City of Wanneroo
		i: Subject to Recommendation 74a, developing a roadmap for the planning and investment in Sir Charles Gairdner Hospital.	2027-2032		Does not relate to City of Wanneroo
	76: Subject to business cases, prioritise and fund digital technology initiatives identified in the WA Health Digital Strategy 2020-2030 to leverage advances in technology.		2027-2032	8	Support the improvement of options to access health services
	77: Enable infrastructure across the built environment to play a stronger role in addressing the wider determinants of health.	a: Aligning government strategic planning and infrastructure proposals to the State Public Health Plan for Western Australia and reporting on progress against objectives	2027-2032	8	Does not relate to City of Wanneroo although public access to data would help inform local needs and priorities

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		b: Requiring public health assessments to be completed for significant strategic planning, infrastructure, land use planning and development proposals that are assessed as presenting a high public health risk, through updates to the Strategic Asset Management Framework SAP and Business Case guidelines (for projects and programs with a capital cost of \$100 million or more).	2027-2032	8	Supported
	78: Increase action to reduce Aboriginal health inequity and inequality across the State.	a: Supporting and funding the development of community-based primary care and allied services hubs.	2027-2032	8	Supported
		b: Providing health facilities in Aboriginal communities that are fit for purpose and have access to high-quality connectivity.	2027-2032	8	Supported
	79: Subject to business cases, co-invest in common use health and medical life sciences facilities.	a: Providing a overarching strategy to guide development of the health and medical life sciences sector and provide market clarity on potential investment priorities.	2022-2027	8	Supported
		b: Using the Future Health Research and Investment Fund - and through collaboration with the Federal Government, academia and the private sector - to co-fund feasibility studies for common-use facilities and support the development of viable facilities under appropriate governance structures and operational models.	2027-2032	8	Supported
Education and Training Pages 230 to 239	80: Improve school infrastructure planning and delivery to meet future needs.	a: Reviewing data formats, sources, accessibility and assumptions to ensure they are timely and functional for planning for school demand.	2022-2027	8	Supported
		b: Implementing new modelling methodologies, tools, software and systems that can be used to provide projections that are more responsive to change.	2022-2027	8	Supported
		c: Planning for, and using transportable buildings only as a temporary demand solution, and not where growth is expected to continue.	2027-2032	8	Supported
		d: Implementing collocation and shared-use with child care, health and community support services where possible, particularly in areas of disadvantage.	2027-2032	8	Supported
		e: Enabling the use of medium to high rise public vertical schools in appropriate locations.	2022-2027	8	Supported
		f: With fit for purpose asset management planning and systems, allocate budget to undertake asset management planning to enable older school assets to be upgraded to ensure they are functionally fit for purpose.	2027-2032	10	Agree that fit for purpose asset management will promote assets to be upgraded where required
	81: Plan for future skills and training and fund relevant equipment.	a: Including the Department of Training and Workforce Development and relevant TAFEs, when strategies or plans are developed for a new or existing industry sector.	2022-2027	8	Supported

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		b: Updating the Strategic Asset Management Framework SAP and Business Case guidelines to require projects and programs with a capital cost of \$100 million or more, to ensure consider the need for, and/or availability of, skills and training, while ensuring State agencies and GTEs appropriately engage with the Department of Training and Workforce Development.	2022-2027	10	Supported
		c: Establishing a dedicated funding program for TAFE training equipment and software, and expanding industry co-contributions where relevant.	2027-2032	8	Supported
Arts, Culture, Sport and Recreation. Pages 240 to 249	82: Develop and publish a ten-year+ State culture and arts strategy.		2022-2027	10	Support this recommendation, Yanchep may be a consideration?
	83: Increase investment in arts, culture, sport and recreation infrastructure state-wide to ensure it is fit for purpose.	a: Continuing planning and developing a business case to deliver a flagship Western Australian Aboriginal Cultural Centre in Perth.	2027-2032	10	Supported
		b: Planning and developing a business case to improve the capacity and quality of convention and exhibition facilities in the Perth CBD.	2027-2032	10	Supported
		c: Completing planning to redevelop the Perth Convention Precinct.	2027-2032	10	Importance of evidence based long term planning to maximise value and best serve the WA community
		d: Continuing ongoing planning and developing a business case for the redevelopment of the Perth Cultural Centre.	2027-2032	10	Importance of evidence based long term planning to maximise value and best serve the WA community
	84: Develop and publish a ten-year+ State tourism strategy to guide tourism precinct and infrastructure development and investment.		2027-2032	10	Supported - a State level strategy will enable local government initiatives to be aligned with an overarching set of goals. There is currently a significant amount of overlap and duplication of effort.
	85: Tourism infrastructure destination planning and activation should be achieved through increased investment in the four 'jewels in the crown' of WA's tourism offering to drive international and interstate visitation and build on the clusters of attractions and enabling infrastructure already in place. This investment should be informed by Destination Management Plans and business cases which identify a program of new or upgraded amenities and attractions to meet long term supply, demand and capacity goals.	a: The Perth region (including Rottnest Island).	2027-2032	8	Supported - this is a sensible approach to investment in the visitor economy.

Area of strategy	Recommendation	Sub recommendation	Timeframe	0 to 10 0 strongly oppose 10 strongly support	Do you want to provide any further feedback on this recommendation? This could include the best aspects, suggestions for improvement or gaps, any barriers to achieving it or the timeframes?
		b: The South West region.	2027-2032	8	Supported
		c: The Ningaloo Coast (including Exmouth).	2027-2032	8	Supported
		d: The Kimberley region (including Broome).	2027-2032	8	Supported
Justice and public safety Pages 250 to 259	86: Establish and implement cross-agency stretch targets that address growth in demand for police, courts, corrective services, and associated infrastructure through prevention, early intervention and rehabilitation, and report progress against these targets publicly each year.		2022-2027	8	Supported
	87: Improve infrastructure planning focused on the interdependencies of police, courts and correctional facilities, through updated Strategic Asset Plans.	a: Pursuing future collocation opportunities with other government agencies and non-government providers for potential precincts.	2022-2027	10	Supported
		b: Improving alignment and cooperation between the Department of Justice and WA Police Force in managing existing shared assets.	2022-2027	10	Supported
		c: Updating and maintaining the Long Term Custodial Infrastructure Plan.	2022-2027	10	Supported
		d: Progressing long-term infrastructure planning for courts and police facilities.	2022-2027	10	Supported
	88: Pursue further investigation and planning for potential long-term projects; and invest in new justice and public safety major infrastructure, subject to business cases.	a: Broome Regional Prison.	2022-2027	8	Supported
		b: WA Emergency Management Training Centre.	2027-2032	8	Supported
		c: Government Radio Network	2027-2032	8	Supported

Infrastructure Capital Works

4.10 Local Roads and Community Infrastructure Program - Phase 3 Extension

File Ref: 42988 – 21/353241
Responsible Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider the Phase 3 extension of Australian Government's Local Roads and Community Infrastructure (**LRCI**) program.

Background

On 22 May 2020, the Australian Government announced Phase 1 of a new \$500 million LRCI program. Through the 2020/21 Budget in October 2020, the Australian Government announced a \$1 billion extension of the LRCI program, termed Phase 2.

Additionally, through the 2021/22 Budget in May 2021, the Australian Government announced a further \$1 billion (Phase 3) extension to the program, which is the focus of this report.

Detail

The LRCI Program supports local authorities to deliver priority local road and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help communities bounce back from the COVID-19 Pandemic.

The following information is available on the Australian Government's Department of Infrastructure, Transport, Regional Development and Communications (the **Department's**) website for the Phase 3 extension:

- Under the LRCI program Phase 3 extension, the City will receive an additional funding allocation of \$3,946,094;
- This funding will be available from 1 January 2022, with the program being extended until the 30 June 2023;
- Program Guidelines and Grant Agreements are currently being drafted by the Department and will be provided in the coming weeks;
- Local authorities are encouraged to consider projects for nomination under the program extension;
- Local authorities are encouraged to consider larger roads and community infrastructure projects, given the longer duration (18months) of the Phase 3 program extension.

While more details are required, Administration has considered the following and developed a list of projects that can be nominated under the LRCI program Phase 3 extension:

- Projects listed in the 20 year Capital Works Program (**CWP**), which is the basis for the Long Term Financial Plan;
- Projects which will provide a range benefits to the community widely across the City;

- Projects from programs other than transport programs will be given priority;
- Projects which are already designed or can be designed by June 2022;
- Projects which can be procured by June 2022;
- Projects which require minimal community feedback;
- Projects which can be constructed by a wide variety of trades and industry groups; and
- Projects which are assessed as a low risk for the project delivery.

The draft list of projects that can be nominated under the LRCI program extension is provided as **Attachment 1**.

Consultation

Internal consultation has been undertaken in identifying the projects that can be nominated under the LRCI program extension. Following Council's approval of projects for inclusion in the LRCI program extension, community engagement will be undertaken for all approved projects in accordance with the City's Community Engagement Policy

Comment

The LRCI program extension provides the City with an opportunity to deliver a range of projects, which can provide significant benefit to the City's community. The draft list of projects has been prepared with a view to undertake projects across a wide range of trades/ industries, which will stimulate business activity in and around the City.

As the program extension guidelines have not become available yet, it is proposed that Council consider providing the Chief Executive Officer authorisation to consider/approve the final list of projects for inclusion in the LRCI Program Extension and execute the associated funding agreement in accordance with the Guidelines expected to be released shortly. This will ensure that the project nominations are submitted to the Department as soon as practically possible to enable an early commencement of these projects.

Delivery of the projects will be subject to Administration completing the appropriate project planning and resourcing schedule. Timing of the delivery and completion of the respective projects will be agreed with the relevant stakeholders. There may be the requirement for one additional Project Manager, pending finalisation of the resource requirements to deliver these projects which are additional to the adopted 2021/22 budget.

Statutory Compliance

It is likely that the City will be required to execute a funding agreement similar to the previous phases of the LRCI Program. The agreement will require the City to comply with relevant statutory requirements.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

- 3 ~ A vibrant, innovative City with local opportunities for work, business and investment*
 - 3.1 - Strong and diverse local economy*

Risk Management Considerations

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

Risk Title	Risk Rating
ST-S24 Strategic Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	Manage

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic and Corporate risk registers. Action plans have been developed to manage these risks to support existing management systems. Alignment with all risk appetite statements should be considered, in particular:

3.4 Activated Places

The City places a high priority on the importance of promoting, protecting and activating local areas including the beaches, bush land and open spaces to meet community expectations. As such community engagement is an important focus as well as building capacity for communities to be involved in place activation and creating distinctive places. The City seeks to pursue initiatives that activate distinctive places and supports improvements made to local amenities that retain or complement natural landscapes within the built environment. Therefore, the City will accept a low risk in relation to governance/compliance and reputation.

Policy Implications

Nil

Financial Implications

As per the communication received from the Department, the City will receive \$3,946,094 from 1 January 2022 to be paid in instalments, subject to the City complying with the Program Guidelines. Subject to the receipt of Guidelines and Council approval, there will be a need to amend the 2021/22 approved Budget to reflect projects scheduled for delivery in 2021/22. Similarly the 2022/23 Budget will need to include the projects scheduled for delivery in 2022/23. Ongoing adjustment to individual project allocations may also be needed to suit the outcome of procurement of these projects.

The CWP will then be updated and will in turn enable further update of the LTFP.

Depending on the Phase 3 grant compliance, Own Source expenditure on roads and community infrastructure is likely to have to be maintained. This will be assessed in detail upon the release of guidelines and considered as part of the forthcoming review of the Long Term Financial Plan.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **ACCEPTS \$3,946,094 funding allocated by the Australian Government under its Local Roads Community Infrastructure Program Phase 3 Extension announced as part of its 2021/22 Budget, noting that the Program Extension Guidelines are yet to be released by the Australian Government;**
2. **ENDORSES in principle the list of projects included in the Proposed Works Schedule (Attachment 1) for Local Roads Community Infrastructure Program Extension; and**
3. **AUTHORISES, BY ABSOLUTE MAJORITY the Chief Executive Officer to:**
 - a) **Review, substitute projects listed in the Proposed Works Schedule (Attachment 1) and approve the Works Schedule in accordance with the Program Extension Guidelines to be released by the Australian Government;**
 - b) **Approve and execute the Grant Agreement with the Program Extension administering entity Federal Department of Infrastructure, Transport, Regional Development and Communications;**
 - c) **Submit the Approved Works Schedule to the Federal Department of Infrastructure, Transport, Regional Development and Communications;**
 - d) **Determine 2021/22 and 2022/23 financial years funding allocation for projects within the Approved Works Schedule; and**
 - e) **Subject to 3(d) above, include projects in the Approved Works Schedule in the relevant financial years' Capital Works Program.**

Attachments:

1. [!\[\]\(05be7c7a8995decd503647c99211f7c2_img.jpg\) LRCIP Phase 3 - Draft Work Schedule 21/362161](#)

LRCIP PHASE 3 - City of Wanneroo allocation - \$3,946,094

LRCIP Phase 3 Overall Rank	Project Number	Project Name	Project Description	Project in adopted LTFP? (Y/N)	Delivery RAG	RAG Rating Justification	Values		
							Count of PMO Number	Sum of Nominated or Advocated External Funds	Cumulative Budget
1	PR-4267	Wanneroo BMX, Pearsall, Upgrade Existing Facilities	Upgrade Patios, sewer connection and investigate ablution options	Y	1_G	Final designs being completed following club's request for increased shelter area.	1	\$ 250,000	\$ 250,000
2	PR-4271	Splendid Park, Yanchep, Upgrade Splendid Park Cycling Path	New cycling facility at Splendid Park	Y	2_A	Pending clearing permit approvals. Design well advanced.	1	\$ 610,000	\$ 860,000
3	PR-TBC	Splendid Park, Yanchep, Upgrade Floodlighting at both ovals	Eastern and western ovals - floodlighting upgrades	N	1_G	Feasibility and design to commence immediately.	1	\$ 420,000	\$ 1,280,000
4	PR-4297	Wangara Industrial Area, Wangara, New CCTV Network	New CCTV network	Y	1_G	Sites confirmed, design completed. Procurement for provision of fibre network is commencing, which includes options for hybrid system or full fibre. Anticipate that there will be a shortfall to establish network. Final quantum of shortfall will be known on completion of procurement. \$374k requested for cameras, poles & Comms room which may be extra -over network establishment costs if over \$850K.	1	\$ 374,000	\$ 1,654,000
5	PR-2455	Clarkson Youth Centre, Clarkson, Upgrade Building and Open Space	Upgrade Building and open space	Y	2_A	Design being finalised incorporating recent scope changes. Total Project Budget also assumes successful Lotterywest funding (\$500,000).	1	\$ 1,059,794	\$ 2,713,794
6	PR-TBC	Hinckley Park, Pearsall, New Toilet Block	Design and construct 2 UAT's adjacent existing car park	N	1_G	Feasibility and design to commence immediately. Power and CCTV conduits installed as part of previous car park development under LRCIP Phase 2.	1	\$ 270,000	\$ 2,983,794
7	PR-TBC	Edgar Griffiths, New lighting to Dog Park	Design and construct lighting at existing dog park	N	1_G	Design to commence immediately, including power supply. Could be procurement package with Kingsway Dog Park lighting	1	\$ 100,000	\$ 3,083,794
8	PR-TBC	Ocean Reef Road Principal Shared Path south side between Hartman Drive and Brady Street	Ocean Reef Road Principal Shared Path south side between Hartman Drive and Brady Street	N	1_G	Design and cost estimate completed. Important link as part of Wanneroo Cycle Plan.	1	\$ 577,000	\$ 3,660,794
9	PR-4317	Kingsway Indoor Stadium, Upgrade ground floor toilets and changerooms	(blank)	N	1_G	Design completed. 1st Floor being funded under LRCIP Phase 2.	1	\$ 285,300	\$ 3,946,094
Grand Total							9	\$ 3,946,094	

Community & Place

Cultural Development

4.11 Museum Collection Policy

File Ref:	18304 – 21/328820
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider the revised Museum Collection Policy (the Policy).

Background

The Museum Collection Policy (**Attachment 1**) was adopted by Council on 13 November 2018 (CP02-11/18) with the changes at that time predominantly related to encompassing the Community History Centre Collection Policy (repealed) into the Museum Collection Policy.

The Museum Collection Policy has subsequently been reviewed and revised (**Attachment 2**) to improve clarity and update references to associated procedures and documents.

Detail

The final Policy (**Attachment 3**) and associated procedure outline the framework and responsibility for the acquisition, management, maintenance and development of the Wanneroo Museum and Community History Collections, in accordance with specific criteria and significance to the history of Wanneroo.

The collections continue to provide insight into the heritage, culture, people and places of the City of Wanneroo and are significant resources for developing a sense of place and identity for past, present and future members of the community.

The Policy intent remains the same, with amendments predominantly aligned to strategic plans, operational procedures, terminology and enhanced definitions as per below:

- Strategic Community Plan (2021 – 2031)
- Cultural Plan (2018/19 – 2021/22)
- Repatriation Management Procedure

The procedure provides greater detail to support the implementation and administration of the Policy.

Consultation

The updated Heritage Collections Policy was presented to the Heritage Advisory Group on 23 February 2021 with support for it to be considered by Council.

Comment

The intent of the Museum Collection Policy has not changed. The Policy demonstrates the City's commitment to the conservation and preservation of Wanneroo's Aboriginal and non-Aboriginal heritage.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

2 ~ A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences

2.1 - Valuing cultures and history

Risk Management Considerations

Risk Title	Risk Rating
ST-S26 Resilient and Productive Communities	Moderate
Accountability	Action Planning Option
Director Community & Place	Manage

Risk Title	Risk Rating
CO-O26 Heritage	High
Accountability	Action Planning Option
Director Community and Place	Manage

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

Policy Implications

This Policy is recommended for amendment as a result of an evaluation and review process undertaken in accordance with the City's Policy Development Review Policy.

Financial Implications

Any costs associated with reviewing the procedures related to the revised Museum Collection Policy will be met from the existing budget.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the revised Museum Collection Policy as per Attachment 3 to this report.

Attachments:

1. Attachment 1 - Museum Collection Policy - Approved by Council November 2018	18/342453
2. Attachment 2 - Draft Revised Museum Collection Policy - August 2021 (final draft tracked changes)	21/370920
3. Attachment 3 - Draft Revised Museum Collection Policy - August 2021 (Final Clean Copy)	21/370425 Minuted



Policy Manual

Museum Collection Policy

<i>Policy Owner:</i>	<i>Cultural Development</i>
<i>Contact Person:</i>	<i>Coordinator Cultural Services</i>
<i>Distribution:</i>	<i>Stakeholders</i>
<i>Date of Approval:</i>	<i>13 November 2018</i>

1. Objectives

The purpose of this policy is to provide the City of Wanneroo (The City) with a clear and consistent framework for the acquisition, management, maintenance and development of the Wanneroo Museum and Community History Centre collections (The Collections)

2. Policy Statement

The Collections provide insight into the heritage, culture, people and places of the City of Wanneroo and are significant resources for developing a sense of place and identity for past, present and future members of the City of Wanneroo community. They tell the unique stories of Wanneroo and provide opportunities for local residents and visitors alike to reminisce, share, learn and engage with the history, culture and heritage of the area.

The City of Wanneroo Regional Museum seeks to collect, document, conserve and interpret objects and stories relating to the social history, culture and heritage of the municipality, and adjacent coastline of Wanneroo. The policy covers all collections housed at the Wanneroo Regional Museum, Cockman House, Buckingham House, the Old Wanneroo Schoolhouse and the Community History Centre.

The Collections represent material evidence of the physical and cultural change that has taken place within the historic Wanneroo area and as such is crucial to the district's identity and the City of Wanneroo community's connection to its past. Development of the Collections may involve the inclusion of contemporary material as well as historic.

The City of Wanneroo recognises the importance of storing, conserving and protecting Collections under the auspices of the Wanneroo Regional Museum, to ensure preservation for future generations, and endeavours to do so within a framework of collecting industry standards including National Standards for Australian Museums and Galleries and Archival Association of Australia.

The purpose of The Collections is to provide a resource that can be used to:-

- Enrich the knowledge and understanding of the historical Wanneroo region.
- Interpret the history and development of the district.
- Help foster a sense of identity to the past, present and future of the City of Wanneroo community.
- Conserve heritage for the benefit of the community and future generations.



Policy Manual

- Provide an important source of educational and research materials for the community.

3. Scope

The policy relates to the Strategic Community Plan, specifically the following areas:

Society

1.3 Distinctive Places

1.3.1 Create distinctive places based on identity of areas

1.4 Connected Communities

1.4.3 Build strong communities through the strength of cultural and heritage diversity

Economy

2.4 Places of Destination

2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit

Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community

The policy applies to staff and volunteers in the Cultural Development unit as part of their employment. It should be applied in every circumstance that deals with acquisitions, maintenance, management, and development of the Collections.

The policy also applies broadly to all staff and community within the City of Wanneroo as well as the community that was encompassed by the pre-1998 boundaries of the City of Wanneroo.

4. Policy Details

The Collections are comprised of three sub-collections: the Primary Collection and the Secondary Collection, and the Community History Collection.

The Primary Collection contains objects that are of the highest significance in accordance with museum standards and is used for interpretive display, research, and for outgoing loans to approved institutions.

The Secondary Collection contains objects of low significance. These objects can be used educational resources, for interpretation, promotional displays, research, used to aid the preservation of the Primary Collection, and can be loaned to educational organisations.

The Community History Collection contains paper-based and digital items including but not limited to documents, books, images, electronic resources, oral histories and associated ephemeral items. Items in this collection are of high significance to the history of Wanneroo,



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and are used to support exhibition content and provide a reference source for internal and external research and queries.

Periodic review of the Collections to assess the integrity of individual heritage items may necessitate transfer between the Primary and Secondary collections.

4.1 Assessment of cultural significance

Significance defines the meanings and values of an object or collection through research and analysis, and by assessment against a standard set of criteria. The assessment criteria are a broad framework of cultural and natural values relevant to the whole spectrum of collections in Australia.

Four primary criteria apply when assessing significance:

- Historic
- Artistic or aesthetic
- Scientific or research potential
- Social or spiritual

Four comparative criteria evaluate the degree of significance. These are modifiers of the main criteria:

- Provenance
- Rarity or representativeness
- Condition or completeness
- Interpretive capacity

A major factor contributing to Significance is regional relevance.

Regional relevance: the object should:

- Have been made or used in the Wanneroo area or be comparable to a heritage object used in the district; or
- Have a proven association with a known individual, some event or a period in the history of, or technology developed or employed in the district.

Items for the Museum Collections are selected for their potential to help tell the story of the history of the Wanneroo area, particularly through the themes developed in the Wanneroo Regional Museum exhibition space.

4.2 Acquisitions

The Museums can acquire heritage objects through either Purchase or Donation. Acquisitions include collection of historic and contemporary objects.

4.2.1 Purchases:



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Purchases are detailed in the Acquisition Management procedure and are undertaken by the Curator within budget constraints, approved by the Coordinator Cultural Services.

4.2.2 Donations

Objects proposed for donation must be assessed against the Cultural Significance criteria and Acquisitions Management Procedure prior to being accepted. Objects should not be accepted simply because they are gifts – they must be assessed and evaluated by the Curatorial Accessioning Team before acceptance into the collection.

Items donated and accepted into the Collections require transfer of legal ownership and are supported by full documentation.

4.3 Acceptance of Objects into the Collections

Acceptance of objects into the Collections is dependent on availability of storage capacity, resources, and conservation and maintenance requirements and is considerate of the acquisition priorities of other institutions and keeping places.

4.3.1 Acceptance of Objects into the Primary Collection

Objects can be accepted into the Primary Collection if they meet the acquisition criteria detailed in the Acquisition Management procedure, and as determined by the Curatorial Accessioning Team.

4.3.2 Acceptance of Objects into the Secondary Collection

Objects accepted into the Secondary Collection must satisfy at least one of the following conditions:

- Objects that are representative of known social and domestic life in the area.
- Objects that are representative of historic schooling practice and experiences.
- Objects that are representative of the cultural history of the wider Wanneroo region but have little or no known provenance to the history of Wanneroo.
- Objects that are duplicates of highly significant objects in the primary collection.

These objects must first fulfil the other non-Significance related acquisition criteria – storage, conservation, and special conditions requested by donors.

The Heritage Services Advisory Group is to be briefed and updated by the Coordinator of Cultural Services on the management and future development of the collection.

4.4 Ethics

The City of Wanneroo will only acquire objects for the Collections in accordance with State and Federal law and international agreements between Australia and other countries.

- UNESCO Convention on Means of Prohibiting and Preventing the Illicit Import, Export and Transfer of Ownership of Cultural Property, 1970;
- Convention on International Trade in Endangered Species, 1975;



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- International Council of Museums (ICOM) Code of Ethics for Museums, 2004.

The City of Wanneroo is committed to the acquisition of objects with established legal and ethical provenance.

The collection of objects will be conducted in accordance with International, National Standards and industry best practice.

4.5 Deaccessions

Periodically, the Museum may be required to deaccession objects from the Collections. Deaccessioning is the formal process of removal of an object from the collection register, catalogue or database, followed by the action of disposal.

Deaccessioning of objects is not lightly undertaken and is carefully considered before actioning. Deaccession of objects from the Collections is dependent on availability of storage capacity, resources, and conservation and maintenance requirements and is considerate of the acquisition priorities of other institutions and keeping places

Possible reasons for deaccessioning objects include but are not limited to:-

- the object being damaged beyond repair or conservation or requiring conservation disproportionate to its significance;
- repatriation of cultural material to an Aboriginal group or community, consistent with the Repatriation Management procedure;
- the object is deemed to represent an occupational safety and health risk;
- the object no longer relating to the acquisition criteria;
- the object has insufficient information to establish cultural significance;
- appropriate storage space no longer being available; and
- theft or loss.

Deaccession principles

The following principles will be applied to Collection items identified for deaccession:

1. Proposals for deaccessioning must be fully documented including an individual object assessment;
2. Verification of legal title must be made. The records are to be checked to ascertain if any restrictions exist from the original gift/bequest or purchase;
3. The Heritage Services Advisory Group will be notified about objects identified for deaccessioning.

All reasonable attempts will be made to contact original donors to advise that their object has been identified for deaccessioning.



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4.6 Disposal

Disposal is the physical removal of an object from the Collections and follows the deaccession process. The process is decided upon by the Curator and approved by the Coordinator Cultural Services.

Disposal must be executed through one of the following mechanisms:-

- In accordance with the City's procedures for asset disposal
- Managed according to the City's Disposal of Property Other Than Land and Buildings Management Procedure
- Offer object back to original donor
- reputable dealer or public auction;
- donation to, or exchange with another public collection or organisation;
- Repatriation to an Aboriginal group, family or community in accordance with the Repatriation Management procedure; and / or
- If the object represents a significant Occupational Safety and Health risk, the City will provide appropriate waste disposal services.

Full documentation of the object's history in the Collections needs to be retained.

5. Definitions

For the purposes of this policy, the following definitions apply:

Collections: Refers to the objects that represent the history and people of the City of Wanneroo.

Conservation: The processes of looking after an object or objects so as to retain its cultural significance or value.

Curatorial Assessment Team: consists of the Curator, two Curatorial Assistants and the Community History Librarian.

Deaccessioning: The formal process of removing an object from the collection register, catalogue or database.

Documentation: The process of recordkeeping for each object in the Collections, including registration, cataloguing and research notes. Documentation encompasses the recording of the full history of the object while it exists within the Collections.

Historic Wanneroo: the greater area of the Shire of Wanneroo prior to the excision of the City of Joondalup in 1998.

Object: Refers to artefacts, books, images, ephemera, documents, audio, artworks and other similar items in all formats.



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Primary collection: Objects that have high aesthetic, historic, scientific, social or spiritual value to the Wanneroo community. They may also have a high representative or rarity value.

Provenance: The full history and ownership of an item from the time of its discovery or creation to the present day, from which authenticity and ownership are determined.

Secondary collection: Objects within the Collections that are of a lower aesthetic, historic, scientific, social or spiritual value or are duplicates of objects within the primary collection. These may be used for educational, display purposes.

Significance: Refers to the values and meanings that items and collections have for people and communities (Significance 2.0: A guide to assessing the significance of collections).

6. Related Documents and/or Forms

Museum Collection Management Procedure (HP: 16/182421)
 Draft Cultural Plan
 Community History Management Procedure (HP: 14/37067[V2])
 Disposal of Property Other Than Land and Buildings Management Procedure (HP: 17/139349)
 Acquisition Management Procedure (in development)
 Repatriation Management Procedure (in development)
 Pre Donation Form (HP: 10/300)
 Donation Form (HP: 10/298)
 Loan Form (HP: 15/40203)

The most current versions of the following industry guides will be used as supporting documents for the implementation of this policy:

National Standards for Australia Museums and Galleries
 Code of Ethics Museums Australia
 Significance 2.0
 International Code on Monuments and Sites (ICOMOS) Code of Ethics
 International Council of Museums (ICOM) Code of Ethics for Museums
 Burra Charter
 Heritage of Western Australia Act 1990
 Aboriginal Heritage Act 1972
 Firearms Act 1973

7. Responsibility for Implementation

Cultural Development is the unit responsible for implementation of this policy.

Versions	Next Review	Record Number
4 May 2010 – CS07-05/10	March 2012	TRIM: 10/1348
21 August 2012 – CS05-08/12	August 2014	TRIM: 12/78892



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30 May 2017 – CP06-05/17	May 2019	TRIM: 16/115936
13 November 2018 – CP12-11/18	November 2020	HP: 18/342453



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Museum Collection Policy

Policy Owner: Cultural Development
Contact Person: Coordinator Cultural Services
Distribution: Stakeholders
Date of Approval: 13 November 2018 [TBC](#)

1. POLICY STATEMENT Objectives

The purpose of this policy is to provide a clear and consistent framework for the acquisition, management, maintenance and development of the Wanneroo Museums and Community History Centre collections (The Collections).

2. POLICY OBJECTIVE Policy Statement

The Collections provide insight into the heritage, culture, people and places of the City of Wanneroo and are significant resources for developing a sense of place and identity for past, present and future members of the City of Wanneroo community. They tell the unique stories of Wanneroo and provide opportunities for local residents and visitors alike to reminisce, share, learn and engage with the history, culture and heritage of the area.

The City of Wanneroo seeks to collect, research, document, conserve and interpret objects and stories relating to the social history, culture and heritage of the municipality, and adjacent coastline of Wanneroo. This enables the sharing of stories, connecting contemporary life to that of past generations. The policy covers all collections housed at the Wanneroo Regional Museum, Cockman House, Buckingham House, ~~House~~, Old Wanneroo Schoolhouse, the Community History Centre, and the Heritage Shed at the City's Ashby Operations Depot.

the Old Wanneroo Schoolhouse and the Community History Centre.

~~The Collections represent material evidence of the physical and cultural change that has taken place within the historic Wanneroo area and as such is crucial to the district's region's identity and the City of Wanneroo community's connection to its past. Development of the Collections the Collections may will involve the inclusion of contemporary material as well as historic.~~

~~The City of Wanneroo recognises the importance of storing, conserving and protecting Collections under the auspices of the Wanneroo Regional Museum, to ensure preservation for future generations, and endeavours to do so within a framework of collecting industry standards including National Standards for Australian Museums and Galleries, the Collections Trust - Spectrum 5.0 Standard and Archival Association of Australia, the archival standards of the National Archives of Australia.~~



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The purpose of The Collections is to provide a resource that can be used to:-

- Enrich the knowledge and understanding of the past and present historical Wanneroo municipal region throughout history.
- Interpret the history and development of the districtregion.
- Help foster a sense of identity to the past, present and future of the City of Wanneroo community.
- Conserve the region's tangible and intangible cultural heritage for the benefit of the community and future generations.
- Provide an important source of educational and research materials for the community.

3. SCOPE

The policy relates to the Strategic Community Plan, specifically the following areas:

Society

1.3 Distinctive Places

1.3.1 Create distinctive places based on identity of areas

1.4 Connected Communities

1.4.3 Build strong communities through the strength of cultural and heritage diversity

Economy

2.4 Places of Destination

2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit

Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community

The policy applies to staff-employees and volunteers in the Cultural Development service unit as part of their employment. It should be applied in every circumstance that deals with acquisitions, maintenance, management, and development of the Collections.

The policy also applies broadly to all staff-employees and community within the City of Wanneroo as well as the community that was encompassed by the pre-1998 boundaries of the City of Wanneroo.

4. IMPLICATIONS (Strategic, Financial, Human Resources) Policy Details

The policy relates to the Strategic Community Plan, specifically the following areas:

Society

1.3 Distinctive Places

1.3.1 Create distinctive places based on identity of areas

1.4 Connected Communities

1.4.3 Build strong communities through the strength of cultural and heritage diversity



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Economy

2.4 Places of Destination

2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit

Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community

The City of Wanneroo recognises the importance of storing, conserving and protecting Collections under the auspices of the Wanneroo Regional Museum, to ensure preservation for future generations, and endeavours to do so within a framework of collecting industry standards including National Standards for Australian Museums and Galleries, the Collections Trust - Spectrum 5.0 Standard and the archival standards of the National Archives of Australia.

The Collections are comprised of three sub-collections: the Primary Collection and the Secondary Collection, and the Community History Collection.

The Primary Collection contains objects that are of the highest significance in accordance with museum standards and is used for interpretive display, research, and for outgoing loans to approved institutions.

The Secondary Collection contains objects of lower significance that may be duplicated in the Primary Collection. These objects can be used for interactive visitor experiences, displays, educational resources, or for interpretation, promotional displays, research, used to aid the preservation of the Primary Collection, and can be loaned to educational organisations.

The Community History Collection contains paper-based and digital items including but not limited to documents, books, images, electronic resources, oral histories and associated ephemeral items. Items in this collection are of high significance to the history of Wanneroo,

and are used to support exhibition content and provide a reference source for internal and external research and queries.

Periodic review of the Collections to assess the integrity of individual heritage items may necessitate transfer between the Primary and Secondary collections.

IMPLEMENTATION

Assessment of cultural significance

Significance defines the meanings and values of an object or collection through research and analysis, and by assessment against a standard set of criteria. The assessment criteria are a broad framework of cultural and natural values relevant to the whole spectrum of collections in Australia.

Four primary criteria apply when assessing significance:

- Historic
- Artistic or aesthetic
- Scientific or research potential
- Social or spiritual

Commented [vBD1]: Refined and applied to definition section.



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Four comparative criteria evaluate the degree of significance. These are modifiers of the main criteria:

- Provenance
- Rarity or representativeness
- Condition or completeness
- Interpretive capacity

A major factor contributing to Significance is regional relevance.

Regional relevance: the object should:

- Have been made or used in the Wanneroo area or be comparable to a heritage object used in the district; or
- Have a proven association with a known individual, some event or a period in the history of, or technology developed or employed in the district.

Items for the Museum Collections are selected for their potential to help [tell the story of contribute to](#) the history of the Wanneroo area, particularly through the themes developed in the Wanneroo Regional Museum exhibition space.

Acquisitions

The Museum can acquire heritage objects through either Purchase or Donation. Acquisitions include collection of historic and contemporary objects.

Purchases

Purchases are detailed in the [Collections Development Operational Procedure, adhering to cultural significance criteria, Acquisition Management procedure and are undertaken by the Curator within budget constraints, approved by the Coordinator Cultural Services.](#)

Donations

Objects proposed for donation must be assessed against the Cultural Significance criteria and [Acquisitions Management Procedure Collections Development Operational Procedure](#) prior to being accepted. [Objects should not be accepted simply because they are gifts or bequests – they must be assessed and evaluated by the Curatorial Accessioning Collections Development Team before acceptance into the collection.](#)

[Items donated and accepted into the Collections require transfer of legal ownership and are supported by full signed documentation.](#)

Acceptance of Objects into the Collections

Acceptance of objects into the Collections is dependent on [criteria detailed in the Collections Development Operational Procedure](#), availability of storage capacity, resources, and conservation and maintenance requirements and is considerate of the acquisition priorities of other institutions and keeping places.

4.1.1 Acceptance of Objects into the Primary Collection–

[Objects can be accepted into the Primary Collection if they meet the acquisition criteria detailed in the Acquisition Management procedure Collections Development Operational Procedure, and as determined by the Curatorial Accessioning Team. Collections](#)



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4.3.2 Acceptance of Objects into the Secondary Collection

Objects accepted into the Secondary Collection must satisfy at least one of the following conditions:

- Objects that are representative of known social and domestic life in the area.
- Objects that are representative of historic schooling practice and experiences.
- Objects that are representative of the cultural history of the wider Wanneroo region but have little or no known provenance to the history of Wanneroo.
- Objects that are duplicates of highly significant objects in the primary collection.

These objects must first fulfil the other non-Significance related acquisition criteria – storage and, conservation requirements, and special conditions requested by donors.

The Heritage Services Advisory Group is to be briefed and updated by the Coordinator of

Commented [vBD3]: This depth of detail can be encompassed within referenced procedures.

Ethics

The City of Wanneroo will only acquire objects for the Collections in accordance with State and Federal law and international agreements between Australia and other countries.

- UNESCO Convention on Means of Prohibiting and Preventing the Illicit Import, Export and Transfer of Ownership of Cultural Property, 1970;
- Convention on International Trade in Endangered Species [of Wild Fauna and Flora](#), 1975;
- International Council of Museums (ICOM) Code of Ethics for Museums, 2004.
- [Underwater Cultural Heritage Act 2018](#)

The City of Wanneroo is committed to the acquisition of objects with established legal and ethical provenance.

The collection of objects will be conducted in accordance with International, National Standards and industry best practice [and will comply with State and Federal legislation. If offered objects or material is subject to specific legislation, the Museum will redirect the](#)



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~~offer to the appropriate institution, or provide contact details of the related agency to the prospective donor.-~~

Deaccessionings

Periodically, the Museum ~~may be required to deaccessions~~ objects from the Collections in accordance with the Collections Development Operational Procedure. ~~Deaccessioning is the catalogue or database, followed by the action of disposal.~~

Deaccessioning of objects is not lightly undertaken and is carefully considered before actioning. Deaccessioning of objects from the Collections is dependent on availability of storage capacity, resources, and conservation and maintenance requirements and is considerate of the acquisition priorities of other institutions and keeping places

Possible reasons for deaccessioning objects include but are not limited to:-

- ~~the object item is being damaged beyond repair or conservation or it requiresing~~ conservation disproportionate to its significance;
- ~~repatriation of cultural material to an Aboriginal group or community, consistent with the~~ Repatriation Management procedure;
- ~~the object is deemed to represent an occupational safety and health risk;~~
- ~~the object no longer relating to complying with the acquisition cultural significance criteria;~~
- ~~the object has insufficient information to establish cultural significance; and~~
- ~~appropriate storage space no longer being available or conditions; and~~
- ~~theft or loss.~~

Commented [vBD4]: Updated, contemporary criteria

Deaccession principles

The following principles will be applied to Collection items identified for deaccession:

1. ~~Proposals for deaccessioning must be fully documented including an individual object assessment;~~
2. ~~Verification of legal title must be made. The records are to be checked to ascertain if any restrictions exist from the original gift/bequest or purchase;~~
3. ~~The Heritage Services Advisory Group will be notified about objects identified for deaccessioning.~~

~~All reasonable attempts will be made to contact original donors or their known family to advise that their object has been identified for deaccessioning.-~~

Commented [vBD5]: Encompassed within procedures

Disposal

Disposal is the physical removal of an object from the Collections and follows the deaccession process. ~~The process is decided upon by the Curator and approved by the Coordinator Cultural Services.~~



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ROLES AND RESPONSIBILITIES

This Policy will be administered by Cultural Development the Coordinator Cultural Services.

Disposal must be executed through one of the following mechanisms in the following order:-

- In accordance with the City's procedures for asset disposal
- Managed according to the City's Disposal of Property Other Than Land and Buildings Management Procedure
- Offer object back to original donor or if deceased, their known family;
- reputable dealer or public auction;
- donation to, or exchange with another public collection or organisation;
- Repatriation to an Aboriginal group, family or community in accordance with the Repatriation Management procedure; and / or
- If the object represents a significant Occupational Safety and Health risk, the City will provide appropriate waste disposal services.

Full documentation of the object's history in the Collections needs to be retained.

City of Wanneroo Elected Council Members, City staff employees and volunteers, and their families are not eligible to purchase or acquire a collection item that has gone through the deaccessioning and disposal process.

Transfer of ownership of deaccessioned items must be agreed upon in writing if the disposal is by donation or sale.

Commented [vBD6]: Encompassed within procedures

EVALUATION AND REVIEW PROVISIONS

This Policy will be reviewed every three years.

DEFINITIONS Definitions

For the purposes of this policy, the following definitions apply:

Collections: Refers to the objects of high significance to the history of the Wanneroo region that represent the history and people of the City of Wanneroo.

Community History Collection: Items of high significance including paper-based and digital items including but not limited to documents, books, images, maps and cartographic materials, electronic resources, oral histories, born-digital records and associated ephemera.

Conservation: The processes of looking after an object or objects so as to retain its cultural significance or value.

Curatorial Assessment Collections Development Team: consists of the Curator, two Curatorial Assistants Officers and the Community History Librarian.



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Deaccessioning: The formal process of removing an object from the collection. register, catalogue or database.

Documentation: The process of recordkeeping for each object in the Collections, including registration, cataloguing and research notes. Documentation encompasses the recording of the full history of the object while it exists within the Collections.

Donation: The transfer of legal ownership from a third party to the City of Wanneroo Museums and Community History Collections

Historic Wanneroo: The greater area of the Shire of Wanneroo prior to the excision of the City of Joondalup in 1998.

Object: Refers to artefacts, books, images, ephemera, documents, audio, artworks and other similar items in all formats.

Primary Collection: Contains objects that are of the highest significance in accordance with museum standards and is used for interpretive display, research, and for outgoing loans to approve institutions.

Secondary Collection: Contains objects of lower significance that may be duplicated in the Primary Collection, used for interactive visitor experiences, displays, educational resources, or for interpretation, promotional displays, research, used to aid preservation of Primary Collection and can be loaned to educational organisations.

Primary collection: Objects that have high aesthetic, historic, scientific, social or spiritual value to the Wanneroo community. They may also have a high representative or rarity value.

Provenance: The full history and ownership of an item from the time of its discovery or creation to the present day, from which authenticity and ownership are determined.

Secondary collection: Objects within the Collections that are of a lower aesthetic, historic, scientific, social or spiritual value or are duplicates of objects within the primary collection. These may be used for educational, display purposes.

Significance: Refers to the values and meanings that items and collections have for people and communities (Significance 2.0: A guide to assessing the significance of collections).

Wanneroo Museums: includes the Wanneroo Regional Museum, Cockman House, Buckingham House and the Old Wanneroo Schoolhouse.



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5. RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS ~~Related Documents and/or Forms~~

[Museum Collection Management Procedure \(HP: 16/182421\)](#) –
~~Draft Cultural Plan (19/69781)~~
[Collections Development Operational Procedure \(20/338820\)](#) –
[Collections Care Operational Procedure \(20/338827\)](#) –
[Collections Documentation Operational Procedure \(20/339238\)](#) –
[Collections Access Operational Procedure \(20/338813\)](#) –
[Museums and Heritage – Glossary of Terms \(20/417820\)](#) –
~~Community History Management Procedure (HP: 14/37067{V2})~~ –
 Disposal of Property Other Than Land and Buildings Management Procedure (HP: 17/139349)
~~Acquisition Management Procedure (in development)~~ –
~~Repatriation Management Procedure (in development 19/39474{V2})~~ Pre-Donation Form (HP: 40/300)
[Collections Offer Form \(20/439063\)](#)
 Donation Form (HP: 10/298)
 Loan Form (HP: 15/40203)
[Community History – Operational Procedure \(20/454331\)](#)

REFERENCES

The most current versions of the following industry guides will be used as supporting documents for the implementation of this policy:

National Standards for Australia Museums and Galleries
~~Code of Ethics Museums Australia~~
 Significance [and Significance 2.0](#)
 International Code on Monuments and Sites (ICOMOS) Code of Ethics
 International Council of Museums (ICOM) Code of Ethics for Museums
[Spectrum 5.0 – The UK Museum Collections Management Standard](#)
 Burra Charter
 Heritage of Western Australia Act 1990
 Aboriginal Heritage Act 1972
 Firearms Act 1973

6. RESPONSIBILITY FOR IMPLEMENTATION ~~Responsibility for Implementation~~

Cultural Development is the unit responsible for implementation of this policy.

Versions	Next Review	Record Number
4 May 2010 – CS07-05/10	March 2012	TRIM: 10/1348
21 August 2012 – CS05-08/12	August 2014	TRIM: 12/78892
30 May 2017 – CP06-05/17	May 2019	TRIM: 16/115936
13 November 2018 – CP12-11/18	November 2020	HP: 18/342453
November 2020	November 2023	18/342453v2



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Museum Collection Policy

Policy Owner:	Cultural Development
Contact Person:	Coordinator Cultural Services
Date of Approval:	TBC

POLICY STATEMENT

The purpose of this policy is to provide a clear and consistent framework for the acquisition, management, maintenance and development of the Wanneroo Museums and Community History Centre collections (The Collections).

POLICY OBJECTIVE

The Collections provide insight into the heritage, culture, people and places of the City of Wanneroo and are significant resources for developing a sense of place and identity for past, present and future members of the City of Wanneroo community. They tell the unique stories of Wanneroo and provide opportunities for local residents and visitors alike to reminisce, share, learn and engage with the history, culture and heritage of the area.

The City of Wanneroo seeks to collect, research, document, conserve and interpret objects and stories relating to the social history, culture and heritage of the municipality, and adjacent coastline of Wanneroo. This enables the sharing of stories, connecting contemporary life to that of past generations. The policy covers all collections housed at the Wanneroo Regional Museum, Cockman House, Buckingham House, Old Wanneroo Schoolhouse, the Community History Centre, and the Heritage Shed at the City's Ashby Operations Depot.

The purpose of The Collections is to provide a resource that can be used to:-

- Enrich the knowledge and understanding of the past and present Wanneroo municipal region throughout history.
- Interpret the history and development of the region.
- Help foster a sense of identity to the past, present and future of the City of Wanneroo community.
- Conserve the region's tangible and intangible cultural heritage for the benefit of the community and future generations.
- Provide an important source of educational and research materials for the community.

SCOPE

The policy applies to employees and volunteers in the Cultural Development service unit as part of their employment. It should be applied in every circumstance that deals with acquisitions, maintenance, management, and development of the Collections.



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The policy also applies broadly to all employees and community within the City of Wanneroo as well as the community that was encompassed by the pre-1998 boundaries of the City of Wanneroo.

IMPLICATIONS (Strategic, Financial, Human Resources)

The policy relates to the Strategic Community Plan, specifically the following areas:

Society

1.3 Distinctive Places

1.3.1 Create distinctive places based on identity of areas

1.4 Connected Communities

1.4.3 Build strong communities through the strength of cultural and heritage diversity

Economy

2.4 Places of Destination

2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit

Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community

The City of Wanneroo recognises the importance of storing, conserving and protecting Collections under the auspices of the Wanneroo Regional Museum, to ensure preservation for future generations, and endeavours to do so within a framework of collecting industry standards including National Standards for Australian Museums and Galleries, the Collections Trust - Spectrum 5.0 Standard and the archival standards of the National Archives of Australia.

The Collections are comprised of three sub-collections: the Primary Collection and the Secondary Collection, and the Community History Collection.

IMPLEMENTATION

Assessment of cultural significance

Significance defines the meanings and values of an object or collection through research and analysis, and by assessment against a standard set of criteria. The assessment criteria are a broad framework of cultural and natural values relevant to the whole spectrum of collections in Australia.

Four primary criteria apply when assessing significance:

- Historic
- Artistic or aesthetic
- Scientific or research potential
- Social or spiritual



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Four comparative criteria evaluate the degree of significance. These are modifiers of the main criteria:

- Provenance
- Rarity or representativeness
- Condition or completeness
- Interpretive capacity

A major factor contributing to Significance is regional relevance.

Regional relevance: the object should:

- Have been made or used in the Wanneroo area or be comparable to a heritage object used in the district; or
- Have a proven association with a known individual, some event or a period in the history of, or technology developed or employed in the district.

Items for the Museum Collections are selected for their potential to help contribute to the history of the Wanneroo area, particularly through the themes developed in the Wanneroo Regional Museum exhibition space.

Acquisitions

The Museum can acquire heritage objects through either Purchase or Donation. Acquisitions include collection of historic and contemporary objects.

Purchases

Purchases are detailed in the Collections Development Operational Procedure, adhering to cultural significance criteria.

Donations

Objects proposed for donation must be assessed against the Cultural Significance criteria and Collections Development Operational Procedure prior to being accepted.

Acceptance of Objects into the Collections

Acceptance of objects into the Collections is dependent on criteria detailed in the Collections Development Operational Procedure, availability of storage capacity, resources, and conservation and maintenance requirements and is considerate of the acquisition priorities of other institutions and keeping places.



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Ethics

The City of Wanneroo will only acquire objects for the Collections in accordance with State and Federal law and international agreements between Australia and other countries.

- UNESCO Convention on Means of Prohibiting and Preventing the Illicit Import, Export and Transfer of Ownership of Cultural Property, 1970;
- Convention on International Trade in Endangered Species of Wild Fauna and Flora, 1975;
- International Council of Museums (ICOM) Code of Ethics for Museums, 2004.
- Underwater Cultural Heritage Act 2018

The City of Wanneroo is committed to the acquisition of objects with established legal and ethical provenance.

The collection of objects will be conducted in accordance with International, National Standards and industry best practice and will comply with State and Federal legislation. If offered objects or material is subject to specific legislation, the Museum will redirect the offer to the appropriate institution, or provide contact details of the related agency to the prospective donor.

Deaccessioning

Periodically, the Museum deaccessions objects from the Collections in accordance with the Collections Development Operational Procedure.

Disposal

Disposal is the physical removal of an object from the Collections and follows the deaccession process.

ROLES AND RESPONSIBILITIES

This Policy will be administered by the Coordinator Cultural Services.

EVALUATION AND REVIEW PROVISIONS

This Policy will be reviewed every three years.

DEFINITIONS

For the purposes of this policy, the following definitions apply:

Collections: Refers to the objects of high significance to the history of the Wanneroo region that represent the history and people of the City of Wanneroo.



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Community History Collection: Items of high significance including paper-based and digital items including but not limited to documents, books, images, maps and cartographic materials, electronic resources, oral histories, born-digital records and associated ephemera.

Conservation: The processes of looking after an object or objects so as to retain its cultural significance or value.

Collections Development Team: consists of the Curator, Curatorial Officers and the Community History Librarian.

Deaccessioning: The formal process of removing an object from the collection.

Documentation: The process of recordkeeping for each object in the Collections, including registration, cataloguing and research notes. Documentation encompasses the recording of the full history of the object while it exists within the Collections.

Donation: The transfer of legal ownership from a third party to the City of Wanneroo Museums and Community History Collections

Historic Wanneroo: The greater area of the Shire of Wanneroo prior to the excision of the City of Joondalup in 1998.

Object: Refers to artefacts, books, images, ephemera, documents, audio, artworks and other similar items in all formats.

Primary Collection: Contains objects that are of the highest significance in accordance with museum standards and is used for interpretive display, research, and for outgoing loans to approve institutions.

Secondary Collection: Contains objects of lower significance that may be duplicated in the Primary Collection, used for interactive visitor experiences, displays, educational resources, or for interpretation, promotional displays, research, used to aid preservation of Primary Collection and can be loaned to educational organisations.

Primary collection: Objects that have high aesthetic, historic, scientific, social or spiritual value to the Wanneroo community. They may also have a high representative or rarity value.

Provenance: The full history and ownership of an item from the time of its discovery or creation to the present day, from which authenticity and ownership are determined.

Secondary collection: Objects within the Collections that are of a lower aesthetic, historic, scientific, social or spiritual value or are duplicates of objects within the primary collection. These may be used for educational, display purposes.

Significance: Refers to the values and meanings that items and collections have for people and communities (Significance 2.0: A guide to assessing the significance of collections).



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Wanneroo Museums: includes the Wanneroo Regional Museum, Cockman House, Buckingham House and the Old Wanneroo Schoolhouse.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Cultural Plan (19/69781)
 Collections Development Operational Procedure (20/338820)
 Collections Care Operational Procedure (20/338827)
 Collections Documentation Operational Procedure (20/339238)
 Collections Access Operational Procedure (20/338813)
 Museums and Heritage – Glossary of Terms (20/417820)
 Disposal of Property Other Than Land and Buildings Management Procedure (17/139349)
 Community History Operational Procedure (20/454331)
 Repatriation Management Procedure (19/39474[V2])
 Collections Offer Form (20/439063)
 Donation Form (10/298)
 Loan Form (15/40203)

REFERENCES

The most current versions of the following industry guides will be used as supporting documents for the implementation of this policy:

National Standards for Australia Museums and Galleries
 Significance and Significance 2.0
 International Code on Monuments and Sites (ICOMOS) Code of Ethics
 International Council of Museums (ICOM) Code of Ethics for Museums
 Spectrum 5.0 – The UK Museum Collections Management Standard
 Burra Charter
 Heritage of Western Australia Act 1990
 Aboriginal Heritage Act 1972
 Firearms Act 1973

RESPONSIBILITY FOR IMPLEMENTATION

Cultural Development is the unit responsible for implementation of this policy.

Versions	Next Review	Record Number
4 May 2010 – CS07-05/10	March 2012	TRIM: 10/1348
21 August 2012 – CS05-08/12	August 2014	TRIM: 12/78892
30 May 2017 – CP06-05/17	May 2019	TRIM: 16/115936
13 November 2018 – CP12-11/18	November 2020	HP: 18/342453
November 2020	November 2023	18/342453v2

4.12 Corporate Risk Profile - CO-026 Heritage Risk Rated High

File Ref:	2286V02 – 21/370635
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To provide Council with an update on the City's Corporate Risk CO-026 Heritage that is rated as high.

Background

Corporate risks are managed by the City's Executive and reviewed on a bi-annual basis. On 22 October 2020, a review of the Corporate Risk Profile was undertaken using the adopted Risk Assessment criteria. A new corporate risk was identified during the review as follows:

CO-026 Heritage

The risk description is lack of appropriate management leads to damage to, or loss of Aboriginal and non-Aboriginal heritage. The details for causes, consequences, preventative and mitigating controls have been populated and this risk was rated as a moderate consequence and likelihood of likely, therefore the risk rating is high.

In accordance with the City's Enterprise Risk Management framework and the Terms of Reference for the Audit and Risk Committee (the Committee), all risks rated high and extreme are to be reported on a quarterly basis to the Committee and Council.

Detail

The City's Corporate Risk CO-026, rated as high was first reported to the Committee on 1 December 2020 and subsequently on 30 March 2021 and then Council. The Committee meeting was not held in June 2021 so no report was presented. This risk was identified as part of the audit conducted of the City's Environmental Management systems and processes.

Quarterly progress on actions captured for this high rated risk are contained within this report.

Consultation

No external consultation has been undertaken.

Comment

This risk is both significant and complex, noting that at the time the risk was identified the City did not necessarily have the required expertise in this area. The following actions have been undertaken to manage and mitigate the risk.

A Heritage Project Group has been established with representation from relevant City Service Units. The Group recognised that there were a number of issues needing to be resolved and appointed a consultancy, Element to complete the following tasks in preparation for a future work plan:

- Reviewed and established a comprehensive list of all heritage sites (based on Local Heritage Survey and Aboriginal sites listed via AHIS), organised into City owned, City managed, State Heritage listed;
- Prioritised sites listed to identify those requiring development of management plans;
- Reviewed conservation/management plan/heritage etc. documentation aligned to identified priority sites, providing recommendations on appropriate conservation e.g. kiln sites, Cockman House, Buckingham House;
- Provided an appropriate process with systematic steps on the handling of Aboriginal features on land not registered e.g. scar trees in respect to land development;
- Detailed the type of information (documentation) the City should be expecting with regards to heritage management plans and advice relating to a heritage site within the development land being transferred to the City upon handover;
- Developed a process/procedure that will provide guidance to address various types of heritage maintenance requirements;
- Environment and Heritage Assessment Form (development of spaces for heritage) as part of development and subdivision applications. Seek feedback on what type provisions/requests should be sought within the heritage component. Heritage assessment checklist/criteria for statutory planners to assess a development application proposed for sites that have existing heritage;
- With respect to aboriginal heritage sites, provided guidance as to when approval processes aligned to legislation should be sought – though may not be needed if there is sufficient advice/guidance notes aligned to associate legislation;
- Streamlined processes for recording and registering new Aboriginal heritage sites on the Register for Aboriginal Sites under the *Aboriginal Heritage Act*;
- Developed a process/procedure for the community/developers to request the inclusion of a site/object on the Local Heritage Survey (LHS) outside the LHS review process.

Arrangements have been made to allocate staff resources to implement the work plan developed by the consultancy to mitigate the risks.

It is anticipated that once the work plan has been finalised and implementation has commenced, the Corporate risk rating will be evaluated to understand if the rating can be amended.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

2 ~ A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences

2.1 - Valuing cultures and history

Risk Management Considerations

Risk Title	Risk Rating
CO-026 Heritage	High
Accountability	Action Planning Option
Director Community and Place	Manage

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Corporate risk register. Action plans have been developed to manage and mitigate this risk. Alignment with all risk appetite statements should be considered in particular, 2.1 Valuing cultures and history.

The City's Strategic Community Plan acknowledges that a fundamental emerging need in the community is to create accessible, local, place-based services to maintain and improve our commitment to providing Distinctive Places. The City is aware that this would require ongoing financial cost and capital expenditure, which is accepted at a moderate level through a demonstrated approach subject to a robust cost benefit analysis being undertaken to mitigate any potential financial loss.

The City also acknowledges that segments of the community will resist change and hence have a negative impact on its reputation. In view of this, the City is prepared to accept risk, which can be mitigated by sharing risk and appropriate community consultation and engagement through partnering with appropriate agencies. The City acknowledges that it needs to manage the change to a place-based approach and the impact this may have on the current way of doing business. Therefore, the City will accept a moderate amount of reputational and financial risk in order to meet these changing community service expectations.

Policy Implications

Nil

Financial Implications

There is \$25,000 in consultancy funds in the 2021/22 budget that will be allocated, in part to the work being undertaken on the Heritage Corporate risk.

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES and NOTES the progress of actions taken in relation to the Corporate Risk CO-026 Heritage rated as high.

Attachments: Nil

Community Facilities

4.13 Department of Local Government, Sport and Cultural Industries 2022/23 Funding Round

File Ref: 41146 – 21/349864
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 2

Issue

To provide advice in relation to the proposed applications for the Department of Local Government, Sport and Cultural Industries (DLGSC) Community Sport and Recreation Facilities Fund (CSRFF) and Club Night Lights Program (CNLP) for 2022/23.

Background

The CSRFF and CNLP are administered by DLGSC on behalf of the State Government. Each year funding is available to community/sporting groups and Local Governments to assist in the development of sport and recreation infrastructure. The aim of the funding programs are to increase participation in sport and recreation through an emphasis on well-planned and well-utilised facilities. The newly created CNLP was announced in June 2021 and allocates \$10M over four years towards sports floodlighting infrastructure. The programs run concurrently in terms of applications, assessments and timeframes.

The maximum grant offered for standard applications is one third of the total estimated construction costs, up to a maximum of \$2M. Grants cannot be used for internal City costs such as design or project management. The 2022/23 round opened on 1 June 2021 with \$12.5M for CSRFF and \$2.5M for CNLP available for allocation. Applications are due to be submitted to DLGSC by no later than 30 September 2021.

Detail

For the upcoming 2022/23 funding round the City will be submitting two CSRFF applications and one CNLP application. The City has also received one external CNLP application from the Wanneroo BMX Club. The details are outlined in the table below:

Grant Type	Project #	Description	Municipal	Grant Funds (1)	Total Cost (2)
CSRFF Forward Planning	PR-4283	Heath Park – Sports Amenities Building	\$2,379,333	\$1,019,667	\$3,399,000
CSRFF Annual	PR-4342 PMO21056	Construction of a kiosk at the Kingsway Little Athletics Centre	\$241,300	\$103,200	\$344,500
CNLP Forward Planning	TBD	Splendid Park Floodlighting Upgrade	\$418,063	\$168,409	\$586,472
CNLP Forward Planning	NA	Wanneroo BMX Club Track Floodlighting Upgrades (external application)	\$0.00	\$81,978	\$245,934
TOTALS			\$3,038,696	\$1,373,254	\$4,575,906

Notes:

- (1) Grant funding amount sought based on eligible project costs;
- (2) Current total project cost estimate.

CSRFF Applications

Project: Heath Park Sports Amenities Building
Applicant: City of Wanneroo

As part of the City's Active Reserve Master Plan process in 2015, the then Amberton District Open Space was identified as a key facility in the area. Following construction of one multipurpose oval and floodlighting, the need for a permanent facility was established.

This project is for the construction of a sports amenities building, located adjacent to 90 Heath Avenue, Alkimos. The development of the western oval is scheduled for the near future. As per the City's standard level of provision for a district level active reserve, the sports amenities building will include:

- Six change rooms (unisex) – with the potential to increase to eight in the future;
- Four external store rooms (for use by clubs);
- Two kiosks and store rooms;
- First aid room (with potential for an additional one in the future);
- Umpire's room (with potential for an additional one in the future);
- 100sqm Multipurpose room (with the potential to increase capacity in the future);
- Furniture store (plus 80 chairs and 10 tables with trolleys);
- Cleaner's room;
- Male and female public toilets; and
- Two universal access toilets (one internal and one public).

The future oval has not been allocated a specific lot number at this stage, and is tied into the larger area currently owned by the developer being Lot 9028. The site for the sports amenities building is also on developer owned land. Approval has been received from the developer to perform the works.

A copy of the concept plan is included in **Attachment 1**. The project is listed under PR-4283 in the 2021/22 Capital Works Budget and the Long Term Financial Plan (LTFP), noting design was completed in 2020/21. The current project construction cost is as per the budget listed below:

Financial Year	Work Description	Funding Amount
2020/21	Concept Design	\$40,000
2021/22	Detailed Design and Procurement	\$300,000
2022/23	Construction – Stage 1	\$1,669,500
2023/23	Construction – Stage 2	\$1,389,500
TOTAL		\$3,399,000

Based on the eligible CSRFF components, this report recommends that a Forward Planning Grant of \$1,019,667 be sought in the upcoming round to be claimed in 2022/23.

Project: Construction of a kiosk at the Kingsway Little Athletics Centre
Applicant: City of Wanneroo

This project is to construct a kiosk at the Kingsway Little Athletics Club (KLAC), located at the Kingsway Regional Sporting Complex in Madeley.

The KLAC has been in operation for over 40 years and consists of the Ballajura, Greenwood, Landsdale, Wanneroo, Woodvale and Kingsway Athletics Clubs. They are the largest little athletics centre in the State, with over 475 registered athletes.

In December 2019, the City received a petition with 105 signatures for the provision of a kiosk at the KLAC.

At the February 2020 Council Meeting, petition PT02-12/19 was considered. The resolution from this report was as follows:

"That Council:-

1. *NOTES Petition PT02-12/19 tabled at its Ordinary Council Meeting of 10 December 2019;*
2. *NOTES the sum of \$10,000 will be listed for consideration in the 2020/21 budget to further investigate suitable options for the provision of a canteen facility for the Kingsway Little Athletics Centre; and*
3. *AUTHORISES the Director Community and Place to advise the petition organisers of the outcomes of this report."*

As per resolution 2 above, Administration investigated suitable options for the provision of a canteen facility and as a result the project was listed on the City's LTFP.

The design of the kiosk (**Attachment 2**) has been developed in consultation with the KLAC and will remain consistent with the existing building and complement the surrounding public open space. Two locations were considered, with option 1 being preferred due to less grading and earthworks being required.

The project is listed under PR-4342 in the 2021/22 Capital Works Budget and the LTFP, noting the design is to be completed in 2021/22. The current project construction cost is as per the budget listed below:

Financial Year	Work Description	Funding Amount
2021/22	Design	\$35,000
2022/23	Construction	\$309,500
TOTAL		\$344,500

Based on the eligible CSRFF components, this report recommends that an Annual Planning Grant of \$103,200 be sought in the upcoming round to be claimed in 2022/23.

The provision of the kiosk will allow the KLAC to provide healthy food and beverage options for the athletes and spectators. It will also provide a valuable income source, which will assist the various clubs to reduce membership fees and in turn increase participation. The kiosk will complement the existing facilities on site to contribute to the overall sporting experience.

CNLP APPLICATIONS

Project: Splendid Park Floodlighting Upgrade
Applicant: City of Wanneroo

Splendid Park is located on Splendid Avenue, Yanchep. The Reserve sits on Lot 8000 and has an overall land area of approximately 12.8 hectares, classifying it as a District Park. The Park is on Crown Land vested to the City of Wanneroo for the purpose of public recreation.

At the August 2021 Council Meeting, Motion on Notice MN01-08/21 was considered by Council requesting the upgrade of floodlighting at Splendid Park. The resolution from this report was as follows:

"That Council:-

1. *NOTES the revised Sports Floodlighting Policy permits the upgrade from 50 lux to 100 lux;*
2. *NOTES the cost estimates for the lighting upgrade at Splendid Park are as follows:*

Item	West Oval	East Oval	Total
<i>Floodlighting</i>	<i>\$180,500.00</i>	<i>\$195,500.00</i>	<i>\$376,000.00</i>
<i>Conduit Installation</i>	<i>\$48,000.00</i>	<i>\$35,300.00</i>	<i>\$83,300.00</i>
Subtotal	\$228,500.00	\$230,800.00	\$459,300.00
<i>Design (10%)</i>	<i>\$22,850.00</i>	<i>\$23,080.00</i>	<i>\$45,930.00</i>
<i>Professional Fees (6%)</i>	<i>\$17,961.00</i>	<i>\$17,350.80</i>	<i>\$35,311.80</i>
<i>Construction Contingency (10%)</i>	<i>\$22,850.00</i>	<i>\$23,080.00</i>	<i>\$45,930.00</i>
Total	\$292,161.00	\$294,310.80	\$586,471.80

3. *REQUESTS Administration to investigate the project parameters and funding options for the upgrade of the lighting on both the western and eastern ovals at Splendid Park from 50 lux to 100 lux and present a report back to Council for consideration if required."*

This project is to design and construct sports floodlighting to 100 lux. This will allow the resident clubs to access the reserve for night time match play for large ball sports. This project is consistent with the recently adopted Sports Floodlighting Policy.

As a result of Council's consideration of the Motion on Notice, it is proposed that the project is listed in the City's 2021/22 Capital Works Budget and the LTFP as follows:

Financial Year	Work Description	Funding Amount
2021/22	Detailed Design	\$45,930
2022/23	Construction	\$540,542
TOTAL		\$586,472

Based on the eligible CNLP components, this report recommends that a CNLP grant of \$168,409 be sought in the upcoming round to be claimed in 2022/23.

It should also be considered that Splendid Park is used for more than sporting events, with larger community events held at the venue on a casual basis. As such, it is likely the upgraded floodlighting will provide additional benefits to the community beyond those of a sporting nature.

Project: Wanneroo BMX Club Floodlight Upgrades (External Application)
Applicant: Wanneroo BMX Club

The Wanneroo BMX Club is located at 276 Shiraz Boulevard, Pearsall. The subject land is owned by the City of Wanneroo and is legally described as an estate in fee simple being Lot 1100 on Deposited Plan 72657 wholly contained in Certificate of Title Volume 2795 Folio 369. The Wanneroo BMX Club has a lease over the portion of the site used for their activities.

The Club advises that the project will involve supplying and installing new LED lighting for the BMX track. The LED lights will be more energy efficient, thus saving on electricity costs.

Currently the quality of lighting is poor and inconsistent and does not meet the requirements of the AusCycle BMX Lighting Guidelines of 200 lux. By upgrading the lights it will:

- Assist the Club comply with the AusCycle guidelines;
- Removes the hazard of having poles on the infield and racing area;
- Improve visibility as the lighting uniformity on the ground gives clears, unobstructed views of the track; and
- Creates a safe and enjoyable facility for riders, volunteers and spectators.

The floodlighting upgrade also takes into consideration a proposed track rebuild and will ensure the poles are located in the most appropriate position.

The Club has provided a cost estimate of \$245,934.48 for works. The Club's one-third funding contribution is not confirmed and the one-third contribution sought by the Club from the City is not listed in the City's LTFP. As a result Administration does not support the application and will continue to work with the Wanneroo BMX Club to further develop their proposal for potential submission to a future round of the CNLP.

Consultation

Consultation for these projects has included discussions with current users of the facilities as well as discussions with the relevant State Sporting Associations where appropriate.

Community engagement for all projects has been or will be undertaken in accordance with the City's Community Engagement Policy.

Comment

The CSRFF and CNLP grants are a vital element within the City of Wanneroo's funding model for the provision of community level sport and recreation infrastructure. This includes floodlighting and sports amenities buildings (change rooms, storage areas, kiosk, public toilets and multipurpose/meeting room space).

This infrastructure is critical in delivering new facilities and increasing the capacity of existing facilities to accommodate growth within the City and in developing sustainable clubs. A lack of State Government funding increases the cost burden on the City, resulting in projects being staged, delayed or not proceeding. This directly impacts on clubs and the community.

In terms of project assessment, the projects identified for the 2022/23 grant round were assessed by Administration utilising the following philosophy and exclusion criteria established as part of the CSRFF/CNLP Review Processes:

Philosophy:

- Meets a clearly demonstrated need within the community
- Supports the City's Strategic Community Plan
- Provides maximum benefit and value for money for the community by providing multi-purpose facilities and all for general community uses (e.g. other community-based activities)
- Financially viable with the applicant able to demonstrate the ability to meet the financial commitment
- Increases participation

- Includes a clear management plan
- Facility provision to meet all relevant Australian Standards.

Items not eligible for CSRFF or CNLP Funding:

- Deficit funding
- Recurrent salaries or operational costs
- Non-fixed equipment
- Projects that have already commenced or been completed
- The purchase of land
- Provisions of bar facilities
- Development of privately owned facilities
- Facility maintenance
- Clubs/Organisations that have outstanding debts with the City, or are failing to meet financial obligations with the City.

In addition to these criteria, the applications were assessed on the basis of the CSRFF/CNLP assessment principles and project rating as outlined below:

Assessment Principles

The application is to be assessed on the following principles using a scale of satisfactory, unsatisfactory and not relevant:

- Project Justification
- Planned approach
- Community input
- Management planning
- Access and opportunity
- Design
- Financial viability
- Co-ordination
- Potential to increase physical activity.

Project Rating:

1. Well planned and needed by the municipality
2. Well planned and needed by the applicant
3. Needed by the municipality, more planning required
4. Needed by the applicant, more planning required
5. Idea has merit, more preliminary work needed
6. Not recommended.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

1 ~ An inclusive and accessible City with places and spaces that embrace all

1.3 - Facilities and activities for all

Risk Management Considerations

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

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

Policy Implications

Community engagement has been or will be undertaken as per the City's Community Engagement Policy.

Financial Implications

The following table identifies the financial implications for the City, with a total of \$1,391,276 being sought from the CSRFF and CNLP, noting that the Heath Park and KLAC projects are currently listed in the City's LTFP:

Grant Type	Project #	Description	Municipal	Grant Funds (2)	Total Cost (1)
CSRFF Forward Planning	PR-4283	Heath Park – Sports Amenities Building	\$2,379,333	\$1,019,667	\$3,399,000
CSRFF Annual	PR-4342 PMO21056	Construction of a kiosk at the Kingsway Little Athletics Centre	\$241,300	\$103,200	\$344,500
CNLP Forward Planning	TBD	Splendid Park Floodlighting Upgrade	\$418,063	\$168,409	\$586,472
TOTALS			\$3,038,696	\$1,291,276	\$4,329,972

There is currently no funding allocated in the City's LTFP for a contribution towards the Wanneroo BMX Floodlighting Upgrade.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the following Community Sport and Recreation Facilities Fund and Club Night Lights Program applications being submitted to the Department of Local Government, Sport and Cultural Industries for the 2022/23 funding round with the following assessment, project rating and prioritisation, noting a total grant amount sought of \$1,391,276:

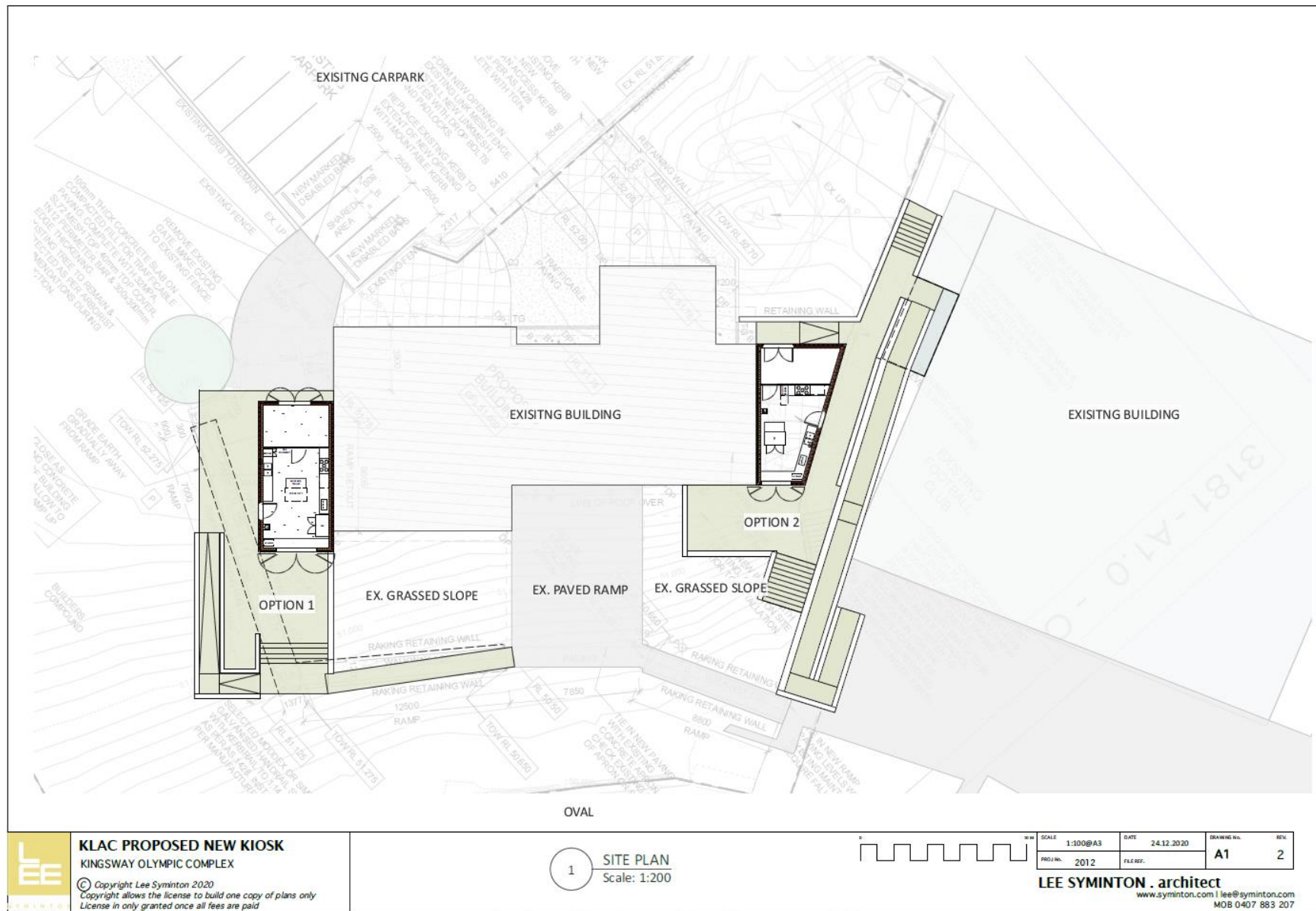
CSRFF			
Project	Assessment	Project Rating	Priority
PR-4283 Heath Park – Sports Amenities Building	Satisfactory	Well planned and needed by the municipality	1
PR-4342 Construction of a kiosk at the Kingsway Little Athletics Centre	Satisfactory	Well planned and needed by the municipality	2
CNLP			
Project	Assessment	Project Rating	Priority
Splendid Park Floodlighting Upgrade	Satisfactory	Well planned and needed by the municipality	1
Wanneroo BMX Floodlighting Upgrade (external application)	Unsatisfactory	Idea has merit, more planning work needed	-

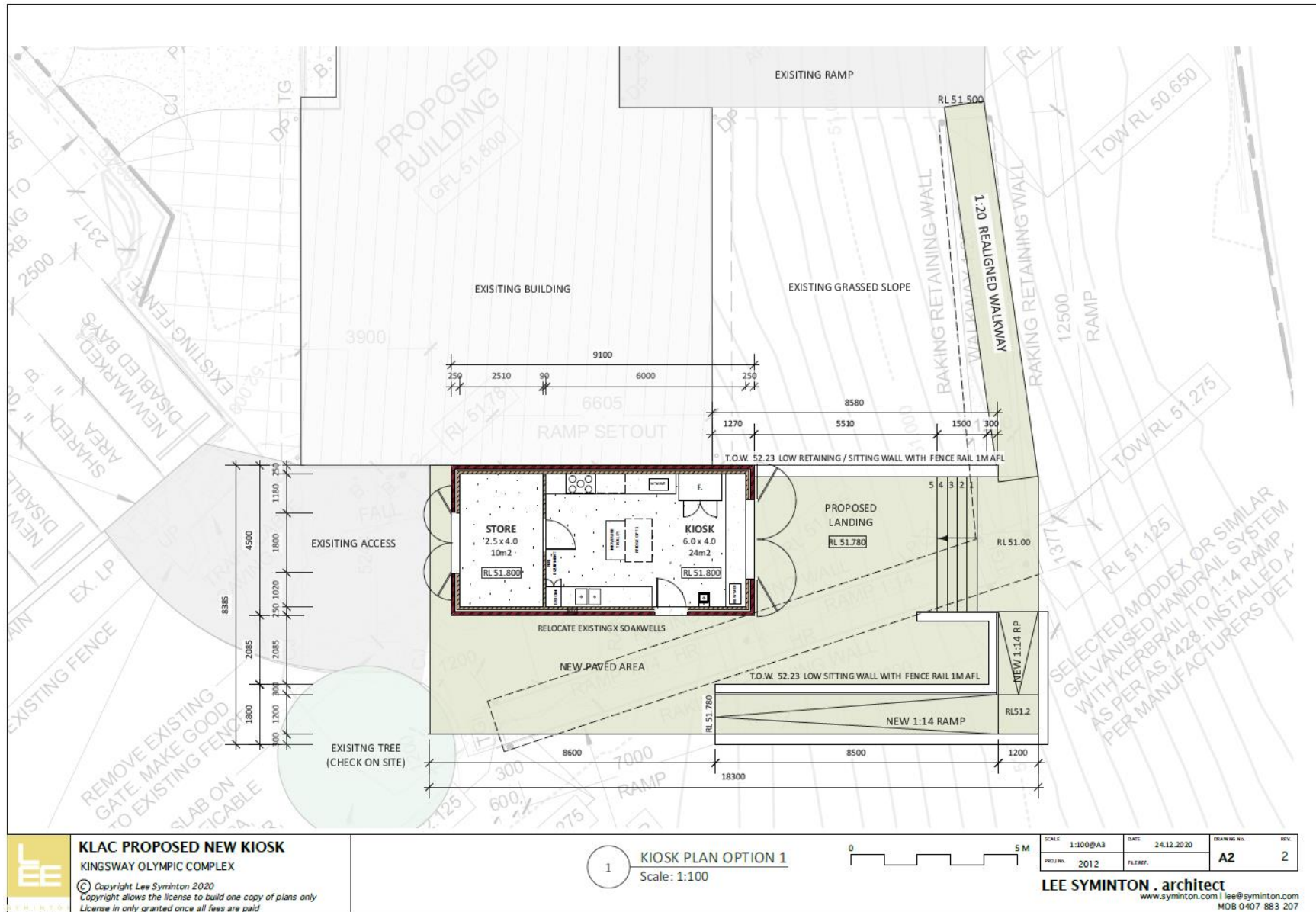
2. **NOTES** that a further report is to be presented to Council in March 2022 advising of the outcomes of the submitted applications.

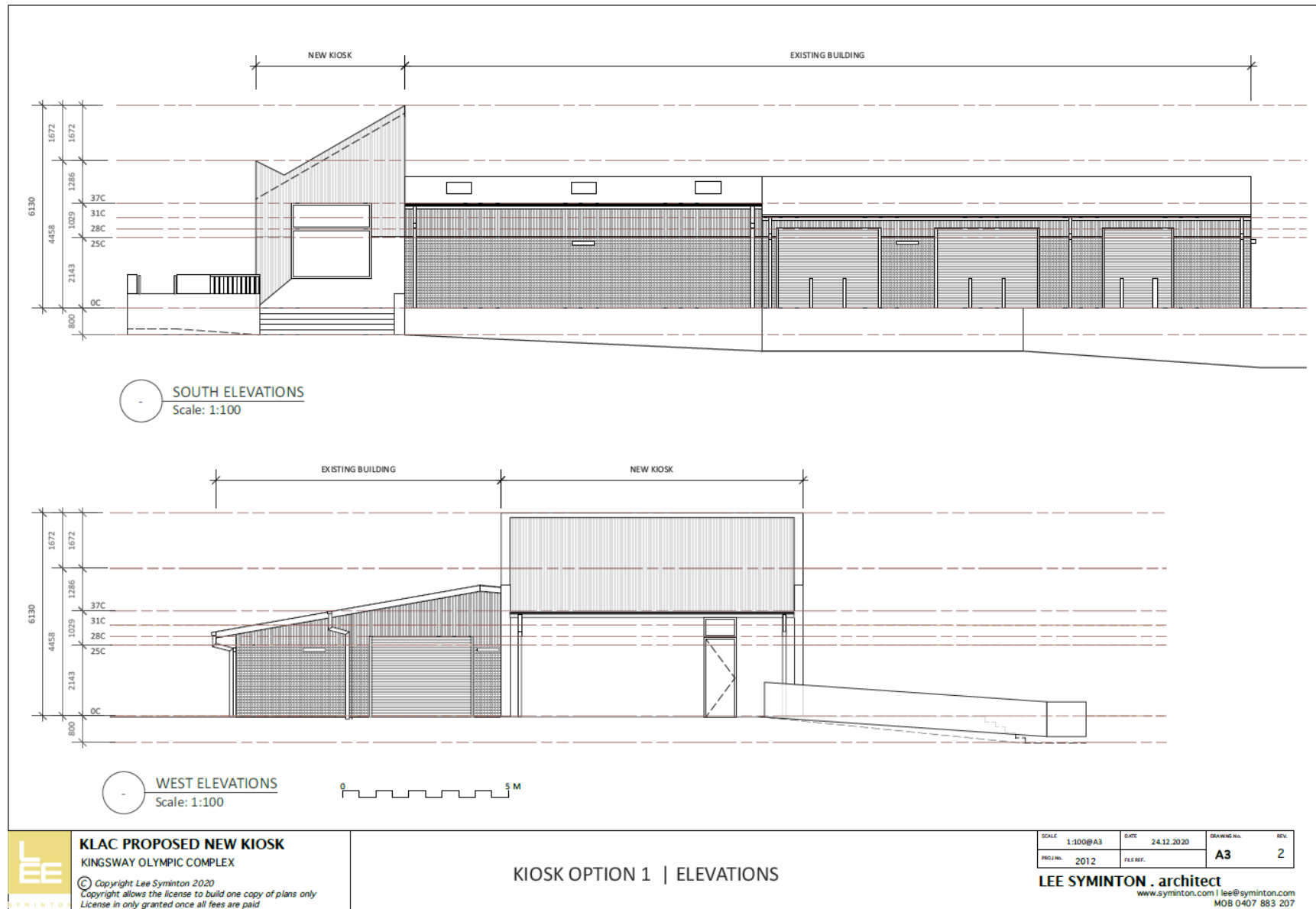
Attachments:

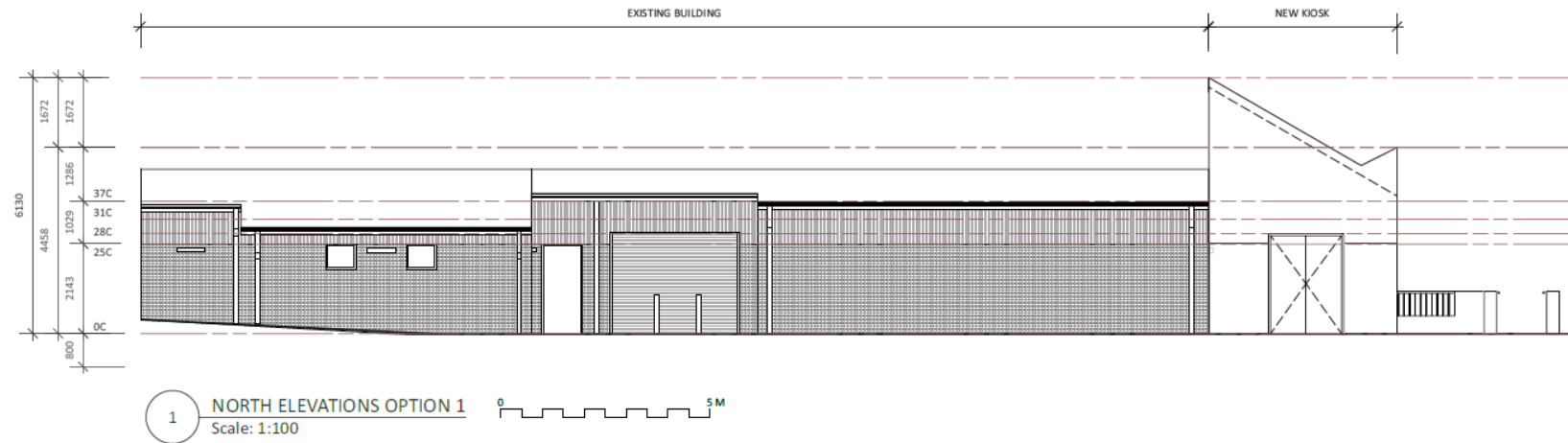
1. [Heath Park Pavilion - Concept Design - Floor Plan](#) 20/416187
2. [KLAC Kiosk - Concept Plans](#) 21/346478











KLAC PROPOSED NEW KIOSK
KINGSWAY OLYMPIC COMPLEX

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KIOSK OPTION 1 | ELEVATIONS

SCALE	1:100@A3	DATE	24.12.2020	DRAWING NO.	REV.
PROJ. NO.	2012	FILE REF.		A4	2

LEE SYMINTON . architect
www.lee@syminton.com | lee@syminton.com
MOB 0407 883 207



KLAC PROPOSED NEW KIOSK
KINGSWAY OLYMPIC COMPLEX

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KIOSK OPTION 1 | PERSPECTIVES

SCALE	1:100@A3	DATE	24.12.2020	DRAWING NO.	REV.
PROJ. NO.	2012	FILE REF.		A5	2

LEE SYMINTON . architect
www.lesyminton.com | lee@lesyminton.com
MOB 0407 883 207

Community Safety & Emergency Management Report

4.14 Frederick Stubbs Gate Closure Time Review

File Ref:	3077V02 – 21/330873
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	3
Previous Items:	Cr Linda Aitken - Frederick Stubbs Gate Closure Time Review - Ordinary Council - 16 Feb 2021 6:00pm

Issue

A Motion on Notice was proposed in February 2021 to consider amending the closure time of the Frederick Stubbs carpark gate to 8pm year round. This report presents the outcome of two periods of community consultation that were undertaken.

Background

In 2003 Council resolved to set opening and closing times of seven gates across the City due to concerns of anti-social behaviour. This included Frederick Stubbs Car Park in Quinns Rocks. The car park is currently accessed via a gate that is manually opened by City staff at 6am and closed at 10pm (in the summer months) and 8pm (in the winter months).

In February 2021 a Motion on Notice was put forward to consider closing the Frederick Stubbs gates at 8pm year round following concerns raised by some members of the community regarding a perceived increase in anti-social behaviour and hooning in the carpark. The Council resolution on this Motion on Notice was:

That Administration is requested to prepare a report for a future Council meeting to consider a proposal to amend the closure time of the Frederick Stubbs carpark to 8pm all year round to reduce anti-social and hooning behaviour.

Detail

Frederick Stubbs car park is located on Ocean Drive in Quinns Rocks and accessed via a gated entrance. The car park is situated below the road level and receives little to no passive surveillance. Due to previous reports of anti-social behaviour at the location, the carpark is currently locked overnight with times varying between the winter and summer months. A map of the location of gate at the car park is included as **Attachment 1**.

In 2020 Administration received five complaints relating to anti-social behaviour and five customer requests relating to the opening or closing of the gates.

Discussions with WA Police have indicated that they have received one complaint for the Frederick Stubbs carpark area that was in March 2020. This related to a report of a large numbers of young people in the area. Upon attendance, no young people were sighted.

In response to increased advocacy to Administration on concerns of anti-social behaviour at Frederick Stubbs Park, a temporary CCTV pole was installed in January 2021 to act as both a deterrent and to observe activity in the carpark. This was in place for a three-month period. The CCTV pole remained on site until the conclusion of the April school holidays and was removed on 20 April 2021. No incidents or concerns were noted during this period.

Although there has been very little evidence of anti-social behaviour found by WA Police, the temporary CCTV pole was installed due to the unique location of the carpark and the lack of

available passive surveillance to address community concerns. WA Police had direct access to view live and archived footage from the pole meaning that any report of anti-social behaviour could be followed up. Administration did not receive any complaints while the CCTV tower was on site or since it was removed.

The City's 2021/22 budget has funding allocated to install automatic gates and fixed CCTV at the seven carpark locations across the City including Frederick Stubbs carpark. In the meantime, consultation has been undertaken with the community to determine the level of community support for closing the carpark gates earlier at Frederick Stubbs Park.

Consultation

Administration consulted with the community in April 2021 to determine the appetite to close the gates at 8pm year round. As part of the consultation process community members were offered the opportunity to complete a questionnaire in which they were offered three choices in relation to closing times of the gates, as well as an option to provide additional information that they would like the City to consider as part of this consultation.

The three options offered in the survey were:

1. Reduce the closing time of the gates to 8pm all year round;
2. Increase the closing time of the gates to 10pm all year round; or
3. Keep the closing time of the gates as they currently are (8pm in winter and 10pm in summer).

Full details of the responses provided are available in **Attachment 2**.

The consultation was planned and actioned in accordance with the City's Community Engagement Policy. As part of the process, a risk assessment was undertaken and consideration given to the type of data that was appropriate to collect in relation to the level of risk determined. Based on this assessment it was determined that the most effective consultation processes would be through the active local residents association and through the City's wide reaching social media channels. The assessment process noted that the intent of the engagement was to seek feedback regarding the proposed opening and closing times of the gate located at the Frederick Stubbs carpark, rather than intending to seek further feedback from the targeted area given this information was already available through the City's customer request system and the WA Police.

The consultation was opened on 8 April 2021 and closed on 30 April 2021 and was communicated via the City's social media pages as well as through the Quinns Rocks Residents Association. The Residents Association shared the information on four local resident Facebook pages as it was determined that this was the best communication channel for informing interested residents of the consultation.

The social media campaign received high participation rates with Administration's social media post reaching 7,648 people, which resulted in 1,245 engagements (including 1180 post clicks and 65 likes, comments or shares). The City's Your Say for this project received 860 views from 401 unique viewers.

Following feedback from Council Members, Administration has undertaken a second round of consultation. The second round of consultation was open from 1 July to 1 August 2021. Members of the public were again offered the opportunity to complete a questionnaire with the same three options provided for consistency. The second round of engagement included a social media campaign, signage at the car park (both at the top and the bottom of the car park) and direct letters to all properties within a 400m radius of the gate. A total of 374 letters were sent out to residents within the 400m radius, with 43 being returned to sender.

The second consultation received a high level of participation. The social media campaign reached 15,451 people resulting in 1,159 engagements (including 240 link clicks, 825 other clicks and 93 likes, comments or shares). The City's Your Say page for the project received 1,537 views by 676 unique viewers for the second round of consultation. In total the Your Say project page received 2,397 views by 1,077 unique viewers across both consultation rounds.

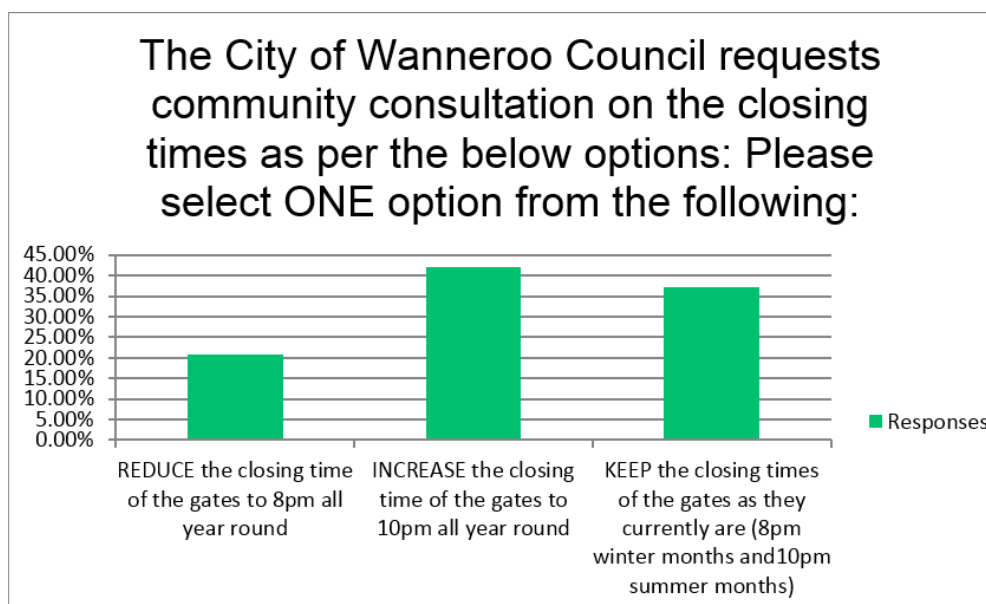
Full details of the responses following the second consultation are available in **Attachment 3**.

Comment

The Frederick Stubbs carpark is well used by local community members and as demonstrated by the number of responses to the consultation, adjusting the closing time of the gates is an issue that many community members have an opinion on.

During the first consultation period (8 April to 30 April 2021) the survey was open for a period of three weeks and received 178 responses. The responses were distributed as follows:

Answer Choices	Responses	
REDUCE the closing time of the gates to 8pm all year round	20.79%	37
INCREASE the closing time of the gates to 10pm all year round	42.13%	75
KEEP the closing times of the gates as they currently are (8pm winter months and 10pm summer months)	37.08%	66
	Answered	178
	Skipped	0

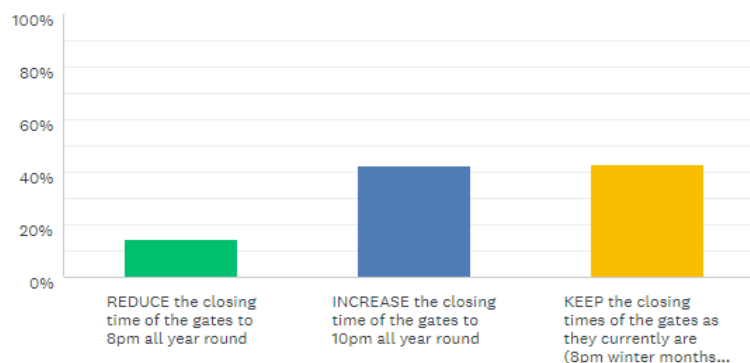


During the second round of consultation (1 July to 1 August 2021) the survey was open for one month and received 375 responses resulting in an overall total of 553 responses over the two consultation periods. Analysis of the results received has shown that of the surveys completed there were three instances where a household completed surveys in both the first and second round of consultation. There were also six properties that completed two surveys, noting however that it is possible that multiple people from the same household submitted a response rather than the same person submitting more than one survey. The final combined responses were distributed as follows:

ANSWER CHOICES	RESPONSES	
REDUCE the closing time of the gates to 8pm all year round	14.47%	80
INCREASE the closing time of the gates to 10pm all year round	42.50%	235
KEEP the closing times of the gates as they currently are (8pm winter months and 10pm summer months)	43.04%	238
TOTAL		553

The City of Wanneroo Council requests community consultation on the closing times as per the below options: Please select ONE option from the following:

Answered: 553 Skipped: 0



The combined results indicate that the community remains divided between the three options, with the option to keep the closing times as they currently are and the option to increase the closing time of the gates having less than one percentage point and three votes separating them.

The outcome of the two consultations has indicated that the community does not support an earlier closing time for these gates. Given the closeness of the results between the options to keep the closing times as they stand or to increase the closing time to 10pm year round, it is recommended that a precautionary approach be taken and the status quo is retained.

There were some themes noted through the comment section as part of the consultation and these have been summarised below:

Theme	Administration Comment
Accessibility – for all ages and abilities	It is noted that there was a strong theme of people highlighting the accessibility of the car park and beach as one of the few that was open to all abilities and ages due to the car park's proximity to the beach. This is a feature that many respondents value and feel should be retained and celebrated. It was also highlighted several times that the accessibility supported many recreational activities in the vicinity including fishing, swimming and walking.
Mental health	The mental health benefits of being able to have unhindered access to natural and accessible areas was highlighted, with many community members noting the positive mental health benefits from being able to access a calming place.
Remove the gates completely	There were a number of comments suggesting that the gates should not be there at all and that as it is a public area it should not be restricted. Although there was strong

	feedback to this effect following the first round of engagement it was determined that the questions should remain the same for the second round of consultation to ensure consistency and not to potentially bias the outcomes. It is however noted that the installation of CCTV later in the financial year may offer an opportunity to revisit this option at a later date.
Place permanent CCTV	There is a current project in place that will see the installation of automatic gates and CCTV by the end of the 2021/22 financial year. It is likely that the installation of permanent CCTV cameras will reduce the concerns of some members of the community who were seeking for the gates to be closed at 8pm year round.
Increase police patrols in the area	Policing functions are outside the scope of Local Government, however Administration liaises closely with the local Police teams and will continue to do so should issues arise in this area.
It's a family destination	The surveys demonstrated that the community feel strongly that the Frederick Stubbs foreshore area is a family destination that is enjoyed by many all year round.
Don't punish the majority for the actions of a minority	Many respondents highlighted that it is a minority that do the wrong thing in the car park and felt strongly that the majority should not be punished for the actions of the few. It was also noted in around this point that additional CCTV would assist with identifying offenders.
There is insufficient street parking to support closing the car park	A concern raised if the gates are to be closed earlier is that there is insufficient parking at the street level to accommodate those who still wish to use the beach and foreshore areas. There was also concern that pushing traffic onto the main street would cause further disturbance for local residents and increase the risk of accidents to pedestrians in the area.
Improve the facilities / toilets and increase lighting	There was a call for improved facilities and lighting at the carpark. A project is currently underway to design and upgrade the carpark and facilities at this location. Community consultation will be undertaken as part of this project.
Ongoing drug deals and hooning	There were a number of comments that stated that the area is subjected to ongoing hooning and drug issues. The community have been advised that these issues need to be reported to the Police so that they can be logged and addressed.
Improve traffic measures including entrance/ exit to car park, speed restrictions	Concerns were highlighted regarding the safety of both vehicles and pedestrians in the immediate vicinity of the carpark. Suggestions were put forward to improve traffic calming measures in the area and improve access to the car park. It is anticipated that the access issues will be considered in the upgrade project that is underway.
Additional Ranger patrols	Many respondents felt that increasing the Ranger presence in the area would assist with maintaining a safe environment. The Rangers and night time Safety Patrol Officers do frequent the area, and will continue to do so. The addition of Coastal Patrol Officers will offer additional resources in this area for the summer months.

Make sure the gates are closed at the advertised times.	It is noted that the installation of automatic gates will result in the gates being opened and closed on time, whereas manual opening and closing of the gates is subject to availability of staff resources that may be impacted by a range of factors.
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Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

5 ~ A well planned, safe and resilient City that is easy to travel around and provides a connection between people and places

5.5 - People feel safe in public places

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-023 Safety of Community	Moderate
Accountability	Action Planning Option
Director Community & Place	Manage

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

Policy Implications

Nil

Financial Implications

Funding for the installation of automatic gates and CCTV at seven locations across the City has been included in the 2021/22 Budget.

Voting Requirements




Simple Majority

Recommendation

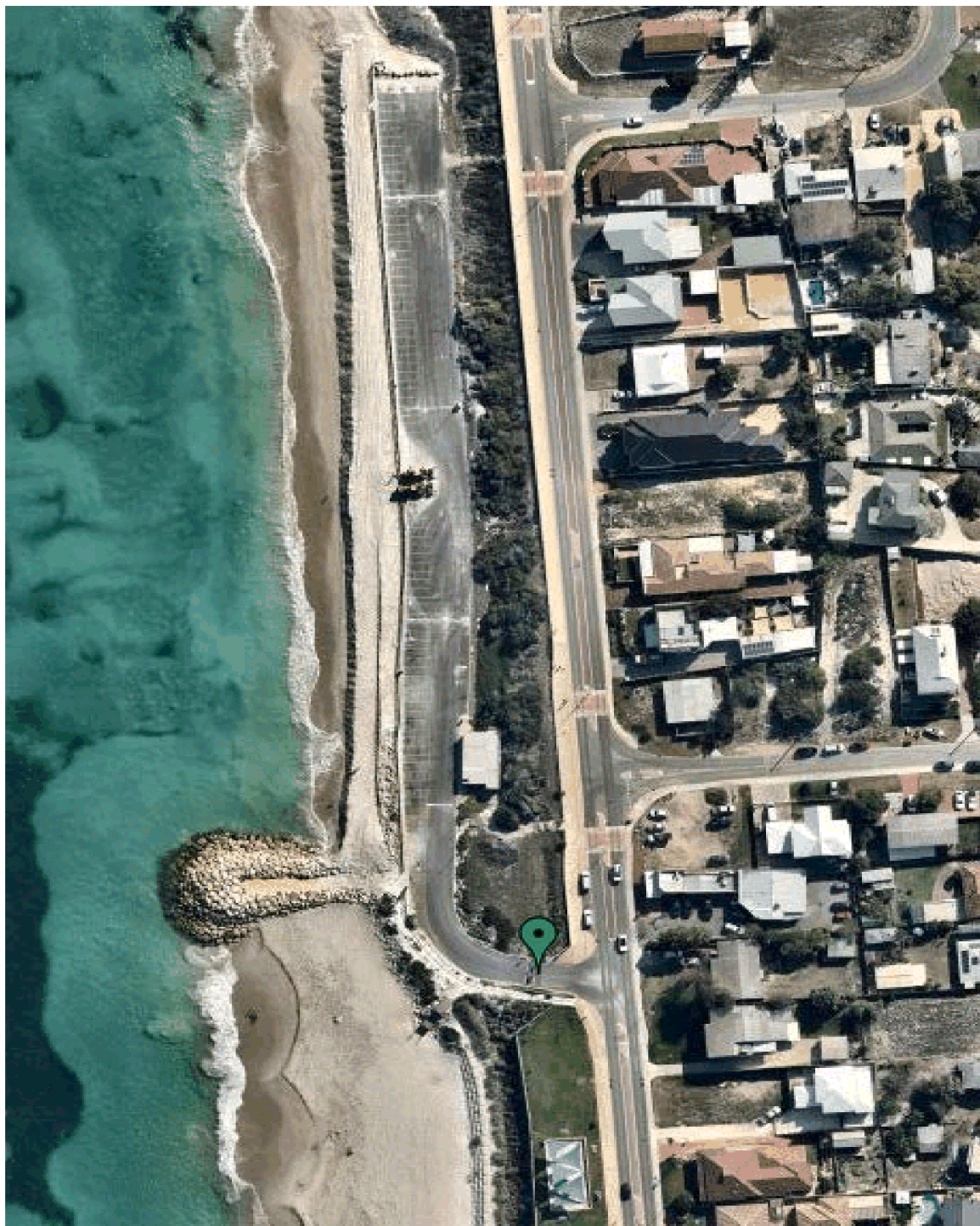
That Council:-

1. **APPROVES** the retention of the closing time of the gates at Frederick Stubbs Park being 8pm in the winter months and 10pm in the summer months; and
2. **RECOGNISES** and **THANKS** the community for its involvement in the consultation process on this matter.

Attachments:

- | | | |
|---|--|-----------|
| 1  | Map of the location of gate at the Frederick Stubbs Park Car Park | 21/233488 |
| 2  | Frederick Stubbs car park opening times community engagement -Survey Monkey responses - April 2021 | 21/187203 |
| 3  | Frederick Stubbs open ended responses Aug 2021 | 21/330095 |

Attachment 1: Map of the location of gate at the Frederick Stubbs Park car park.



City of Wanneroo - Frederick Stubbs Park carpark opening times

Please provide any additional information you feel the City should take into consideration when making a final decision.

Answered 121

Skipped 57

Respondents	Response Date	Responses
1	Apr 24 2021 07:32 AM	Closing at 8pm will cause issues with people trying to leave the beach just after sunset. Also, it seems to be a response from a 18 year old issue that occurred in 2003. I'm sure the troublemakers from that time are up to other things now.
2	Apr 22 2021 11:40 AM	No closures at all
3	Apr 22 2021 06:45 AM	This is a place we're kids can go without their parents and just chill. Don't close it and ruin in for the rest of us just because a select few are being antisocial. You already have cameras down there that have licence plate recognition so why would you need to close it earlier. Thing about the young people of the community but just the old people that want to ruin kids summer just being they are have fun by the seaside. Let us keep our spot for the most amount of time. A lot of us enjoy being there and watching the sunset fade into darkness chatting with our friends because it keeps our mind off the amount of stress we're under 24/7. Again think about the young kids. Most of us aren't doing anything just keep it open. Please
4	Apr 21 2021 07:14 PM	There is a camera there watching what is occurring what's the worst that could happen
5	Apr 21 2021 10:47 AM	The beach and the car park should be accessible as much as possible. Many older residents like to sit there in there cars as I do and should not be restricted. And it is needed for people who fish.
6	Apr 21 2021 08:01 AM	I personally feel like gates should be left open till late as this is where a lot of people go and chill at late night watching movies after a long day

- Apr 21 2021
7 03:59 AM It's a great fishing spot that is frequently used after that times that the gates are closed making it very difficult to get fishing gear up the ramp or stairs to the road if having to park up there which is very frustrating when there is a perfect car park within a few metres of the sand/rocks
- Apr 20 2021
8 11:54 PM The beach is the beach, people enjoy fishing in the evenings, i have often gone for long walks at night. Keeping the car park open means that people wouldn't have to walk as far if any issues were to arise and keeps cars safer than on the side of the road, instal cctv if there is a huge concern.
- Apr 20 2021
9 10:33 PM Close them on time. Inconsistency has encouraged hooning in local streets from vehicles coming to "check" if gate is closed. Put permanent security cameras in and more lighting so no dark spots in carpark.
- Apr 20 2021
10 10:09 PM This is a beautiful place that should be accessible to everyone. In a modern time not everyone has a 9 to 5 job. Reducing these hours takes away people's freedom to enjoy a beautiful sight. Surely city of wanneroo understands that we should be encouraging people to enjoy the outdoors. Your reason to change these hours has not been supported by reason. The police themselves have said no increase in complaints.
- Apr 20 2021
11 08:08 PM Normal people need to be able to appreciate the beach. Not everyone goes there for antisocial behaviour and with cameras around should help deter.
- Apr 20 2021
12 07:35 PM Honestly, what positive social events could be taking place after 8pm? Keep our beach and car park clean and glass free by avoiding unwated guests doing unwanted things after dark. Please. Thank you
- Apr 20 2021
13 04:01 PM We enjoy sitting in our cars at all hours enjoying a hot cup of tea watching the storms roll in. Meet many friends of all ages and have a yarn. Late night fishing, picnics in the car out the wind and rain. Let's not turn into a sissy state!!
- Apr 20 2021
14 03:18 PM Maybe, we could increase police presence in the area rather than locking locals out. Embrace having a functional space utilised for it's designed purpose by providing deterrents for bad behaviour instead of limiting the access to law abiding good local folk
- Apr 20 2021
15 02:56 PM Beaches should be open 24/7 for all to enjoy. Stop being socialists!

- Apr 20 2021
16 02:36 PM Beautiful place
- Apr 20 2021
17 01:29 PM There shouldn't be gates there at all locals and public should be able to use the car park whenever they want to visit the beach plus there's cameras there
This is one of the few beaches you can sit in your car and have a chat watching the ocean without getting sand all over you and sand blasted by the wind.
- Apr 20 2021
18 11:47 AM Maybe put some more lights in or have a patrol come by and fix up the toilet block
- Apr 20 2021
19 10:43 AM Some people find the beach mentally soothing and a place to escape this carpark lets you see the ocean while sitting in your car. Why are we taking away the little things we have left, this car park has been here for many years and should maybe increase patrolling or cameras not taking it away from everyone
- Apr 20 2021
20 10:14 AM Majority of people do the right thing, it's unfair to punish those that do.
- Apr 20 2021
21 10:10 AM It will help to reduce drinking and drug taking in the cars after dark and hooning in the car park.
- Apr 20 2021
22 09:00 AM Please don't allow fear mongers and negative thinking guide and influence this (or any) decision. Restricting access times has no overall benefit to the community's wellbeing.
- Apr 19 2021
23 02:45 PM Remove closing times. Why punish everyone for the behaviour of some individuals.
- Apr 18 2021
24 10:30 AM Closing earlier will only lead to more cars parked in the surrounding streets late at night which isn't ideal for residents. Let us park in the carpark away from residents. Thank you
- Apr 18 2021
25 09:44 AM Allow people to experience our beaches at any time of day or night. Closing the car park won't stop the behavior of a few it will just move them to behave poorly somewhere else

- Apr 18 2021 Shouldn't be gates down there at all install some CCTV cameras and crack down on antisocial behaviour by
26 08:25 AM closing the gates you aren't really sorting out the real issue!!!!
- Apr 18 2021 People fishing, spending mental health time watching the ocean (even at night it's calming) should have
27 08:00 AM access to the car park - shouldn't have gates on it at all.
- Apr 18 2021 The beach is a public area and should be allowed access if people who live there have an issue it's simple
28 07:25 AM don't live near a public area
- Apr 18 2021
29 06:23 AM Why should a public place like the beach have opening/closing by times?
Stop restricting public enjoyment because of minority of anti-social behaviour. Security cameras may assist
Apr 17 2021 but closing the gates won't guarantee antisocial behaviour to cease. Of they are on foot can still get into the
30 06:28 PM car park!
- Apr 17 2021
31 02:03 PM N/A
- Apr 17 2021 It's a place of relaxation as well... don't punish the mass because of the few!! Let the cameras etc do their job
32 08:56 AM for that!!!
- Apr 17 2021 We are fed up with the vechiles revving and ppl yelling down there - you want us to pay rates CLOSE those
33 07:51 AM gates at 8pm THERE IS NOTHING TO SEE
- Apr 17 2021 The noise from burnouts and anti social behaviour is continuous. I think it should be closed. Bring food
34 06:44 AM trucks. Markets etc.. no parking for the public. Too many drug deals and bogans
If Video surveillance is kept and itcan be utilised by police to prosecute offenders, we should he able to have
Apr 17 2021 carpark open earlier in the morning.
35 06:11 AM

Apr 17 2021

36 05:18 AM Put speed humps in the car park to stop hooning

Apr 16 2021

37 04:06 PM If the new cameras are monitored and hooning is stamped on I see no reason to close the car park at all

Apr 16 2021

38 01:46 PM The car park should stay open till 10pm

Apr 16 2021

39 01:46 PM Lots of hooning at night in that carpark

Please do not shut the gates at 8pm in summer. Quite often my family are still in the water at 7.30pm easily. We then love to eat afterwards and then sit in the car and watch the water often. If this gets closed, it would ruin yet another place families can utilise in the summer holidays. We need to actively encourage healthy lifestyles and not shut down everything we can. If anything there is more of a need for more car parks. You

40 08:59 AM Apr 16 2021 only have to go in summer to realise this. It's always packed. 8pm is way too early. Dont take away our summer lifestyle.

41 08:53 AM Apr 16 2021 It should be accessible at all times. Hardly any antisocial behavior goes on there compared to other places that are open 24/7

42 08:34 AM Apr 16 2021 I'm a frontline worker who tries to use the beach for exercise (including positive mental health) but was unable to because the beach was closed. More drug deals happen on Hay St in the Perth CBD but that doesn't get closed

Apr 16 2021

43 08:31 AM Access to the beach for fisherman at any time based on the tides.

Apr 16 2021

44 08:30 AM With respect to the beach front home owner. I'm not one nor do the rules affect me.

- Remove the gates altogether and allow people the freedom to use the car park/beach access/toilets when they wish. It should be about choice, anti social behaviour is everywhere in small numbers, cctv exists to assist the police, trial no gates and let the people enjoy the freedom to go when they wish. Plus if the local businesses decide to stay open later , hold evening events you are restricting parking access for their customers. It should be about freedom of choice not denying access to many just because of a troubling few.
- Apr 16 2021
45 08:14 AM
- Apr 16 2021
46 08:05 AM It's a great place to eat and watch the ocean at night.
- Apr 16 2021
47 07:42 AM How ridiculous to con closing this car park at 8pm in the summer. Families, couples are sometimes still on the beach on hot days. If you close the car park people will park in the residential street and then you'll have residents complaining. Either open till 10pm all year or leave as is, 8pm winter, 10pm summer. Why should the general public be penalized for the minority of those doing wrong. Get the police to patrol that area more and Le it be known that anti social behavior is unacceptable. How are these inconsiderate people going to learn if they don't see there are co sequences for your actions. That's certainly how I raised my children
- Apr 16 2021
48 07:36 AM
- Apr 16 2021
49 07:33 AM Nothing
- Apr 16 2021
50 07:24 AM This is absolutely ridiculous. And doesn't happen anywhere else on the coast. Closing it will not stop anti social behaviour just move it somewhere else. How about actually confronting this behaviour rather than closing one car park out of many. Makes no sense.
- Apr 16 2021
51 06:19 AM Regular ranger patrols
- Apr 16 2021
52 05:04 AM Beaches and car parks should be open 24 7. Waste of money.
- Apr 16 2021
53 04:19 AM I lived in Ocean drive and the car park is needed all year round for community parking to avoid street and verge parking

- Apr 16 2021
54 12:49 AM Having a option for late night fishing would be nice
- Apr 16 2021
55 12:35 AM If you picnic or swim after work during the summer months 8 o'clock is not late enough, most people have children that need to use the toilets, they should be available like all toilets in parks.
As a previous owner of both businesses in front of the car park and a frequent user of the car park at night, I think the antisocial behaviour has seriously declined since the decision was made to close it through the night. It is used by fishermen and families and I think it should have extended opening, with a food truck down there, if the cafes above choose not to open nights. I would love to discuss the prospect of operating a portable food venue in the car park. Many Thanks
- Apr 16 2021
56 12:31 AM
- The beach, the park, the promenade walk and the car park itself are all public amenities and as such should all permanently be open and available for use. The car park should not be closed at all.
The City and the State Governments should be encouraging healthy activity participation, which is an aid to busting stress and reducing mental health issues within the community. Reduced car park opening hours will directly affect me and many others who want to use the car park at the end of a working day to go to the beach and de-stress.
- It is ridiculous that there is consideration of reducing the car park opening hours. In this day and age the Council and Government should be increasing services that we the public pay hefty council fees for.
- Apr 15 2021
57 11:39 PM Increased council fees should never mean lower service availability or standards.
The Council must encourage better use of its facilities to the public, permanently.
- Apr 15 2021
58 11:04 PM Place CCTV cameras in for anti social behaviour
- Apr 15 2021
59 10:38 PM Unlimited access. No need to close gates or even have gates. It's a Carpark at a beach only visited by locals.
- Apr 15 2021
60 10:25 PM There is lot of cars with the Backfiring noise that goes on & on with lots of competing buddies & their cars.. Im all in for youth enioing life, but Im also happy for closing gate 8pm all year round.. Sorry

- Apr 15 2021
61 10:23 PM Nothing it's a free parking area, don't no why it's even locked up
Unfortunately this car park will always attract youths to meet there in their cars due to the location. Closing the
Apr 15 2021
62 10:15 PM gates will prevent road access to the members of the population that misuse this space after dark. It's
extremely close to local residents homes causing noise issues primarily.
- Apr 15 2021
63 10:14 PM Car Park should be open as long possible.
- Apr 15 2021
64 09:51 PM .
- Apr 15 2021
65 09:50 PM Yep. Appropriate times to avoid vandalism to the area.
- Apr 15 2021
66 09:29 PM Remove the closing times
- Apr 15 2021
67 09:11 PM Do not change as there has been inadequate complaints to warrant any form of change.
- Apr 15 2021
68 09:10 PM There is not enough street parking available if residents want to stay later at beach on summer evenings 9pm
would be acceptable
- Apr 15 2021
69 09:00 PM Hooning behaviour
- Apr 15 2021
70 08:53 PM Either reduce hours or put cameras on the carpark at the far end of the car park as well as the one at the top

- Apr 15 2021
71 08:44 PM Why change things! It's the beach just leave it how it is!
- Apr 15 2021
72 08:28 PM Let the Police police the area and the Shire manage facilities.
Why close these at all, it's a public space like all other public spaces.□
- Apr 15 2021
73 08:17 PM Also perhaps you can spend some money on marking the area nicer which might actually attract people who care more about the space. Like plant some nice big native trees in the park up the top.
- Apr 15 2021
74 07:59 PM Please consider over night campers. As difficult to get camp sites. Even if small fee charged. Thanks
- Apr 15 2021
75 07:57 PM During the summer months maybe close the gates later, I use to fish down there but it's a struggle to take all your gear back up to the top
- Apr 15 2021
76 07:54 PM To much drinking , drugs, hooning in that parking !
- Apr 15 2021
77 07:49 PM It's still light at 8pm in summer.. let people enjoy the evening without being forced to leave and being harassed by the ranger.
- Apr 15 2021
78 07:48 PM Its fine as it is.
- Apr 15 2021
79 07:44 PM During the summer months the sun is only just going down around 8pm
- Apr 15 2021
80 07:35 PM Sun only goes down in summer at 745pm. I would support closing the gates at 9pm in summer.

- Apr 15 2021
81 07:18 PM Change to 9pm all year round. Install cameras too
- Apr 15 2021
82 07:11 PM The current arrangements look to be a suitable compromise for both sides of the argument
- Apr 15 2021
83 07:08 PM Closing at 8 means fishermen will miss out
- Apr 15 2021
84 07:03 PM z
- Apr 15 2021
85 07:01 PM Ongoing anti social behaviour has been controlled recently with the site sentry being located in the carpark. Keeping the gate closed during the evening hours is extremely important for the neighborhood as we can get a reprieve from the constant carpark noise.
- Apr 15 2021
86 07:01 PM None
- Apr 15 2021
87 06:58 PM open them up 24/7
- Apr 15 2021
88 06:58 PM Suggest full removal of the gates. Suburb has changed drastically in 18 years; seems unwarranted to apply the same controls without reassessing whether there is valid reasoning.
- Apr 15 2021
89 06:52 PM People like to fish from beach all year round and if they fish after 8pm in winter it means they will be parking on the road and there is limited street parking there
- Apr 15 2021
90 06:47 PM 8 pm winter
10pm summer

- Apr 15 2021
91 06:46 PM I wanted to choose to remove the locks.
- Apr 15 2021
92 06:39 PM Please consider putting in a similar secure system at the dog beach carpark for the same reasons.
- Apr 15 2021
93 06:38 PM I live near carpark regularly. I would like to see other methods of reducing anti social behaviour
- Apr 15 2021 Summer months people use this car park for direct beach access
94 06:33 PM Good to close it off, undesirable behaviour just goes somewhere else though!
- Apr 15 2021
95 06:29 PM It's dark by those times.
- Apr 15 2021 It's a public area and should be able to be enjoyed as such. The police access via video to the carpark is
96 06:07 PM sufficient to prevent crime, as evidenced by only 1 complaint in 2020.
- Apr 15 2021
97 05:59 PM The rate payers pay for use of this space, they are entitled to access
- Apr 15 2021
98 05:34 PM More patrols and monitoring as there is way too much antisocial behaviour in our area
- Apr 15 2021
99 04:31 PM N/A
- Apr 14 2021 Regardless of the time of year, families still enjoy going for walks along the beach and using the carpark is
100 08:10 PM convenient for this.

- Apr 11 2021
 101 08:29 PM Standard closing times reduce confusion
 When the gates are closed on time there are minimal issues. When the gates are left open beyond the
 Apr 10 2021 advertised closing times, we experience an increase in localised hooning on surrounding streets later into the
 102 11:34 AM night.
- Apr 10 2021 Keep the gates open to allow fishing in the evening from the beach allowing cars to be parked safely in the
 103 08:07 AM carpark as not enough on street parking. Install CCTV cameras to monitor anti-social behavior.
- Apr 10 2021 Put more police patrols along the area. A few random drug and alcohol tests when people are leaving the car
 104 07:57 AM park would reap great rewards.
 I live very close to the car park entrance and hold great concern for the speed at which certain people exit the
 carpark and fly down Ocean Drive (heading south). If the gate closing times moves earlier in summer I would
 Apr 09 2021 recommend the Rangers be present to hopefully act as a deterrent to exit at such dangerous speeds which
 105 08:03 PM might endanger people in or leaving the park at the same time.
- Apr 09 2021
 106 07:38 PM Antisocial behaviour is rampant down there. Shut the gates earlier
 As per the original option that we voted for, close the Fred Stubbs car park and rehab as beach. Move the
 Apr 09 2021 parking up to Ocean Drive so that car park users can't take/deal their drugs 'unobserved'. This is what we
 107 02:00 PM voted for a while back.
- Apr 09 2021
 108 06:48 AM Speed calming measures. My friends daughter nearly got ran over by a large speeding car
- Apr 09 2021 On warm summer nights all you hear is burnouts and loud music. The next morning there is generally litter
 109 06:40 AM strewn on the car park. Saturday's and Sunday's are the worst.
- Apr 08 2021 Get rid of the closing times, leave the cameras there... Gotta be cheaper than ranger having to travel there
 110 11:44 PM each day for opening and closing

- 111 Apr 08 2021 09:03 PM As per Clarkson police station stats- there have been no reports made RE anti social behaviour. If there is an issue people should report as such. 8pm is too early to close in summer as sunset is 7.40pm ish at times.
The police should get involved and manage the anti social behaviour.
It is not acceptable that ratepayers should be adversely affected by it .
Speed bumps ,gates, fences , all measures to curtail
ANTI SOCIAL BEHAVIOR
I'VE HAD ENOUGH OF ALL THESE MEASURES TO CONTROL LAWBREAKERS.
SORRY BUT I REALLY THINK IT IS A JOB FOR THE POLICE.
- 112 Apr 08 2021 08:54 PM IM TALKING ABOUT ANTI SOCIAL BEHAVIOUR
I am a resident of Quinn's, over 65, and I love to sit and watch and listen to the waves. It is the only place to park safely in a car and be close to the water. It is perfectly reasonable to keep it open until 8 pm which is still early. I would personally like it to be to 10 pm but I am willing to compromise. It should not only be just about facilities for younger people. My observation is that many other single and/or senior people like to sit in that car park. We are not all the same and need different facilities - but we all pay our rates. There is the recently installed cctv sentry for security.
- 113 Apr 08 2021 08:12 PM Gate closure times are no issue. It's the anti-social behaviour that occurs from time to time, especially Australia Day, that is the broader issue. Increased CCTV, Police Patrols and improvements to the general amenity of the area are more pressing than simply shutting the gates earlier.
the place needs to be MORE family friendly so there are MORE petiole down there... the Toilets are disgusting and it doesn't encourage more people to be down there... More people less hassles.... more speed humps up the southern end of the road less speeding
- 114 Apr 08 2021 08:12 PM
- 115 Apr 08 2021 07:17 PM
- 116 Apr 08 2021 06:46 PM 10pm closing time during summer months is acceptable only if antisocial behaviour is under control, otherwise the closing time should be 8pm
- 117 Apr 08 2021 06:14 PM On hot summer evenings 8pm is way too early for people having to leave beach ect.

- Apr 08 2021
118 05:59 PM Please update the toilet block facilities
- Apr 08 2021 The area would benefit from more frequent police patrols in the evening to stamp out anti social behaviour
119 05:55 PM than any change in gate closing/opening
- Apr 08 2021 Signs should be erected to make people aware of fines to be incurred for leaving rubbish behind (not placing
120 04:24 PM it in bins provided)!!
- Apr 08 2021 Monitor the car parks around this location once this car park is restricted. Portofinos, Waterland Point and the
121 03:55 PM dog Beach. Also the hooning down Quinns Road constantly

	Please provide any additional information you feel the City should take into consideration when making a final decision. Answered 349, Skipped 204
Start Date	Open-Ended Response
2021-08-01 20:38:47	The amount of anti-social behaviour in the area increases, particularly during the summer months. Groups of youths congregate in the car park at night. This also leads to an increase in hooning in the area, particularly down Ocean Drive. Some cars travel at speeds of over 60km and 70km an hour. We observe this from our house on Ocean Drive. There appears to be a direct correlation between the increase in these issues and the later the car park is open. Whilst we are sympathetic to those law abiding members of the public who do not live by the ocean, they do not have to live with the anti-social behaviour that occurs here. Further, it is a safety issue for people living on Ocean Drive. We have seen cars driving at excessive speeds on the wrong side of the road and even on the pavement. These are not isolated incidents. We believe that closing the car park early will contribute to limiting these issues and, even if it is only a little, it is worth it. One of these days there will be significant accident or incident on Ocean Drive.
2021-08-01 11:45:24	Keep open always.
2021-08-01 07:56:12	Have someone patrol the area. Don't let some idiots ruin this location for other people
2021-07-31 21:17:21	This is such a great community space for working people to gather with their friends in nature. Opening it until 10 all year round would help us to be able to rely on this carpark being open as a place for us to sit and enjoy being on the beach without having to walk in the dark.
2021-07-31 09:06:45	Summer people are out and about more enjoying the balmy nights and beach fishing and need the car park to stay open till 10pm

2021-07-31 07:38:03	I think a varied closing time as it currently stands is the ideal solution that balances both the desire of locals to have access to the beach for an extended period during the Summer whilst restricting access to avoid the antisocial aspects of hooners gathering there. What I'd like to see is the 'Summer' months restricted to November to March.
2021-07-30 10:58:23	I feel that unacceptable social behaviour is the responsibility of the Police NOT the City and the majority should not be punished for the few who are badly behaved. If the nearby residents don't like the behaviour then it is time they stepped up and either provide police with the appropriate statements required to take action. Police like LG enforcement officers can not take action based on observations/assumptions and finger pointing - they require evidence in the way of witness statements etc. I also want the City to review their policy change on what they did with Ranger hours and commute rights - when Rangers worked longer hours and had commuter rights and took vehicles home there was more action taken later in the evenings in the way of patrols and monitoring as these things could be accomplished on the way too and from the main Admin; now it doesn't happen. If you call 30-45mins before knock off time - half of them refuse to even come out to catch/collect dogs... also the earlier times for service suck as when you get the after hours service they tell you to ring back when Rangers are back at work IF the dog is wandering or a problem,... what rubbish... I don't believe for one second this is saving money by having cars sitting at the main admin and the time wasted by them turning up and getting sorted in vehicles every morning and night - maybe rate payers should have had a say in this instead of councillors topping up their salary benefits
2021-07-29 22:33:29	put cctv up and good lighting so it can be kept open 24/7. no need for anyone to get up out of bed and go open it at 6 am
2021-07-29 20:38:13	I think it should remain open for people that do the right thing but perhaps police could do random checks every now and again.
2021-07-29 20:30:40	The Sun sets a lot later in summer giving people more time to spend at the beach.

2021-07-29 20:10:32	I think the current closing times are very reasonable.
2021-07-29 16:34:07	Its the same time every day nothing to change.
2021-07-29 14:08:19	It's a nice place to go with the family, watch the sun set, have fish and chips
2021-07-29 14:03:24	I like watching the waves and eating my dinner there after work. Being shift work its sometimes later than I'd like.
2021-07-29 12:44:57	Y
2021-07-29 11:42:23	Should remain open 24/7
2021-07-29 11:17:38	It would definitely be a great benefit to increase the closing time to 10pm, all year round.
2021-07-29 11:02:00	In my opinion having the gates close at 8pm all year rounds eliminates any cause of confusion. 8pm is a good time - those that go to watch sunset can before closure. Staying open later will only benefit those that so late night fishing but there's still plenty of road parking for the few that do it. Opening any later than 8pm keeps the option there for undesirables to meet up in their cars - wheel spinning and racing down the length of carpark, plus those using it for sexual / drug use also.
2021-07-25 12:32:15	maybe the Mindarie Senior High school hoons
2021-07-24 11:57:00	None
2021-07-24 08:23:48	Closing early in summer would impact families who enjoy swimming, fishing, sunsets there are already too many restrictions in our Community nature shouldn't be included.
2021-07-24 08:23:13	Quinns Rocks has many families who enjoy going down to the beach on warm summer's evenings to cool. Closing the parking is effect closing the beach as there is insufficient street parking available.

2021-07-23 14:22:05	CCTV and regular toilet cleans/hose out
2021-07-23 10:45:17	Shame that there wasn't the option of not locking the carpark at all. Its prevents citizens of the area the right to access our beautiful beach and forcing cars to park along the road and verges if they want to use the beach. I believe that the few complaints are from some residence living opposite (some). Why would you buy a property opposite a carpark and not expect noise. That carpark has been there way before the majority of people who reside opposite. Please leave it open for the whole community.
2021-07-23 10:05:53	This survey is very bias with only providing 3 options. I don't believe this carpark should be locked at all. I've utilised this carpark for over 40 years and never had a issue. The local police sergeant has also confirmed that there has never been an reportable offence. If the minority of people who live opposite who are complaining they should maybe think of moving. If you buy a property opposite a busy carpark you would expect some sort of noise. Council please use real statistics.
2021-07-23 08:58:26	Just leave it as it is
2021-07-23 07:35:44	I agree with the current closing times
2021-07-22 19:58:01	It's a public place and in my opinion they should have no gates or closing time so the later the better.
2021-07-22 19:56:49	It's fine as it is
2021-07-22 19:39:35	Please put permanent CCTV in car park
2021-07-22 19:11:43	The car park is a great part of Quinns and should not have to be closed early due to one complaint.
2021-07-22 19:08:49	Monitor amount of cars that enter the carpark

2021-07-22 18:52:40	Local fishers like to use this parking space in summer to fish until late.
2021-07-22 15:33:38	It's a good family spot let people enjoy it
2021-07-22 15:32:43	If you close the gates at 8, people will be forced to park along ocean dr and that will create more noise for residents
2021-07-22 15:32:04	Great to be open for people to use all year round.
2021-07-22 14:10:49	If you install CCTV you will know for sure if there IS any antisocial behaviour or the residents in the immediate vicinity are being precious and selfish. CCTV would be a good idea all round for public drinking as well as this happens at all times of the day.
2021-07-22 13:21:42	People are still on the beach at 8pm in the summer and if either of the two cafes have a shot at staying afloat they need this car park to stay open later in the summer
2021-07-22 11:21:34	It's a beautiful place to watch the sunset, and the colors changing sky. Being able to stay in the car protected from wind and weather till later is a great thing that we can do for free.
2021-07-22 05:27:46	It's still sunny at 8pm.
2021-07-21 21:34:46	There is no need to change the times. It is a non-issue that has been pushed for too long.
2021-07-21 20:51:52	Please do not close at 8pm in the summer. It's a community place, and being a community means that people have different hours/work and leisure hours. Summer evenings are beautiful down there. Put more lights and security if needed. The cafe was open a bit later sometimes also and it's nice for the locals.
2021-07-21 19:04:20	The current arrangement seems to be working well. However, if there's an increase in antisocial events in this car park, I'll lobby to have the closing time at 8pm all year.

2021-07-21 19:02:37	Walking on the beach at night helps me sleep when I can't. Even during winter and I would like to be able to do so without restrictions
2021-07-21 14:22:55	I live in the immediate area and use this carpark I believe that changing the times will not assist reducing any issues people have, it will just move them to another location. If you really are serious about removing any anti social behaviour, more police presence would be more effective
2021-07-21 11:29:26	As a resident something has to be done to deter unwanted burnouts and hooning.
2021-07-21 07:10:28	Providing additional security patrols and more frequent policing during summer targeting drink driving and public drinking
2021-07-19 21:27:27	Leave the time as they are
2021-07-19 14:49:26	If whoever is responsible for opening and closing the gates at the correct times as stated, then I see it has not having any issues, but on numerous times the gates are left open all night and that's when they start doing burnouts in the carpark and continuing speeding and creating excessive noise onto Ocean Drive.
2021-07-19 09:53:16	Due to anti social behaviour and car tyres squealing at all hours, it seems it is a meeting place for drug dealings
2021-07-15 07:34:03	Leave the gates open all night
2021-07-13 15:20:17	I regularly visit that beach in Summer after work with the kids and closing at 8pm would be a shame as the sunsets are around 7.30pm and we would have to rush to leave (or re-park elsewhere)
2021-07-13 09:00:54	Keep them open till 10 and keep it consistent. There is no antisocial behaviour so no need to punish the local residents by shortening the hours.

2021-07-13 08:53:06	Considering there have been NO police reports of antisocial behaviour, this is a huge waste of budget. There is no reason to install cameras when there are no police reported issues. And the trial camera produced no events either. So why install one permanently??? Hundreds of thousands wasted due to a resident with a bee in their bonnet?? Extend the gates opening till 10 so people can enjoy the location. Most other coastal areas don't install gates at all. Come on CoW this is really very pathetic and clearly an agenda push from someone at the council.
2021-07-13 08:51:27	Let the residents enjoy the facilities that their rates pay for.
2021-07-12 20:01:13	Fix the erosion at the beach instead of worrying about car park closing times
2021-07-12 18:31:10	the antisocial behavior, that is, burnouts, drug-taking/dealing have significantly increased in the last 12 months. We are so tired of the noise and the fear of a major accident. We don't want to witness major trauma to the perpetrators or anyone else. The carpark needs to be closed. People that want to visit the beach at night can park their cars up on Ocean Drive and walk a few metres.
2021-07-12 18:37:13	Do not close it at 8pm it's such a good vibe and a lot of people like staying here for sunsets at 8 during summer. Don't close it
2021-07-12 15:40:20	Summer closing time need to change to latter i like to go fishing having parking and toilet available and being close to the car would be nice
2021-07-12 15:26:19	we watch drug dealers go in there all night and early morning . It's a disgrace that the shire enables this to happen . Should be closed no later than 9pm every night and opened no earlier than 7am all year around and needs extra lighting and cctv 24 hours. Bogan behaviour happens all year round and street drinking from the back of their utes is a huge issue day and night especially on public holidays in the summer . Finally the T intersection from the car park to ocean drive is a death waiting ti happen to a small child or mum with a pram
2021-07-12 13:44:35	Venue is known habitat of night crawlers- drug dealers.

2021-07-12 13:53:29	Everytime we go down to this area , we find bottles syringes from people drinking and using drugs, maybe if it is closed a bit earlier they will not go down here, being upto 8pm, might stop people from doing this as a lot of the residents are there in the earlier times !!!
2021-07-12 10:09:00	The gates should close after the sunset, why would people stay longer after dark?
2021-07-11 22:57:40	Families need to be able to access the car park later in the evening in the summer
2021-07-11 22:42:47	This is a great place for families to go for a picnic at the beach or the park at the top of the hill. There is very limited parking around the park so this allows families to access this park for picnics with family. The car park also makes it easier for people with disabilities or young children to access the beach as there is short distance and easy access compared to other beaches where you have to walk ages from the car park to the beach. It's also a beautiful place to park up and just watch the sun set even during winter when it's cold and you just want to sit in your car and watch the beautiful sunset of Quinn's.
2021-07-11 22:14:33	The gates should be open even longer in summer
2021-07-11 21:03:26	Not everyone should miss out because of some bad people. I regularly enjoy taking my son there to sit in our car and eat a meal and sometimes just to clear my mind and sit there late at night
2021-07-11 20:50:57	Don't believe it needs to be later than 10pm due to unacceptable behaviour with burnouts and drinking
2021-07-11 19:44:23	Very little anti social behaviour there and I sometimes work till 8pm so a peaceful chill by the sea often I what I do on way home.
2021-07-11 19:26:58	Instead of restricting the access to people who do the right thing and enjoy this space, punish the absolute cockwombles who disturb the peace. Stop pandering to the misbehaved. Law-abiding citizens deserve better.
2021-07-11 19:26:45	Better lighting layout and facilities

2021-07-11 19:24:03	As a family with kids we love going to this car park to enjoy our amazing sunsets and have some fish and chips for dinner, please don't close this car park permanently. We have had some amazing memories there.
2021-07-11 19:07:53	Common sense, summer warmer weather, longer days = later closing time
2021-07-11 19:06:47	Will reduce the chance of drug deals and anti social behaviour
2021-07-11 18:48:43	Other members of the community use the car park after 8pm in the summer. Its shouldnt be spoilt for the rest of us because some people engage in anyisocial behaviour. It will also just move the problem to somewhere else in our community. The city of wanneroo should be looking at solutions which address the root cause of the issue.
2021-07-11 17:54:44	Most families would be out at 10pm, as kids would be in bed...
2021-07-11 16:46:30	Personally this is one of my family's favourite spots to go watch the sunset in Summer. We go almost every night. As sunset is after 7.40pm in Summer. I feel it would be a rush to pack up and get going by 8pm. If gate close was at 9pm... That would be much more understandable. We found that after the temporary cctv was installed last year. The beach had a much calmer vibe at sunset. Yes there were still the odd idiot around, but on a whole we felt it made a huge improvement. If cctv could be a permanent fixture, that would be amazing.
2021-07-11 16:43:22	A few idiots and the whole community loses out. Just use the cameras
2021-07-11 16:34:58	As there has been no police reports of anti social behaviour, nor any evidence on the temporary camera installed - there is no reason to reduce opening times. Also this is a complete waste of budget installing and maintaining permanent cameras and gates for an area with no history of issues. Hundreds of thousands spend on what? Someone who has a a bee in their bonnet but who has made zero police reports? Shame on the council and the members supporting this waste of resources.

2021-07-11 16:13:28	I don't think that we should be closing the gates and restricting access to our beloved beaches. I think maybe installing CCTV would be a solution, even just a CCTV camera on a pole with solar would be sufficient, I think closing the beach serves little to no benefits especially compared to the costs us residents suffer in doing so. Thank you
2021-07-11 16:10:49	This car park is very well used and crucial to the ongoing enjoyment of the public.
2021-07-11 16:08:52	Place in cctv and keep it open till late ! Family's like to sit and watch the sunset, listen to the waves ect
2021-07-11 16:01:13	So many people of all ages go to the car park in the summer months to relax while watching the sunset, please don't take this simple pleasure away from us
2021-07-11 15:44:15	None
2021-07-11 14:57:35	Improve the lighting
2021-07-11 14:04:49	In summer a later time is logical.
2021-07-11 13:54:07	People like to take dip.in the evening after work during summer especially during 44 degree heat
2021-07-11 13:45:25	Keep it consistent all year around. 8pm during summer is too early. So many families spend their summer nights on the beach eating dinner, swimming, watching the sunset and most sunsets in summer are later in the day so 8pm is a bit early I feel
2021-07-11 13:31:51	Good people use the facilities as well
2021-07-11 13:02:04	Families love to picnic at the beach in the summer months and 8pm is too early to close the carpark
2021-07-11 12:57:09	m

2021-07-11 12:53:34	The public enjoys the beach even late in the evening in summer . I have seen families there on warm summer nights having dinner and spending the evening there . It would not be fair if this stopped the families from around here being able to do this .
2021-07-11 12:39:14	Upgrade the toilets please!
2021-07-11 12:33:24	Please don't forget about the people that don't make a nuisance of themselves, eg , people with families and people fishing. Do t let the minority spoil it for the majority.
2021-07-11 11:41:24	Limiting access will continue to limit the undesirable behaviour from occurring.
2021-07-11 10:30:56	We enjoy going down and watching the waves and having some fish and chips out of the back of the car and a swim in the summer months or storm watching in winter. It's great having toilets there as well and the added security of the CCTV for safety as well. It's a great little car park and one that many of us enjoy using all year round.
2021-07-11 10:24:13	Good place to go and clear my head have time to myself
2021-07-11 09:27:09	Easy access for familys to beach fish all year around
2021-07-11 09:20:12	I am local to the community and enjoy spending summer evenings down on the beach with my young daughter and mum . I often see young families enjoying time together, even if just to sit in the car and eat while watching the waves. I have more often seen antisocial behaviour such as drinking , abusive language and drug use mid day on the beach. Closing the car park early on the weekend would be a real loss for all the local community

2021-07-11 08:45:55	So many diverse people and families use this car park, including myself, for so many diverse reasons, for example: fishing, swimming, walking, enjoying sunsets, eating their takeaway, or just sitting in their cars watching and listening to the waves. I love it here and call in whenever I am passing as well as going there specifically to enjoy time outdoors in such a unique place - where else can you park so close to the actual beach with its lovely views over the ocean?. I have never been aware of any anti social behaviour. Having walked to the far end of the carpark it appears to be very clean and, well maintained, with no obvious sign of any anti social behaviour. 10 pm is not late! To consider locking this park at 8 pm in summer is LUDICROUS! As a rate-paying resident of Quinn's I would be deeply upset if my access to this park were to be reduced in any way. I would argue that more emphasis should be put on renovating the toilets and change rooms, and installing some benches and shade.
2021-07-11 08:28:40	N/A
2021-07-10 17:52:33	The area is renowned as a meeting place for 'dogging' or casual gay sex, especially the toilets. It is a constant problem for families in the area who take their kids for walks at night. The carpark is also utilized as a drop off point for local drug dealers. In summer the same vehicles will often make multiple trips to the area, staying only a few minutes. The other cars, coming in from other areas will congregate and consume the product in the carpark. This leads to increased antisocial behaviour and drivers 'hooning' upon their departure.
2021-07-09 23:39:57	City should consider the purpose of the Car Park, surely this relates to visiting the beach, watching the sunset, etc. why is access to a beach front car park required hours after sunset? 8pm in winter and 10pm in summer is adequate time after sunset to enjoy the locations and return home safely.
2021-07-09 15:04:36	It would be useful, in addition to closure of the car park at an earlier time, if a substantial speed bump was installed at the car park exit, and addition speed bumps placed on Ocean Drive.

2021-07-08 18:17:38	No issues with the current set-up. 8pm is too early to close in the summer months.
2021-07-07 20:01:56	As a family we often head to the beach after dinner all year around, and would love to have closer access to our car especially during the colder months. Thanks
2021-07-05 15:19:24	There has never been a reported police incident in this carpark, and the community should have the right to access the car park any time. How many locked carparks does the the City of Wanneroo need? Or is this a need for a select few who live opposite the car park. I live on a school street so will you lock off my street to reduce the noise? Wake up council.
2021-07-05 11:10:14	Nope
2021-07-05 08:55:36	Many visit the car park for summer sunsets. 8pm will be too early. Closing earlier may create parking issues on the main road.
2021-07-05 06:28:26	No need for car park to be open past 8pm. Nobody is using beach for "night time" only car park to meet and hang around drinking or smoking a doobie or 2
2021-07-04 22:13:23	the burnouts and hooning got out of hand in the summer. The speed bumps don't do anything. The 4x4 fly over them.
2021-07-04 07:48:23	Keep as is
2021-07-04 03:31:38	Maybe have more security or ranger patrols at peak times. And larger speed bumps especially at the toilets. The speed some people go by there is shocking.
2021-07-03 22:31:03	The family and i use this spot well after 8pm in summer.
2021-07-03 18:58:35	It is a community venue that does not belong to those that chose to live opposite it.

2021-07-03 14:33:56	As a teenager myself, it is a great summer spot to catch up and make memories with friends. Over the summer, I spent nearly every night at the beach for sunset and met so many new people. Closing the beach earlier would restrict these opportunities and promote less social behaviours. I know that it would have very negative impacts on many people, including myself. The vibes are immaculate 🍷🍷🍷
2021-07-03 13:25:27	mate just keep the gates open until 10 all year round, me and my mate go to eat kfc there coz it's relaxing and calm down there thanks.
2021-07-03 12:45:54	Keep gates open till 10pm all year
2021-07-03 11:28:05	Yes CCTV
2021-07-03 09:10:19	The car park plays a big roll and is one of the few places access for the older generation to sit in their cars and take all that it has to offer in. Flip side if closed earlier it keeps those whom feel they have no respect for the surrounding area or anyone else out if closed early
2021-07-03 08:56:42	Either have it 10pm in summer and 8pm in winter, or 10pm always. It's a place where friends or family can spend time watching the sun go down and talking. This is I feel a big part of our culture having grown up in wa along the coast.
2021-07-03 07:51:36	Many people use this carpark late at night as a place to relax, go on late night swims and just enjoy themselves. I don't believe there should be a closing time at all just because of a few irresponsible people, let everyone enjoy it at all times.
2021-07-03 06:42:22	Its a great place to watch the sunset with a local takeaway dinner. Could probably do with being unlocked earlier
2021-07-03 06:16:03	Stop treating people like children on a curfew. Just because of a minority you are going to 'nanny' it and spoil it for the majority. How about sending a security patrol through a few times a week instead to act as a deterrent.

2021-07-03 01:52:24	A lot of families use the beach and with minimal park alternatives, 20pm is an acceptable summer time closing. Plenty of night fishing happening also, not just community members up to no hood. Makes sense to have summer and winter hours.
2021-07-03 00:52:50	No
2021-07-02 23:11:24	It is unfair for the 'good' residents to be punished for the few 'bad'
2021-07-02 22:49:40	To close the gates at 8pm prevents so many people be able to use the beach and the adjoining park in the summer evenings.
2021-07-02 21:12:35	The parking is less of a danger to our suburb why dont you place focus on catching hoons in our area instead of what time the parking should close i believe it should either be left as it is or extended to 10 pm as i find it is a great place to sometimes relax when you have nowhere to go often it is quiet and you are left to yourself
2021-07-02 20:37:53	Summer is the time for longer days and evenings out .I feel the current times are fair .
2021-07-02 20:02:07	Open more for health
2021-07-02 19:15:47	People use the carpark all year and should stay open later
2021-07-02 18:39:37	I think the City should do away with the gates and just put the cameras back. Don't see how it's fair that the council can tell me when I can/can't go down the beach. I particularly like the relaxation that the sea and waves provide at night
2021-07-02 18:25:14	to early! great spot to chill at night to take your mind of things
2021-07-02 13:18:02	How much everyone enjoys sitting down there and especially in summer it's the local spot everyone loves
2021-07-02 12:36:20	Why close it at all it's a beautiful spot

2021-07-02 11:44:00	CCTV seems to be resolving behaviour issue in the area so closing gates earlier shouldn't be considered
2021-07-02 11:36:54	n/a
2021-07-02 11:08:26	The sun has barely set by 8pm in summer and my family are often still swimming
2021-07-02 09:19:08	No matter what time you shut the gates the undesirables will conduct their business there, they may even move else where like the surf club and restaurant car park.
2021-07-02 08:45:49	
2021-07-02 08:04:31	Keep old Quinns Rocks different to all the boring developments
2021-07-02 08:02:23	None
2021-07-02 07:13:57	I'm not a resident of the street, but can imagine how frustrating the noise travelling to the local homes must be. No resident should have to put up with the antisocial noise/behaviour from loud music and revving engines every night. A phenomenon called refraction makes sound travels louder at night. 8pm seems a reasonable time for gates to close at the car park. Or even 8.15 as some genuine people enjoy the sunset in peace during the summer
2021-07-02 05:48:33	Alternatively 9pm in Summer.
2021-07-02 05:03:27	I believe it's fine the way it is..
2021-07-01 22:45:56	Update the toilet block
2021-07-01 22:35:15	Keep it open
2021-07-01 22:20:50	Why not change it to 9pm all year round as a compromise?

2021-07-01 22:04:13	Police patrol if undesirables are a problem. Belridge shops used to be a car club hangout and Ocean Reef Road a quarter mile drag strip. This is a rare little snip of beach front parking. Let's enjoy it before the ocean finally takes it.
2021-07-01 21:57:48	People like to go down and have a swim at night in summer or have dinner at the beach.
2021-07-01 21:51:36	Why would you shut the car park at 8pm when people might still be chilling on the beach, such a stupid idea. I heard this change was proposed by a local councillor who lives locally and would personally like this change. I really hope this isn't what has happened or something the City of Wanneroo would encourage.
2021-07-01 21:50:01	8pm in summer is ludicrous. It is still light enough out families can enjoy the space until then.
2021-07-01 21:42:43	We love to swim and 8pm in summer is far too early!! Please keep as is 🧑🏻🏊
2021-07-01 21:08:12	Dad and I always go fishing in summer evenings. Closing the carpark will stop this as it's too far for my dad to walk from the road
2021-07-01 21:02:27	Just look at the rubbish that gets left on this beach. Light it up and put cctv in
2021-07-01 20:51:40	In summer, the area is popular for fisherman, summer evenings at the beach, sunsets, time to connect with friends and family. 10pm for summer is more appropriate. 8pm in winter would be more for fisherman and less people out and about so the 8pm makes sense for winter. I believe it is fine the way it is.
2021-07-01 20:43:01	I fish here late at night
2021-07-01 20:02:17	I enjoy fishing, I would fish at Quinns Beach more often if I could park later
2021-07-01 20:00:24	This is a very popular location for people to go to have meaningful conversations, especially at night. I've had many important and life changing discussions with close friends here in the car during the late evening and I hope that this can remain open for others like me to connect with their loved ones.

2021-07-01 19:54:24	Think times are good now
2021-07-01 19:45:44	8pm in summer is just way too early. For those of us who work full time it would only allow a couple of hours max to get parked, settled and enjoy beach then pack up and leave.
2021-07-01 19:41:10	Public access needs to be available until 10pm during the summer but probably not needed in the winter
2021-07-01 19:15:19	I'm summer the car park is well used by people watching sunsets, spending time with family and fishing etc. I think 8pm is too early to close as the sun sets around 7.30pm in summer. 8pm in winter works well as sun sets at 530/6.
2021-07-01 19:08:27	I have lived in this area since 1984 and only over the last couple of years the NEW people complain about teenagers parking down there and being teenagers...They complain because they can hear them - the beauty of this area is we can hear everything even the ocean. We have to listen to the cars and motorbikes taking off from the lights on Marmion Ave and we live on the beach front what's the shire going to do about there. I like that we know where the kids are and at 10pm they head home or off to their own places The whole car park is going to wash away in a few years so let it get used.
2021-07-01 19:08:45	10pm in Summer allows for more late evening activities while still bright.
2021-07-01 19:06:41	10pm all year
2021-07-01 18:56:45	Please erect more signs. I propose a sign approximately every 2 metres. If there aren't more signs I'll think I'm in different council area. Signs.....signs everywhere
2021-07-01 18:29:45	.
2021-07-01 18:26:20	I'm all against hooning but the cameras maybe some microphones on the camera should do the job I'd hate it if some silly people ruined a nice relaxing spot for the people who use it correctly

2021-07-01 18:15:05	Consistency is key and a 10pm close provides adequate time to enjoy the beach and the surrounding business.
2021-07-01 18:15:06	Upgrade the changing rooms please
2021-07-01 18:08:25	I think it should remain the same. People visiting the beach should have the option of staying later in the summer months.
2021-07-01 17:58:16	Times seem to be working well as they are
2021-07-01 17:52:02	With extended daylight in the summer 10pm allows for people that work all day to walk the beach while being parked close by. Maybe more ranger patrols are the solution to anti social behaviour rather than punishing all with shortened access times.
2021-07-01 17:23:44	Hoping this will limit the amount of 'hooning', burn-outs and reckless driving along Ocean Drive at night.
2021-07-01 17:14:07	8pm is too early for our Summer nights. For walkers like myself, if gates closed at 8pm, I would need to park further away and be walking back to my car by myself in an unpopulated & possibly darkened area. This would jeopardise my safety.
2021-07-01 17:02:24	All residents of Quinn's use the car park all year round, only a very small percentage are irresponsible, we should not all be punished for the minority, we all pay our rates and should be entitled to use it, this decision is not just that of those living opposite.
2021-07-01 16:59:26	To be able to park at our local beach at any time day or time is therapy to some of us. A place of tranquillity and peace, to sit and watch the ocean from the safety of your vehicle. Shift workers could also enjoy this spot if it was left open.
2021-07-01 16:49:39	There is definitely antisocial behaviour and hoon driving associated with the carpark. People aren't swimming once it is dark, so gatherings are not limited to families and people enjoying watching the sunset after 8pm. noise and erratic driving is a frequent occurrence in summer.
2021-07-01 16:49:44	Please keep it open longer during summer as families like to spend time at the park and there's limited street parking

2021-07-01 16:31:35	I understand recent CCTV footage over a number of weeks (WAPOL) in fact showed there was not anti social issues. Listening to a discussion about this at community meetings we heard from a number of residents who like to attend that part of the beach in the evenings winter and summer and use the carpark safely and with no issues, as I have done myself. I support keeping it open until 10pm all year.
2021-07-01 16:23:43	It's still wonderful at 8pm in Summer
2021-07-01 16:21:59	Maybe open earlier in summer? 5am?
2021-07-01 16:19:28	It's a drug selling car park, needs to close early
2021-07-01 16:13:35	Perhaps also review the car park down towards Mary Street. Undesirable behaviour occurs down their two. I would love to suggested Ocean Drive becomes a one way street to stop hoons being able to display behaviour both ways.
2021-07-01 15:47:30	Nothing else
2021-07-01 14:58:42	Other measures should taken. Not just closing gates
2021-07-01 14:52:41	Nil
2021-07-01 14:50:44	It's a really great place to go for some wind down time after the duties of being a parent. I want the option of going down there after my children have gone to bed and my dad duties have come to a rest. Also the car parks are too narrow.
2021-07-01 14:51:01	Open the gates at 5 am or just leave them open continuously
2021-07-01 14:30:04	I've lived locally to the Carpark for 21 years and it's proven to be very handy for parking to use the local cafes as they get quite busy (especially summer months)and have limited parking close by . I think it will cost these businesses customers if the gates are shut earlier .

2021-07-01 14:27:51	In summer the sun doesn't set until past 7.30 it's actually not even completely dark in summer until well past 8 o'clock, I know myself and a lot of other people are still down there around 8 in the summer months especially when it is really hot, it's a great beach to go to, I can understand why you would want to close them earlier, even 9 o'clock I would think is acceptable, but 8 o'clock when it's still light in summer is utterly ridiculous
2021-07-01 14:24:58	Mine and many others favourite place to go after work in the summer for a dip or watch the waves, my dad is also disabled and this gets him close to the beach without having to get out of his car which no where else can offer
2021-07-01 14:17:06	In summer it is barely dark at 8pm and i enjoy going down later in the evening with my family to swim etc when it is cooler
2021-07-01 14:08:35	The summer timeframe is utilised by the local community younger & older to appreciate the beauty, sunsets - many with professional equipment & tranquility of the surroundings. I use in both winter & summer to reflect, gather thoughts & appreciate the freedom available at this location. I feel safe & interact with other like minded people whilst visiting the area. I also use the local cafe/restaurant businesses opposite frequently whilst taking in the sites on the beach.
2021-07-01 14:09:22	people use the beaches the relax this beach allows people to sit in their cars whilst closing watching the ocean it should be allowed
2021-07-01 13:41:51	I enjoy parking up at night to listen to the ocean without being on the beach/in the weather. It's a relaxing spot enjoyed by a variety to people.
2021-07-01 13:42:29	Why do the dates need closing?
2021-07-01 13:27:04	Whenever Ive been down there, there are loads of school kids, cans for huffing and bottles. Its clearly not being used for beach access, just for getting up to no good
2021-07-01 13:21:11	Anti social behavior pretty much stopped after adding the police camera there. Install the camera full time and remove the requirement for the gate....
2021-07-01 13:16:27	We go for a leisurely drive and just watch the waves

2021-07-01 13:11:20	Don't be tight and put security cameras and lighting in to the carpark. Its a perfect place for a car dinner
2021-07-01 13:03:19	In summer, people like to watch the sunset over the beach. Sunset is at around 9.00pm in the peak of summer, so closing the gate at 8pm would mean people watching the sunset might get stuck in the carpark if they don't notice the sign at the entrance (which has very small writing and is easily missed). Also, it would reduce parking options for patrons wanting dinner at the cafe's opposite, and therefore would impact thier business. In other words, potential customers would keep driving if there is not enough parking.
2021-07-01 13:08:18	8pm in summer is way too early. My son and I are still in the water at 7.30 at times, summer is a time for families to get out and we have a free amazin g place we can go. We need to embrace what we have, not shut it off. Even 9pm (which is still ridiculous. . Even shops are open until 9)) would be better than 8pm. At the end of the day youre still going to get people heading down there so they will find other places to park. Footpath, along the road, in front of peoples houses. If it's about people hooning. You're going to get it anywhere, just look at Connelly drive. Are you going to close Connelly drive too? Don't take this away from families and people trying gv to enjoy what we are so lucky to have.
2021-07-01 13:02:51	The main problem is when cars leave with their loud exhausts backfiring and changing gears along Ocean drive. I also believe the speed limit should be 40 Klms along the beachfront as lots of families walking with children.
2021-07-01 13:05:24	Lovely spot to sit and watch the ocean have a meal and just relax
2021-07-01 13:04:45	The days are longer in summer. Does not make sense to close early in summer.

2021-07-01 12:58:10	Perhaps have a gate system that is remotely operated by a Security officer.. So the idiots drive in and undertake antisocial activities while being watched by a camera operator who then closes the facility (by a lift cable gate) and notifies the police or ranger to attend. Proactive policing is better than closing carparks for all users etc. if closing car park earlier reduce or remove the fee to unlock. Alternative use one way road traffic spikes that are activated at the allotted times so idiots can't drive in easily but legitimate users can leave.
2021-07-01 13:01:42	N/A
2021-07-01 13:00:56	Keep it safe and clean by locking the gates.
2021-07-01 12:56:44	-
2021-07-01 12:55:53	why, just take the gates off and have 24/7 access
2021-07-01 12:47:35	This car park should be open all night. Why let it's enjoyment be spoiled by a few horrible people. I'm fed up with having to give up freedom because of a few anti social elements in society.
2021-07-01 12:43:52	In summer we often spend several evenings per week using this car park. We don't see much antisocial behaviour in the later hours, usually only around sunset. Changes to the current closing times won't help with this.
2021-07-01 12:38:56	The beach and the proximity of the car park to the beach provides people with an environment to relax and clear their head. Many times I have found myself heading down there in my car, music on with sound of the crashing waves and it really helps me clear my mind and focus my thoughts. This car park for the younger generation of the Quinn's community is and always should remain open late to provide a space for us to go talk with friends, clear and focus our thoughts and enjoy the beautiful community we live in after the sun goes down.
2021-07-01 12:29:26	Leave open to 10pm so people can enjoy summer evenings and nights down at the beach when it's light until late.

2021-07-01 12:24:58	Too keep hoons out there
2021-07-01 12:18:04	.
2021-07-01 12:11:50	I think a 10pm summer closing time is fine as many families have late dinners/sunset beach walks, so 8pm would be too early. But you could go in the middle of both options and go with 9pm all year round gate closure.
2021-07-01 12:07:45	Put some curbing around edges(which I think you have completed) Speed humps either side of toilets because when walk out of toilets cars are going to fast.. Level piece of land south side of toilets where stairs are and lay some grass there for people to sit as well. I know it will cost to much but you need to move the groin at car park south 100 metres.. then not do much erosion like the groins at Mary street and dog beach.. Or maybe just narrow your carpark and regain some beach by 5 metres so erosion not so dramatic on edge of car park.. Just a few ideas..
2021-07-01 12:11:02	The aim is to keep the area welcoming and peaceful for everyone, including fauna.
2021-07-01 12:04:48	just keep them open thanks.
2021-07-01 11:50:59	Considering the erosion along the foreshore, it's unlikely the car park will be there for much longer. Please allow us to enjoy it while it's still safe enough to use.
2021-07-01 11:25:43	We live here because we love the beach. Closing at 8pm during summer is ridiculous. Some people who do the wrong thing shouldn't spoil it for everyone else. There should be stricter penalties in place for those who do the wrong thing and more patrols done.

2021-07-01 11:27:29	Anti social behaviour will exist regardless of changing the times, keep them as they are and try and work with the groups supposedly causing issues to help identify what they would like to see available to them which in turn could decrease the so called anti social behaviour. We need to work with the local youth not against them.
2021-07-01 10:39:03	well days are longer in summer so it makes sense to have different times between summer and winter
2021-07-01 10:29:19	Perhaps a more visually appealing surveillance device
2021-04-24 07:30:19	Closing at 8pm will cause issues with people trying to leave the beach just after sunset. Also, it seems to be a response from a 18 year old issue that occurred in 2003. I'm sure the troublemakers from that time are up to other things now.
2021-04-22 11:39:44	No closures at all
2021-04-22 06:40:10	This is a place we're kids can go without their parents and just chill. Don't close it and ruin in for the rest of us just because a select few are being antisocial. You already have cameras down there that have licence plate recognition so why would you need to close it earlier. Thing about the young people of the community but just the old people that want to ruin kids summer just being they are have fun by the seaside. Let us keep our spot for the most amount of time. A lot of us enjoy being there and watching the sunset fade into darkness chatting with our friends because it keeps our mind off the amount of stress we're under 24/7. Again think about the young kids. Most of us aren't doing anything just keep it open. Please
2021-04-21 19:13:31	There is a camera there watching what is occurring what's the worst that could happen
2021-04-21 10:44:57	The beach and the car park should be accessible as much as possible. Many older residents like to sit there in there cars as I do and should not be restricted. And it is needed for people who fish.

2021-04-21 07:59:43	I personally feel like gates should be left open till late as this is where a lot of people go and chill at late night watching movies after a long day
2021-04-21 03:55:56	It's a great fishing spot that is frequently used after that times that the gates are closed making it very difficult to get fishing gear up the ramp or stairs to the road if having to park up there which is very frustrating when there is a perfect car park within a few metres of the sand/rocks
2021-04-20 23:48:42	The beach is the beach, people enjoy fishing in the evenings, i have often gone for long walks at night. Keeping the car park open means that people wouldn't have to walk as far if any issues were to arise and keeps cars safer than on the side of the road, instal cctv if there is a huge concern.
2021-04-20 22:29:30	Close them on time. Inconsistency has encouraged hooning in local streets from vehicles coming to "check" if gate is closed. Put permanent security cameras in and more lighting so no dark spots in carpark.
2021-04-20 22:02:42	This is a beautiful place that should be accessible to everyone. In a modern time not everyone has a 9 to 5 job. Reducing these hours takes away people's freedom to enjoy a beautiful sight. Surely city of wanneroo understands that we should be encouraging people to enjoy the outdoors. Your reason to change these hours has not been supported by reason. The police themselves have said no increase in complaints.
2021-04-20 20:05:55	Normal people need to be able to appreciate the beach. Not everyone goes there for antisocial behaviour and with cameras around should help deter.
2021-04-20 19:32:54	Honestly, what positive social events could be taking place after 8pm? Keep our beach and car park clean and glass free by avoiding unwated guests doing unwanted things after dark. Please. Thank you
2021-04-20 15:59:08	We enjoy sitting in our cars at all hours enjoying a hot cup of tea watching the storms roll in. Meet many friends of all ages and have a yarn. Late night fishing, picnics in the car out the wind and rain. Let's not turn into a sissy state!!

2021-04-20 15:16:13	Maybe, we could increase police presence in the area rather than locking locals out. Embrace having a functional space utilised for it's designed purpose by providing deterrents for bad behaviour instead of limiting the access to law abiding good local folk
2021-04-20 14:55:11	Beaches should be open 24/7 for all to enjoy. Stop being socialists!
2021-04-20 14:35:15	Beautiful place
2021-04-20 13:27:27	There shouldn't be gates there at all locals and public should be able to use the car park whenever they want to visit the beach plus there's cameras there
2021-04-20 11:44:18	This is one of the few beaches you can sit in your car and have a chat watching the ocean without getting sand all over you and sand blasted by the wind. Maybe put some more lights in or have a patrol come by and fix up the toilet block
2021-04-20 10:41:01	Some people find the beach mentally southing and a place to escape this carpark lets you see the ocean while sitting in your car. Why are we taking away the little things we have left, this car park has been here for many years and should maybe increase patrolling or cameras not taking it away from everyone
2021-04-20 10:12:00	Majority of people do the right thing, it's unfair to punish those that do.
2021-04-20 10:08:17	It will help to reduce drinking and drug taking in the cars after dark and hooning in the car park.
2021-04-20 08:50:05	Please don't allow fear mongers and negative thinking guide and influence this (or any) decision. Restricting access times has no overall benefit to the community's wellbeing.
2021-04-19 14:43:21	Remove closing times. Why punish everyone for the behaviour of some individuals.
2021-04-18 10:25:25	Closing earlier will only lead to more cars parked in the surrounding streets late at night which isn't ideal for residents. Let us park in the carpark away from residents. Thank you

2021-04-18 09:42:58	Allow people to experience our beaches at any time of day or night. Closing the car park won't stop the behavior of a few it will just move them to behave poorly somewhere else
2021-04-18 08:23:55	Shouldn't be gates down there at all install some CCTV cameras and crack down on antisocial behaviour by closing the gates you aren't really sorting out the real issue!!!!
2021-04-18 07:58:41	People fishing, spending mental health time watching the ocean (even at night it's calming) should have access to the car park - shouldn't have gates on it at all.
2021-04-18 07:23:56	The beach is a public area and should be allowed access if people who live there have an issue it's simple don't live near a public area
2021-04-18 06:21:53	Why should a public place like the beach have opening/closing by times?
2021-04-17 18:25:28	Stop restricting public enjoyment because of minority of anti-social behaviour. Security cameras may assist but closing the gates won't guarantee antisocial behaviour to cease. Of they are on foot can still get into the car park!
2021-04-17 14:02:48	N/A
2021-04-17 08:54:10	It's a place of relaxation as well... don't punish the mass because of the few!! Let the cameras etc do their job for that!!!
2021-04-17 07:50:04	we are fed up with the vechiles revving and ppl yelling down there - you want us to pay rates CLOSE those gates at 8pm THERE IS NOTHING TO SEE
2021-04-17 06:41:00	The noise from burnouts and anti social behaviour is continuous. I think it should be closed. Bring food trucks. Markets etc.. no parking for the public. Too many drug deals and bogans
2021-04-17 06:08:20	If Video surveillance is kept and it can be utilised by police to prosecute offenders, we should be able to have carpark open earlier in the morning.
2021-04-17 05:16:42	Put speed humps in the car park to stop hooning
2021-04-16 16:03:46	If the new cameras are monitored and hooning is stamped on I see no reason to close the car park at all

2021-04-16 13:45:12	The car park should stay open till 10pm
2021-04-16 13:44:28	Lots of hooning at night in that carpark
2021-04-16 08:54:16	Please do not shut the gates at 8pm in summer. Quite often my family are still in the water at 7.30pm easily. We then love to eat afterwards and then sit in the car and watch the water often. If this gets closed, it would ruin yet another place families can utilise in the summer holidays. We need to actively encourage healthy lifestyles and not shut down everything we can. If anything there is more of a need for more car parks. You only have to go in summer to realise this. It's always packed. 8pm is way too early. Dont take away our summer lifestyle.
2021-04-16 08:51:35	It should be accessible at all times. Hardly any antisocial behavior goes on there compared to other places that are open 24/7
2021-04-16 08:31:56	I'm a frontline worker who tries to use the beach for exercise (including positive mental health) but was unable to because the beach was closed. More drug deals happen on Hay St in the Perth CBD but that doesn't get closed
2021-04-16 08:29:02	Access to the beach for fisherman at any time based on the tides.
2021-04-16 08:28:50	With respect to the beach front home owner. I'm not one nor do the rules affect me.
2021-04-16 08:07:32	Remove the gates altogether and allow people the freedom to use the car park/beach access/toilets when they wish. It should be about choice, anti social behaviour is everywhere in small numbers, cctv exists to assist the police, trial no gates and let the people enjoy the freedom to go when they wish. Plus if the local businesses decide to stay open later , hold evening events you are restricting parking access for their customers. It should be about freedom of choice not denying access to many just because of a troubling few.
2021-04-16 08:03:45	It's a great place to eat and watch the ocean at night.

2021-04-16 07:38:40	How ridiculous to con closing this car park at 8pm in the summer. Families, couples are sometimes still on the beach on hot days. If you close the car park people will park in the residential street and then you'll have residents complaining. Either open till 10pm all year or leave as is, 8pm winter, 10pm summer.
2021-04-16 07:14:56	Why should the general public be penalized for the minority of those doing wrong. Get the police to patrol that area more and let it be known that anti social behavior is unacceptable. How are these inconsiderate people going to learn if they don't see there are consequences for your actions. That's certainly how I raised my children
2021-04-16 07:32:43	Nothing
2021-04-16 07:21:35	This is absolutely ridiculous. And doesn't happen anywhere else on the coast. Closing it will not stop anti social behaviour just move it somewhere else. How about actually confronting this behaviour rather than closing one car park out of many. Makes no sense.
2021-04-16 06:17:49	Regular ranger patrols
2021-04-16 05:02:51	Beaches and car parks should be open 24 7. Waste of money.
2021-04-16 04:16:57	the car park is needed all year round for community parking to avoid street and verge parking
2021-04-16 00:47:54	Having a option for late night fishing would be nice
2021-04-16 00:32:08	If you picnic or swim after work during the summer months 8 o'clock is not late enough, most people have children that need to use the toilets, they should be available like all toilets in parks.

2021-04-16 00:26:54	As a previous owner of both businesses in front of the car park and a frequent user of the car park at night, I think the antisocial behaviour has seriously declined since the decision was made to close it through the night. It is used by fishermen and families and I think it should have extended opening, with a food truck down there, if the cafes above choose not to open nights. I would love to discuss the prospect of operating a portable food venue in the car park. Many Thanks
2021-04-15 23:31:05	The beach, the park, the promenade walk and the car park itself are all public amenities and as such should all permanently be open and available for use. The car park should not be closed at all. The City and the State Governments should be encouraging healthy activity participation, which is an aid to busting stress and reducing mental health issues within the community. Reduced car park opening hours will directly affect me and many others who want to use the car park at the end of a working day to go to the beach and de-stress. It is ridiculous that there is consideration of reducing the car park opening hours. In this day and age the Council and Government should be increasing services that we the public pay hefty council fees for. Increased council fees should never mean lower service availability or standards. The Council must encourage better use of its facilities to the public, permanently.
2021-04-15 23:02:40	Place CCTV cameras in for anti social behaviour
2021-04-15 22:34:58	Unlimited access. No need to close gates or even have gates. It's a Carpark at a beach only visited by locals.
2021-04-15 22:18:19	There is lot of cars with the Backfiring noise that goes on & on with lots of competing buddies & their cars.. Im all in for youth enjoying life, but Im also happy for closing gate 8pm all year round.. Sorry
2021-04-15 22:21:57	Nothing it's a free parking area, don't no why it's even locked up

2021-04-15 22:12:30	Unfortunately this car park will always attract youths to meet there in their cars due to the location. Closing the gates will prevent road access to the members of the population that misuse this space after dark. It's extremely close to local residents homes causing noise issues primarily.
2021-04-15 22:12:26	Car Park should be open as long possible.
2021-04-15 21:48:32	.
2021-04-15 21:46:29	Yep. Appropriate times to avoid vandalism to the area.
2021-04-15 21:27:59	Remove the closing times
2021-04-15 21:09:31	Do not change as there has been inadequate complaints to warrant any form of change.
2021-04-15 21:08:34	There is not enough street parking available if residents want to stay later at beach on summer evenings 9pm would be acceptable
2021-04-15 20:58:18	Hooning behaviour
2021-04-15 20:51:34	Either reduce hours or put cameras on the carpark at the far end of the car park as well as the one at the top
2021-04-15 20:42:52	Why change things! It's the beach just leave it how it is!
2021-04-15 20:26:23	Let the Police police the area and the Shire manage facilities.
2021-04-15 20:15:14	Why close these at all, it's a public space like all other public spaces. Also perhaps you can spend some money on marking the area nicer which might actually attract people who care more about the space. Like plant some nice big native trees in the park up the top.
2021-04-15 19:53:43	Please consider over night campers. As difficult to get camp sites. Even if small fee charged. Thanks

2021-04-15 19:54:20	During the summer months maybe close the gates later, I use to fish down there but it's a struggle to take all your gear back up to the top
2021-04-15 19:52:40	To much drinking , drugs, hooning in that parking !
2021-04-15 19:48:08	It's still light at 8pm in summer.. let people enjoy the evening without being forced to leave and being harassed by the ranger.
2021-04-15 19:47:03	Its fine as it is.
2021-04-15 19:42:03	During the summer months the sun is only just going down around 8pm
2021-04-15 19:33:32	Sun only goes down in summer at 745pm. I would support closing the gates at 9pm in summer.
2021-04-15 19:16:29	Change to 9pm all year round. Install cameras too
2021-04-15 19:09:22	The current arrangements look to be a suitable compromise for both sides of the argument
2021-04-15 19:07:26	Closing at 8 means fishermen will miss out
2021-04-15 19:03:03	z
2021-04-15 19:00:22	None
2021-04-15 18:55:25	Ongoing anti social behaviour has been controlled recently with the site sentry being located in the carpark. Keeping the gate closed during the evening hours is extremely important for the neighborhood as we can get a reprise from the constant carpark noise.
2021-04-15 18:53:25	Suggest full removal of the gates. Suburb has changed drastically in 18 years; seems unwarranted to apply the same controls without reassessing whether there is valid reasoning.
2021-04-15 18:56:28	open them up 24/7

2021-04-15 18:47:32	People like to fish from beach all year round and if they fish after 8pm in winter it means they will be parking on the road and there is limited street parking there
2021-04-15 18:45:35	8 pm winter 10pm summer
2021-04-15 18:45:08	I wanted to choose to remove the locks.
2021-04-15 18:37:10	Please consider putting in a similar secure system at the dog beach carpark for the same reasons.
2021-04-15 18:36:52	I use this carpark regularly. I would like to see other methods of reducing anti social behaviour
2021-04-15 18:31:28	Summer months people use this car park for direct beach access Good to close it off, undesirable behaviour just goes somewhere else though!
2021-04-15 18:28:40	It's dark by those times.
2021-04-15 18:05:45	It's a public area and should be able to be enjoyed as such. The police access via video to the carpark is sufficient to prevent crime, as evidenced by only 1 complaint in 2020.
2021-04-15 17:58:27	The rate payers pay for use of this space, they are entitled to access
2021-04-15 17:33:10	More patrols and monitoring as there is way too much antisocial behaviour in our area
2021-04-15 16:30:03	N/A
2021-04-14 20:08:01	Regardless of the time of year, families still enjoy going for walks along the beach and using the carpark is convenient for this.
2021-04-11 20:27:46	Standard closing times reduce confusion
2021-04-10 11:31:12	When the gates are closed on time there are minimal issues. When the gates are left open beyond the advertised closing times, we experience an increase in localised hooning on surrounding streets later into the night.

2021-04-10 08:03:25	Keep the gates open to allow fishing in the evening from the beach allowing cars to be parked safely in the carpark as not enough on street parking. Install CCTV cameras to monitor anti-social behavior.
2021-04-10 07:54:41	Put more police patrols along the area. A few random drug and alcohol tests when people are leaving the car park would reap great rewards.
2021-04-09 19:54:55	I hold great concern for the speed at which certain people exit the carpark and fly down Ocean Drive (heading south). If the gate closing times moves earlier in summer I would recommend the Rangers be present to hopefully act as a deterrent to exit at such dangerous speeds which might endanger people in or leaving the park at the same time.
2021-04-09 19:36:27	Antisocial behaviour is rampant down there. Shut the gates earlier
2021-04-09 13:54:05	As per the original option that we voted for, close the Fred Stubbs car park and rehab as beach. Move the parking up to Ocean Drive so that car park users can't take/deal their drugs 'unobserved'. This is what we voted for a while back.
2021-04-09 06:46:20	Speed calming measures. My friends daughter nearly got ran over by a large speeding car
2021-04-09 06:38:46	On warm summer nights all you hear is burnouts and loud music. The next morning there is generally litter strewn on the car park. Saturday's and Sunday's are the worst.
2021-04-08 23:42:43	Get rid of the closing times, leave the cameras there... Gotta be cheaper than ranger having to travel there each day for opening and closing
2021-04-08 16:09:10	As per Clarkson police station stats- there have been no reports made RE anti social behaviour. If there is an issue people should report as such. 8pm is too early to close in summer as sunset is 7.40pm ish at times.
2021-04-08 20:43:05	The police should get involved and manage the anti social behaviour. It is not acceptable that ratepayers should be adversely affected by it . Speed bumps ,gates, fences , all measures to curtail ANTI SOCIAL BEHAVIOR I'VE HAD ENOUGH OF ALL THESE MEASURES TO CONTROL LAWBREAKERS. SORRY BUT I REALLY THINK IT IS A JOB FOR THE POLICE. IM TALKING ABOUT ANTI SOCIAL BEHAVIOUR

2021-04-08 20:00:14	I am a resident of Quinn's, over 65, and I love to sit and watch and listen to the waves. It is the only place to park safely in a car and be close to the water. It is perfectly reasonable to keep it open until 8 pm which is still early. I would personally like it to be to 10 pm but I am willing to compromise. It should not only be just about facilities for younger people. My observation is that many other single and/or senior people like to sit in that car park. We are not all the same and need different facilities - but we all pay our rates. There is the recently installed cctv sentry for security.
2021-04-08 20:09:16	Gate closure times are no issue. It's the anti-social behaviour that occurs from time to time, especially Australia Day, that is the broader issue. Increased CCTV, Police Patrols and improvements to the general amenity of the area are more pressing than simply shutting the gates earlier.
2021-04-08 19:12:08	the place needs to be MORE family friendly so there are MORE people down there... the Toilets are disgusting and it doesn't encourage more people to be down there... More people less hassles.... more speed humps up the southern end of the road less speeding
2021-04-08 18:41:30	10pm closing time during summer months is acceptable only if antisocial behaviour is under control, otherwise the closing time should be 8pm
2021-04-08 18:12:45	On hot summer evenings 8pm is way too early for people having to leave beach ect.
2021-04-08 17:58:53	Please update the toilet block facilities
2021-04-08 17:52:52	The area would benefit from more frequent police patrols in the evening to stamp out anti social behaviour than any change in gate closing/opening
2021-04-08 16:21:37	Signs should be erected to make people aware of fines to be incurred for leaving rubbish behind (not placing it in bins provided)!!
2021-04-08 15:51:18	Monitor the car parks around this location once this car park is restricted. Portofinos, Waterland Point and the dog Beach. Also the hooning down Quinns Road constantly

Community Development

4.15 Community Funding Program - Flagship Fund 2021/22 to 2023/24

File Ref:	19964 – 21/349310
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider Flagship Fund applications received through the City's Community Funding Program for specified community initiatives from 2021/22 to 2023/24.

Background

The City's Community Support and Financial Assistance Framework was adopted by Council in 2018. The Community Funding Policy (**Attachment 1**) forms part of this framework. The Policy was revised and endorsed by Council in July 2020, with a minor review in July 2021 and supports implementation of the City of Wanneroo Community Funding Program.

The Flagship Fund is a category in the Community Funding Program that provides longer-term financial support for community initiatives (aligned to the City's vision) that celebrate and commemorate Wanneroo's rich history and diverse culture. Initiatives must directly benefit the local community and ideally attract a high number of attendees or have a broad reach.

Demonstrating the City's commitment to support sustainable community initiatives, the Flagship Fund opens for applications every three years, providing an opportunity for the City's established and experienced community groups to receive up to \$10,000 per year for a maximum of three years. Aligned to the objectives of the City's Social Strategy, applications should evidence other partnering contributions and additional sources of funding and sponsorship.

Detail

The Flagship Fund was open for applications from 21 May to 30 June 2021. Eight applications were received, noting The Market Sisters withdrew their application prior to assessment:

- Yanchep Two Rocks RSL Sub-branch
- Quinns Rocks RSL Sub-branch
- Wanneroo RSL Sub-branch
- True North Church
- Girrawheen Lions Club
- Yanchep Two Rocks Community Recreation Association
- Nulla Koort Indigenous Corporation
- The Market Sisters – application withdrawn.

Administration assessed the seven applications against the funding criteria; information of which is outlined in the Summary of Applications (**Attachment 2**).

In addition, the City has traditionally funded a community group or church to deliver the Wanneroo Christmas Lunch for vulnerable or socially isolated residents on Christmas Day. This event has established Flagship significance, noting that discussions with organiser/s for future Wanneroo Christmas Lunch events are currently taking place. In recognition of the

importance of this event, Administration is proposing to set aside Flagship Funds for ongoing support of the Wanneroo Christmas Lunch.

Consultation

Promotion of the Flagship Fund occurred in May and June 2021 via the following methods:

- Direct email to potential applicants;
- City of Wanneroo website;
- City of Wanneroo Facebook page;
- City of Wanneroo E-Newsletter (E-News version of Wanneroo Link sent to registered subscribers).

Administration also provided support and additional information to applicant groups to assist in the preparation of applications.

Comment

A comprehensive assessment process was undertaken by Administration for Flagship Fund applications including the following steps:

- Review against the eligibility criteria;
- Application pre-assessment;
- Independent panel member assessment; and
- Panel meeting to discuss key assessment points and recommendations.

Each application was assessed against the general Community Funding Policy eligibility criteria (**Attachment 1**) as well as the following Flagship Fund-specific criteria:

CRITERIA	DESCRIPTION
Flagship Status	<ul style="list-style-type: none"> • Significant community initiative attracting a high number of attendees or has a broad community reach. • Demonstrates recognition, celebration and/or commemoration of the City of Wanneroo's rich history and diverse culture.
Community benefit and accessibility	<ul style="list-style-type: none"> • Planning and delivery of the initiative will result in community partnerships and connections being developed. • There is clear identification of how the wider community will benefit from the initiative. • Compliance with Australian and State Government COVID-19 regulations and restrictions. • The initiative is physically accessible to, and welcomes people of all abilities, ages, and cultural backgrounds where applicable. • The initiative is free to participants/attendees. • The application demonstrates wide community attendance and benefits significantly beyond that of applicant group/organisation membership.
Capacity to deliver a successful initiative	<ul style="list-style-type: none"> • The application is supported by a plan which demonstrates and defines outcomes of the initiative. • The application has a clear, balanced budget covering all aspects of the initiative. • The applicant group/organisation demonstrates past experience in successfully delivering the initiative or similar successful initiatives.

Collaboration and Contribution	The applicant group/organisation: <ul style="list-style-type: none"> • Shows evidence of its contribution towards the initiative. • Shows evidence of other sources of funding/sponsorship towards the initiative. • Demonstrates collaboration with other community stakeholders to maximise the use of existing community resources. • Has described how the initiative can be made sustainable and continue into the future.
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In considering the proposed recommendations, it is noted that variations in planning, delivery and outcomes of similar community initiatives by different applicant groups have been considered during the assessment process. For example, of the three RSL Sub-branches, the Yanchep Two Rocks RSL Sub-branch has historically delivered a smaller-scale ANZAC Day Event which is proportionate with the lower funding requested by the Yanchep Two Rocks RSL Sub-branch and the proposed recommendation.

The following information is taken from submitted Acquittal Reports for 2019 community funding-supported events, noting the 2020 events were cancelled due to COVID-19 restrictions:

RSL Sub-branch	Events/attendees
Yanchep Two Rocks RSL Sub-branch	ANZAC Day – approx. 1,800 attendees Remembrance Day – 500 attendees
Quinns Rocks RSL Sub-branch	ANZAC Day – 4,500 attendees Remembrance Day – approximately 500 Vietnam Veterans Day – not specified
Wanneroo RSL Sub-branch	ANZAC Day – 4,000-5,000 attendees Remembrance Day – previously delivered by the Naval Association Vietnam Veterans Day – funding not previously requested.

The total support leveraged by the City through the seven assessed applications has been considered. The table below provides a breakdown of cash and in-kind contributions per application where the information has been provided:

Name of applicant group	Applicant contribution		Other funding sources		Contribution request from the City
	Cash	In-kind	Cash	In-kind	
Yanchep Two Rocks RSL Sub-branch	\$2,330	\$4,000	\$2,675	\$6,250	\$7,040
Quinns Rocks RSL Sub-branch	\$500	\$13,800	\$7,375	\$2,400	\$10,000
Wanneroo RSL Sub-branch	TBA	\$5,740	\$7,000	TBA	\$10,000
True North Church	\$26,232	\$8,000	\$37,400	\$0	\$10,000
Girrawheen Lions Club	TBA	\$3,136	TBA	TBA	\$7,350
Yanchep Two Rocks Community Recreation Association	\$0	\$6,200	\$0	\$1,700	\$10,000

Nulla Koort Indigenous Corporation	\$0	\$12,315	\$17,785	\$250	\$10,000
Total leveraged	\$29,062	\$53,191	\$72,235	\$10,600	\$64,390

For future event sustainability, it has been recommended that groups seek external funding in addition to the City's contribution. This approach increases support and funds leveraged for the benefit of City residents and reduces financial reliance on the City. It also supports applicant groups intending to grow their event with an increase in associated costs.

When considering the funding amount requested for 2022/23 and 2023/24, where groups have not already sought maximum funds, Administration has recommended a scaled increase in the funding to allow for a CPI increase, supplier cost increases and event growth over time.

Following is a brief summary of each application with a detailed summary available in **Attachment 2**.

As previously mentioned, the event organiser for the Wanneroo Christmas Lunch is still under discussion (and may or may not change each year). Administration proposes a specific recommendation that Council authorises the Chief Executive Officer to approve up to \$10,000 each year, for a three year period, to the relevant event organiser for the Wanneroo Christmas Lunch, subject to the event organiser meeting the eligibility criteria outlined within the Community Funding Policy and supporting Guidelines.

Applicant Group	Community Initiative	Requested Flagship Funding	Amount Recommended for Approval
Yanchep Two Rocks RSL Sub-branch	Remembrance Day Event 11 Nov 2021, 2022 and 2023 ANZAC Day Event 25 April 2022, 2023 and 2024 Venue: Yanchep Sports and Social Club and Yanchep National Park	\$7,040 per year for three years	2021/22: \$7,040 2022/23: \$7,700 2023/24: \$8,400
Quinns Rocks RSL Sub-branch	Remembrance Day 11 Nov 2021, 2022 and 2023 ANZAC Day 25 April 2022, 2023 and 2024 Vietnam Veterans Day 18 Aug 2022, 2023 and 2024 Venue: Quinns Sports & Social Club	\$10,000 per year for three years	2021/22: \$10,000 2022/23: \$10,000 2023/24: \$10,000

Wanneroo RSL Sub-branch	<p>Remembrance Day 11 Nov 2021, 2022 and 2023</p> <p>ANZAC Day 25 April 2022, 2023 and 2024</p> <p>Vietnam Veterans Day 18 Aug 2022, 2023 and 2024</p> <p>Venue: Memorial Park Wanneroo</p>	\$10,000 per year for three years	<p>2021/22: \$10,000</p> <p>2022/23: \$10,000</p> <p>2023/24: \$10,000</p>
True North Church	<p>Carols in the Park 12 Dec 2021 Date TBC Dec 2022 and 2023 Venue: Splendid Park, Yanchep</p> <p>Merriwa Christmas Festival 15-17 Dec 2021 Date TBC Dec 2022 and 2023 Venue: True North Church, Merriwa</p>	\$10,000 per year for three years	<p>2021/22: \$10,000</p> <p>2022/23: \$10,000</p> <p>2023/24: \$10,000</p>
Girrawheen Lions Club	<p>Australia Day Community Breakfast 26 Jan 2022 26 Jan 2023 26 Jan 2024 Venue: John Maloney Park, Marangaroo</p>	\$7,350.00 per year for three years	<p>2021/22: \$5,000</p> <p>2022/23: \$5,500</p> <p>2023/24: \$6,000</p>
Yanchep Two Rocks Community Recreation Association	<p>Volunteer Breakfast Sept 2021, 2022 and 2023 Venue: The Yanchep Inn</p> <p>Australia Day Community Breakfast Jan 2022, 2023 and 2024 Venue: Phil Renkin Centre, Two Rocks</p>	\$10,000 per year for three years	<p>2021/22: \$6,750</p> <p>2022/23: \$7,425</p> <p>2023/24: \$8,200</p>
Nulla Koort Indigenous Corporation	<p>Outer North NAIDOC Event July 2022, 2023 and 2024 Venue: Riverlinks Park Clarkson</p>	\$10,000 per year for three years	<p>2021/22: \$8,500</p> <p>2022/23: \$9,250</p> <p>2023/24: \$10,000</p>

To be Confirmed	Wanneroo Christmas Lunch 25 December 2021, 2022 and 2023 Venue: TBC	Up to \$10,000 per year for three years	2021/22: up to \$10,000 2022/23: up to \$10,000 2023/24: up to \$10,000
TOTAL FOR THE THREE-YEAR PERIOD		2021/22: \$74,390 2022/23: \$74,390 2023/24: \$74,390	2021/22: \$67,290 2022/23: \$69,875 2023/24: <u>\$72,600</u> \$209,765

Administration has undertaken an evaluation of each application and is proposing Flagship Fund recommendations for approval totalling \$209,765 for the three-year period (**Attachment 3**). The event organiser for the Wanneroo Christmas Lunch will be required to submit a funding application to ensure a consistent assessment and acquittal process is undertaken.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

1 ~ An inclusive and accessible City with places and spaces that embrace all

1.4 - Bringing people together

2 ~ A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences

2.1 - Valuing cultures and history.

Risk Management Considerations

Risk Title	Risk Rating
ST-S26 Resilient and Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

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

Policy Implications

Flagship Fund applications are assessed in accordance with the Community Funding Policy. As per the Community Funding Policy, Flagship Funding approval is via Council.

Financial Implications

Administration is proposing approval of Flagship Funding amounts of \$67,290 in 2021/22; \$69,875 in 2022/23 and \$72,600 in 2023/24. This equates to \$209,765 over three years.

The Flagship Fund 2021/22 funding allocations will be paid from the adopted 2021/22 budget. The Community Funding Program budget for subsequent financial years will be considered as part of the City's annual budgeting process and will include the amounts articulated for 2022/23 and 2023/24 to support the Flagship Fund.

Voting Requirements




Simple Majority

Recommendation

That Council:-

1. **APPROVES** Flagship Fund application recommendations detailed in Attachment 3 to this report;
2. **AUTHORISES** the Chief Executive Officer to approve up to \$10,000 on an annual basis for up to three years to the relevant event organiser for the Wanneroo Christmas Lunch subject to:
 - a) Compliance with eligibility criteria and conditions outlined in the Community Funding Policy, Guidelines and Grant Agreement;
 - b) Receipt of a satisfactory community funding application; and
 - c) Issue of a Public Community Event Licence; and
3. **NOTES** that the Flagship Funding for 2022/23 and 2023/24 as detailed in Attachment 3 will be listed for consideration as part of the City's annual budget considerations.

Attachments:

- | | | | |
|--|--|-----------|---------|
| 1.  | Community Funding Policy | 21/320604 | |
| 2.  | Summary of submitted Flagship Fund applications | 21/320893 | |
| 3.  | Flagship Fund Application Recommendations for 2021/22 to 2023/24 | 21/350136 | Minuted |



Policy Manual

Community Funding Policy

Policy Owner:	Community Development
Contact Person:	Manager Community Development
Date of Approval:	13 July 2021 (CP01-07/21)

POLICY STATEMENT

The City of Wanneroo (City) is committed to building healthy, safe and connected communities through the provision of **Community Funding** and capacity building support to increase community inclusion, resilience and connectedness.

POLICY OBJECTIVE

The objective of this policy is to:

- ensure community funding arrangements are outcomes based, in alignment with the City's Strategic Community Plan, endorsed brand and values;
- coordinate fair and equitable application and assessment processes for the Community Funding Program; and
- ensure transparency and good governance in the distribution of community funding.

SCOPE

This policy supports implementation of the City's Community Funding Program in accordance with the **Community Support and Financial Assistance Framework**.

Community funding is provided by the City to individual residents or community groups and local organisations that operate within the City of Wanneroo area.

This policy does not apply to sponsorships, donations, enterprise funding, gifts, prizes or fee waivers where financial or material assistance is given without expectation of anything in return.

IMPLICATIONS

Community funding will be distributed in accordance with the City's endorsed budget and Strategic Community Plan objectives in order to add value to the City's services and programs and provide benefit for the City's residents, workers and visitors.

Funding will be managed in an equitable and transparent manner that ensures good governance and adherence to the *Local Government Act 1995*.

The Community Funding Program will be implemented in accordance with the following principles.

The City is committed to providing funding that is:



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- **Ethical and Accountable** – processes are robust, transparent and fair, governance is clear and strong, appropriate policies and procedures are followed, applications are assessed objectively and conflicts of interests are declared and addressed.
- **Strategic and Needs Based** – the distribution of City funding is optimised to support individuals, community groups and organisations to deliver social, environmental and economic benefits in alignment with the City's Strategic Community Plan objectives.
- **Responsive** – funding information is accessible and processes are streamlined to meet identified community needs in a relevant and timely manner.
- **Co-funded** – priority is given to applications that provide optimal value for the City, with a preference for those which can evidence self-contribution and/or other sources of support.

IMPLEMENTATION

The City will ensure sound Community Funding Program administration, including:

1. **Planning** through policy, procedure and guidelines
2. **Communicating** the availability of the City's various funding opportunities
3. **Assessing** applications and distributing funds
4. **Monitoring and evaluating** project progress and outcomes
5. **Reporting** benefits and sharing success stories with the community

Program Outcomes

Through the Community Funding Program, the City aims to:

- strengthen the community by supporting a diverse range of activities that are responsive to community needs;
- build the capacity of individuals, community groups and local organisations to develop and implement sustainable solutions at a local level;
- create community networks and connections which drive activities that achieve strategic priorities;
- support and enable community recovery and resilience in response to emergency situations;
- celebrate and recognise the City's diversity, history, lifestyle and environment; and
- enhance the City's reputation and brand as a prosperous and progressive organisation.

General Program Eligibility

The following conditions apply to all community funding categories. Applicants should:

- live, operate or deliver the activity within the City of Wanneroo;
- have no outstanding acquittals or debts with the City;
- obtain all relevant permits or approvals from the City before proceeding with the activity;
- use funding solely for the purposes outlined by the City in the agreement;
- demonstrate satisfactory insurance cover, as outlined in the supporting guidelines;
- demonstrate applicant eligibility as outlined in the supporting guidelines; and
- adhere to all other terms and conditions set out in the supporting guidelines for the specific funding category.



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The City will not provide funding for activities that:

- directly or indirectly contravene existing Council policy;
- create an actual or perceived conflict of interest;
- interfere with the City's compliance with and exercise of its legislative obligations;
- do not positively reflect the City's values and brand;
- conflict with the City's events program or other activities;
- are not consistent with the City's access and inclusion principles which support participation and equity for all members of the City's diverse community;
- could be perceived as benefiting a political party or campaign;
- are for the sole purpose of financially benefiting an organisation, group or individual;
- are for general operational expenditure (e.g. staff salaries, lease rent payments, insurance, office equipment);
- are to cover shortfalls or duplication in funding by state or federal government departments;
- are for the purchase of property and/or land;
- are for major/capital equipment purchases or works over \$500;
- have already commenced or been completed prior to the application being submitted;
- are deemed inappropriate by the City i.e. pollution, destroy or waste non-recurring resources, illegal or political in nature;
- promote tobacco, gambling, pornography, weaponry, drugs and/or alcohol; or
- do not represent value for money for the City as determined through the assessment process.

Other eligibility requirements and funding conditions may apply to specific funding categories, as set out in the relevant supporting guidelines and/or funding agreements. In addition, it is anticipated that some of the above criteria may vary during emergency response and recovery periods.

The City reserves the right to withdraw funding from a **Funding Recipient** if the activity is not progressing satisfactorily, the organisation ceases to be eligible, the organisation breaches funding conditions, or the activity poses a reputational risk for the City. If this occurs, the organisation will be fully liable for costs involved and grant funds should be returned to the City.

Assessment and Approval

Applications pertaining to the Community Funding Program are reviewed by an assessment panel prior to formal approval by Council or relevant officer as outlined in the following table:

Category	Funding Amount	Approval required
Kickstarter Fund*	Up to and including \$1,000	Manager Place Management and/or Manager Community Development
Community Grants*	Up to and including \$5,000	Manager Community Development



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Category	Funding Amount	Approval required
Response & Recovery Fund*	Up to and including \$1,000	Manager Community Development
	Up to and including \$5,000	Director Community and Place
Flagship Fund	Up to \$10,000 p.a. for up to three years	Council

Note – Details of funding approvals will be provided to Council Members for information.

The Chief Executive Officer or nominee is authorised to approve applications exceeding values specified in the above table up to a maximum of \$10,000. All other applications must be presented to Council for approval.

In the event of an **Emergency**, all funding applications received through any category of the Community Funding Program will be assessed against the City's Local Recovery Plan in addition to the standard community funding conditions. This process will apply only during the emergency period for the purposes of ensuring funding is prioritised for services and projects with a recovery focus.

Agreement

All funding distributed by the City to any successful applicant shall be formalised in an agreement; the provisions and conditions of which are dependent on the specific category.

All community funding recipients are required to provide the City with reports in relation to funding outcomes and achievements as detailed in their agreement.

Multi-year agreements will be reviewed annually to ensure alignment with specified outcomes and other agreed conditions.

ROLES AND RESPONSIBILITIES

- Council makes decisions regarding the allocation of funds to the Community Funding Program through its annual budget planning process.
- The Community Development service unit is the primary administrator of the Community Funding Program, working in collaboration with other service units, working groups and the community to develop, promote and review the program.

DISPUTE RESOLUTION

Disputes in regard to this policy will be referred to the Director Community and Place in the first instance. Where the Director Community and Place is involved in the assessment or approval of applications, disputes will be referred to the CEO for a determination.



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Conflicts arising from personal relationships or financial arrangements of City employees or Elected Members involved in community funding assessment, approval or administration will be managed in accordance with the City's Conflict of Interest Policy and Code of Conduct.

EVALUATION AND REVIEW PROVISIONS

The City is committed to continuous improvement of the Community Funding Program. Regular reviews will be undertaken to measure the effectiveness of each category and the overall program to ensure:

- program outcomes remain consistent with the City's brand and strategic objectives;
- funding is being distributed and expended in accordance with policy guidelines;
- application and acquittal processes remain proportional to the grant amount;
- value for the City remains commensurate with the level of funding provided; and
- processes are managed in a transparent and accountable manner, and in accordance with relevant Local Government Act requirements.

The Policy will be reviewed every three years to ensure amendments to the Community Support and Financial Assistance Framework and other related policies are reflected accordingly.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Co-Funded	<i>The City has a preference for not being the sole-funder of applications approved through the Community Funding Program. There is an expectation that applicants will be self-contributing and/or seeking other external sources of support in addition to the City's contribution.</i>
Community Funding	<i>Financial support provided to individuals and community groups or organisations enabling delivery of projects which promote healthy, safe connected and inclusive communities.</i>
Community Support and Financial Assistance Framework	<i>Overarching framework which encompasses all types of support and assistance (both financial and non-financial) provided by the City to individuals, community groups, community organisations or businesses.</i>
Emergency	<i>A serious, unexpected event requiring immediate action, including the provision of support and relief. May include, but not limited to; natural disaster (bushfire, cyclone, storm, earthquake), terrorist acts or pandemic.</i>
Funding Recipient	<i>An individual or organisation that, for a specified term, receives a cash contribution in return for delivering a community activity as outlined in an agreement.</i>
Kickstarter Fund	<i>A fund that supports empowerment of community members, community groups and local organisations to implement small-scale initiatives or local neighbourhood projects which activate places and bring communities together.</i>



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Community Grants	<i>Grants that support delivery of a variety of non-profit-making community activities and events delivered in the City which support key actions in the City's various community-directed plans. Community Grants encourage community group sustainability, aligning with the Community Development capacity-building approach and reducing reliance on the City.</i>
Flagship Fund	<i>A fund that provides longer-term financial support for City brand-aligned community initiatives which celebrate and commemorate Wanneroo's rich history and diverse culture.</i>
Response and Recovery Fund	<i>To enable and support response and recovery to emergency situations which have a large or widespread impact on the local community (i.e. livelihood, housing, resourcing, service impact). In the event of an emergency, funding will be prioritised towards supporting relief measures and essential services and projects, aligned to the City's Local Recovery Plan, which target vulnerable City of Wanneroo residents and enable community reconnection.</i>

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Community Funding Management Procedure
 Community Funding Guidelines
 Community Support and Financial Assistance Framework

REFERENCES

Enterprise Funding Policy
 Sponsorship Policy
 Fee Waivers, Concessions and Debt Write-Off Policy
 Facility Hire and Use Policy
 Conflict of Interest Policy and Management Procedure

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Development

Version	Next Review	Record No:
January 2014 (CD04-12/13)	November 2014	10/60107*
May 2016 (CP08-05/16)	May 2017	15/531947
July 2020	July 2023	19/211787
July 2021	July 2023	19/211787V2

**Summary of Submitted Applications
Flagship Fund 2021**

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
Yanchep Two Rocks RSL Sub-branch	<p>Remembrance Day Event 11 Nov 2021, 2022 and 2023</p> <p>ANZAC Day Event 25 April 2022, 2023 and 2024</p> <p>Venue: Yanchep Sports and Social Club and Yanchep National Park</p>	\$7,040 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> • Small-scale ANZAC Day Event; • High catering cost per head for ANZAC Day Event; • Minimal local and business contributors identified to reduce catering and other key costs and; • Recommending funding increase each year to support event growth. <p>APPROVE \$7,040 for 2021/2022 subject to receipt of a Public Community Event Licence for each event.</p> <p>APPROVE up to \$7,700 for 2022/23 and up to \$8,400 for 2023/24 subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Quinns Rocks RSL Sub-branch	<p>Remembrance Day 11 Nov 2021, 2022 and 2023</p> <p>ANZAC Day 25 April 2022, 2023 and 2024</p> <p>Vietnam Veterans Day 18 Aug 2022, 2023 and 2024</p> <p>Venue: Quinns Sports & Social Club</p>	\$10,000 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> • Large-scale ANZAC Day Event; • Low catering cost per head for ANZAC Day Event; • Clear budget, event planning and delivery demonstrated; and • Minimal local and business contributors identified to reduce catering and other key costs. <p>APPROVE \$10,000 for 2021/2022 subject to receipt of a Public Community Event Licence for each event.</p>

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
			<p>APPROVE up to \$10,000 for 2022/23 and 2023/24 subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Wanneroo RSL Sub-branch	<p>Remembrance Day 11 Nov 2021, 2022 and 2023</p> <p>ANZAC Day 25 April 2022, 2023 and 2024</p> <p>Vietnam Veterans Day 18 Aug 2022, 2023 and 2024</p> <p>Venue: Memorial Park Wanneroo</p>	\$10,000 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> • Large-scale ANZAC Day Event; • Further budget and planning information required; and • Minimal local and business contributors identified to reduce key costs. <p>APPROVE \$10,000 for 2021/2022 subject to receipt of further satisfactory budget and planning information and a Public Community Event Licence for each event.</p> <p>APPROVE up to \$10,000 for 2022/23 and 2023/24 subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
True North Church	<p>Carols in the Park 12 Dec 2021 Date TBC Dec 2022 and 2023</p> <p>Venue: Splendid Park, Yanchep</p>	\$10,000 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> • Two events with high attendance numbers; • Significant cash and in-kind contributions by applicant group and other partners; • Good event planning and delivery process including risk management; and • Minimal local business/group collaboration.

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
	Merriwa Christmas Festival 15-17 Dec 2021 Date TBC Dec 2022 and 2023 Venue: True North Church, Merriwa		<p>APPROVE \$10,000 for 2021/22 subject to issue of a Public Community Event Licence.</p> <p>APPROVE up to \$10,000 for 2022/23 and 2023/24 subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Girrawheen Lions Club	Australia Day Community Breakfast 26 Jan 2022 26 Jan 2023 26 Jan 2024 Venue: John Maloney Park, Marangaroo	\$7,350.00 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> • Small-scale event with approximate 500 attendees but significant to the local community and has been delivered for many years; • Further budget and planning information required; • Reduced funding recommended to provide opportunity for sourcing local partners for key costs; • No local/business contributors/partners identified to-date; and • Recommending funding increase each year to support event growth. <p>APPROVE \$5,000 for 2021/2022 subject to receipt of further satisfactory budget and planning information and a Public Community Event Licence.</p> <p>APPROVE up to \$5,500 for 2022/23 and up to \$6,000 for 2023/24 subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
			<ul style="list-style-type: none"> Receipt of Public Community Event licence for each event.
Yanchep Two Rocks Community Recreation Association	<p>Volunteer Breakfast Sept 2021, 2022 and 2023 Venue: The Yanchep Inn</p> <p>Australia Day Community Breakfast Jan 2022, 2023 and 2024 Venue: Phil Renkin Centre, Two Rocks</p>	\$10,000 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> Volunteer Breakfast not delivered during Volunteer Week In May or Thank a Volunteer Day in December; Both events are small-scale: <ul style="list-style-type: none"> Australia Day Breakfast - 500 people (with potential to increase attendance numbers in 2022); and Volunteer Breakfast less than 500 but target attendance numbers not specified in the application. Both events are significant to the local community and have been delivered for several years; Reduced amount for 2022 Australia Day Community Breakfast from \$8,000 to \$5,000 recommended for following reasons: <ul style="list-style-type: none"> \$1,500 requested for banners in budget – reduced to \$500 to align with Community Funding Policy requirement for purchase of capital items; Support for advertising costs of \$1,500 reduced to \$500; suggest other external funders are sought for additional advertising; 2021 Australia Day Community Breakfast was supported by community funding (\$3,265.40). An increase to \$5,000 for 2022 event will support event growth and above adjustments; and 2020 Volunteer Breakfast was supported by the City for the first time in 2020 through the Response and Recovery Fund (\$1,500). Recommend increase to \$1,750 for 2021 to support event growth; Minimal local/business contributors/partners identified. Recommending funding increase each year to support event growth.

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
			<p>APPROVE \$6,750 for 2021/2022 subject to receipt of further satisfactory Volunteer Breakfast event and budget information and a Public Community Event Licence.</p> <p>APPROVE up to \$7,425 for 2022/23 and up to \$8,200 for 2023/24 subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Nulla Koort Indigenous Corporation	Outer North NAIDOC Event July 2022, 2023 and 2024 Venue: Riverlinks Park Clarkson	\$10,000 per year for three years	<p>Consideration points:</p> <ul style="list-style-type: none"> • Small-scale event with approximate 850 attendees but with potential for annual growth due to local community need and Aboriginal significance; • Relatively new applicant group and event (first delivered in 2019); • Acknowledgement of high costs associated with Aboriginal activities, entertainment and Welcome to Country; • Demonstrated partnering approach and sourcing of other income/grants; • \$2,000 request for purchase of Gazebo reduced to \$500 to align with Community Funding Policy requirement for purchase of capital items; and • Recommending funding increase each year to support event growth. <p>APPROVE \$8,500 for 2022 event subject to issue of a Public Community Event Licence.</p>

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
			<p>APPROVE up to \$9,250 for 2023 event and up to \$10,000 for 2024 event subject to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
To be Confirmed	Wanneroo Christmas Lunch 25 December 2021, 2022 and 2023 Venue: TBC	Up to \$10,000 per year for three years	<ul style="list-style-type: none"> • The City has traditionally funded a community group or church to deliver the Wanneroo Christmas Lunch to vulnerable or socially isolated residents on Christmas day. • As the event organiser for the 2021 and ongoing Christmas Lunch is yet to be confirmed, Administration recommends that Council authorises the CEO to approve up to \$10,000 each year, for a three year period, to the relevant event organiser. • The event organiser must meet the eligibility criteria outlined within the Community Funding Policy and supporting Guidelines <p>AUTHORISES the CEO to APPROVE up to \$10,000 on an annual basis for 2021/22, 2022/23 and 2023/24 subject to:</p> <ul style="list-style-type: none"> • Complying with eligibility criteria and conditions outlined in the Community Funding Policy, Guidelines and Grant Agreement; and • Receipt of a satisfactory community funding application; • Issue of a Public Community Event Licence.

Applicant Group	Application Event Name/Date/Venue	Requested Flagship Funding	Points for consideration and Proposed recommendation
		2021: \$74,390	2021: up to \$67,290
		2022: \$74,390	2022: up to \$69,875
		2023: \$74,390	2023: up to <u>\$72,600</u>
TOTAL FOR THE THREE-YEAR PERIOD			<u>\$209,765</u>

**LIST OF RECOMMENDATIONS
COMMUNITY FUNDING PROGRAM
2021/22 TO 2023/24 FLAGSHIP FUND APPLICATIONS**

Applicant Group	Application Event Name/Date/Venue	Recommendation
Yanchep Two Rocks RSL Sub-branch	Remembrance Day 11 Nov 2021 11 Nov 2022 11 Nov 2023 ANZAC Day 25 April 2022 25 April 2023 25 April 2024 Venues: Yanchep Sports and Social Club and Yanchep National Park	APPROVE \$7,040 for 2021/2022 SUBJECT to receipt of a Public Community Event Licence for each event. APPROVE up to \$7,700 for 2022/23 and up to \$8,400 for 2023/24 SUBJECT to: <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Quinns Rocks RSL Sub-branch	Remembrance Day 11 Nov 2021 11 Nov 2022 11 Nov 2023 ANZAC Day 25 April 2022 25 April 2023 25 April 2024 Vietnam Veterans Day 18 Aug 2022 18 Aug 2023 18 Aug 2024 Venue: Quinns Sports & Social Club	APPROVE \$10,000 for 2021/2022 SUBJECT to receipt of a Public Community Event Licence for each event. APPROVE up to \$10,000 for 2022/23 and 2023/24 SUBJECT to: <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.

Applicant Group	Application Event Name/Date/Venue	Recommendation
Wanneroo RSL Sub-branch	Remembrance Day 11 Nov 2021 11 Nov 2022 11 Nov 2023 ANZAC Day 25 April 2022 25 April 2023 25 April 2024 Vietnam Veterans Day 18 Aug 2022 18 Aug 2023 18 Aug 2024 Venue: Memorial Park Wanneroo	<p>APPROVE \$10,000 for 2021/2022 SUBJECT to receipt of further satisfactory budget and planning information and a Public Community Event Licence for each event.</p> <p>APPROVE up to \$10,000 for 2022/23 and 2023/24 SUBJECT to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
True North Church	Carols in the Park 12 Dec 2021 Date TBC Dec 2022 Date TBC Dec 2023 Venue: Splendid Park, Yanchep Merriwa Christmas Festival 15-17 Dec 2021 Dates TBC Dec 2022 Dates TBC Dec 2023 Venue: True North Church, Merriwa	<p>APPROVE \$10,000 for 2021/22 SUBJECT to issue of a Public Community Event Licence.</p> <p>APPROVE up to \$10,000 for 2022/23 and 2023/24 SUBJECT to:</p> <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Girrawheen Lions Club	Australia Day Community Breakfast 26 Jan 2022 26 Jan 2023	<p>APPROVE \$5,000 for 2021/2022 SUBJECT to receipt of further satisfactory budget and planning information and a Public Community Event Licence.</p>

Applicant Group	Application Event Name/Date/Venue	Recommendation
	26 Jan 2024 Venue: John Maloney Park, Marangaroo	APPROVE up to \$5,500 for 2022/23 and up to \$6,000 for 2023/24 SUBJECT to: <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Yanchep Two Rocks Community Recreation Association	Volunteer Breakfast Sept 2021 Sept 2022 Sept 2023 Venue: The Yanchep Inn Australia Day Community Breakfast 26 Jan 2022 26 Jan 2023 26 Jan 2024 Venue: Phil Renkin Centre, Two Rocks	APPROVE \$6,750 for 2021/2022 SUBJECT to receipt of further satisfactory Volunteer Breakfast event and budget information and a Public Community Event Licence. APPROVE up to \$7,425 for 2022/23 and up to \$8,200 for 2023/24 SUBJECT to: <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.
Nulla Koort Indigenous Corporation	Outer North NAIDOC Event July 2022 July 2023 July 2024 Venue: Riverlinks Park Clarkson	APPROVE \$8,500 for 2022 event SUBJECT to issue of a Public Community Event Licence. APPROVE up to \$9,250 for 2023 event and up to \$10,000 for 2024 event SUBJECT to: <ul style="list-style-type: none"> • Receipt of a satisfactory acquittal report each year; • Receipt of a satisfactory estimate budget for the following year; and • Receipt of Public Community Event licence for each event.

Corporate Strategy & Performance

Business & Finance

4.16 Financial Activity Statement for the period ended 31 July 2021

File Ref:	42309 – 21/359356
Responsible Officer:	Director, Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	6

Issue

To consider the Financial Activity Statement for the period ended 31 July 2021.

Background

In accordance with *Local Government (Financial Management) Regulations 1996*, the Financial Activity Statement has been prepared in compliance with the following:

- *“Regulation 34(1) of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial activity each month, presented according to nature and type, by program, or by business unit. For the 2021/22 financial year the statement of financial activity will be presented by nature and type.*
- *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, which requires a local government to adopt a percentage or value, calculated in accordance with Australian Accounting Standards, to be used in statements of financial activity for reporting material variances. For the 2021/22 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances.”*

Detail

Financial Activity for the Period Ended 31 July 2021

At the Ordinary Council Meeting on 29 June 2021 (SCS01-06/21), Council adopted the Annual Budget for the 2021-22 financial year. The figures in this report are compared to the adopted Budget.

Overall Comments Month-to-Date

Results from Operations

The Financial Activity Statement report for the month of July 2021 shows an overall favourable variance from Operations before Non-Operating Revenue and Expenses of \$3.4m.

The favourable variance is mainly due to underspends in Materials and Contracts and Utility charges.

Description	Current Month - July 2021				Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %	
Operating Revenue	171.3	171.3	(0.0)	(0.0)	Overall operating revenue is tracking inline with the Budget
Operating Expense	(14.3)	(17.7)	3.4	19.3	The favourable variance is mainly due to underspends in Material & Contracts and Utility Charges. Please refer to note 4, 5 and 6 for further details.

Capital Program

During July 2021, \$2.1m was spent on various capital projects of which \$0.7m was spent on Waste Management.(Refer to **Attachment 3** for more details).

Description	Month Actual \$m	Month Revised Budget \$m	% Complete of Month Revised Budget
Expenditure	2.1	6.3	32.9%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
398.5	0.51%	Portfolio balance has decreased by \$10.3m from June 2021. The monthly weighted return is 0.51% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.46%. (Refer to Attachment 5 for more details)

Detailed Analysis of Statement of Comprehensive Income (**Attachment 1**)

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

- Current month comparison of Actuals to Budgets; and
- Period to date of Actuals to Budgets being the first month of the financial year, there will be no year to date comments.

The comments are provided where the variance is higher than reporting threshold or item of interest to Council.

Description	Current Month				Annual	
	Actual	Original Budget	Variance		Original Budget	Notes
	\$	\$	\$	%	\$	
Revenues						
Rates	138,038,041	138,167,680	(129,639)	(0.1)	141,191,680	1
Operating Grants, Subsidies & Contributions	358,185	150,181	208,004	138.5	8,015,370	2
Fees & Charges	32,679,530	32,727,743	(48,213)	(0.1)	50,296,054	3
Interest Earnings	163,964	195,114	(31,150)	(16.0)	2,283,458	
Other Revenue	20,736	33,084	(12,348)	(37.3)	725,295	
Total Operating Revenue	171,260,456	171,273,802	(13,346)	(0.0)	202,511,857	
Expenses						
Employee Costs	(6,263,581)	(6,151,109)	(112,472)	(1.8)	(77,092,475)	4
Materials & Contracts	(3,407,530)	(6,647,452)	3,239,922	48.7	(73,738,173)	5
Utility Charges	(476,534)	(788,726)	312,192	39.6	(9,755,555)	6
Depreciation	(3,700,952)	(3,700,952)	0	0.0	(44,411,424)	
Interest Expenses	(343,403)	(342,828)	(575)	(0.2)	(4,115,430)	
Insurance	(110,513)	(98,129)	(12,384)	(12.6)	(1,285,633)	
Total Operating Expenditure	(14,302,513)	(17,729,196)	3,426,683	19.3	(210,398,690)	
RESULT FROM OPERATIONS	156,957,943	153,544,606	3,413,337	2.2	(7,886,833)	
Non Operating Revenue & Expenses						
Non Operating Grants, Subsidies & Contributions	1,290,423	1,589,672	(299,249)	(18.8)	19,076,024	7
Contributed Physical Assets	0	0	0	0	12,180,000	
Non Operating Contract Expenses	0	0	0	0	(15,000,000)	
Profit on Asset Disposals	0	166,202	(166,202)	(100.0)	4,945,035	8
Loss on Assets Disposals	0	(1,013,273)	1,013,273	100.0	(1,013,273)	8
TPS* & DCP** Revenues	719,835	238,799	481,036	201.4	25,630,638	9
TPS* & DCP** Expenses	(25,692)	(25,983)	291	1.1	(19,907,771)	
Total Non Operating Revenue and Expenses	1,984,566	955,417	1,029,149	107.7	25,910,653	
NET RESULT (OPERATING & NON OPERATING)	158,942,509	154,500,023	4,442,486	(2.9)	18,023,820	
Other Comprehensive Income	0	0	0	0.0	0	
TOTAL COMPREHENSIVE INCOME	158,942,509	154,500,023	4,442,486	(2.9)	18,023,820	

Revenues

Note 1 Rates

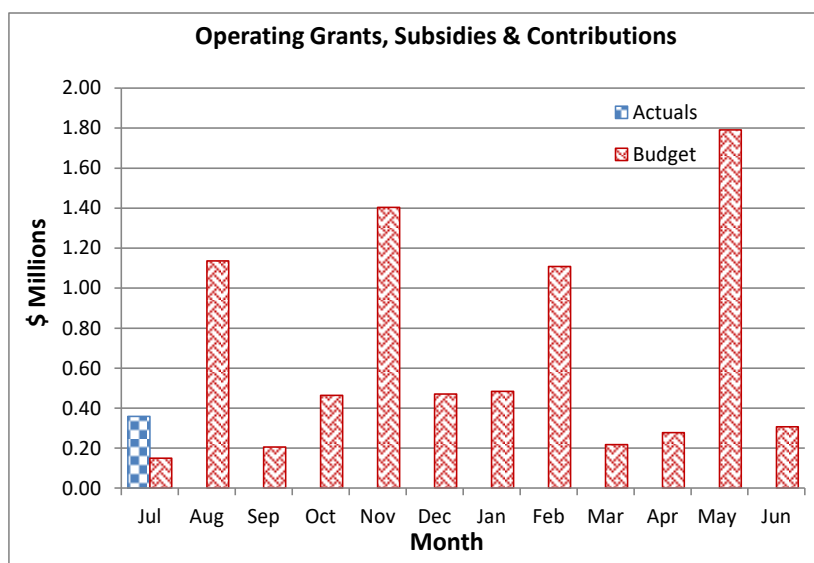
Month to Date - (Actual \$138.0m, Budget \$138.2m)

The variance is unfavourable by \$130k as a result of the actual number of properties were slightly lower than anticipated amount at the budget development stage.

Note 2 Operating Grants, Subsidies & Contributions

Month to Date - (Actual \$358k, Budget \$150k)

The variance is favourable by \$208k mainly due to early receipt of State Government Grants of \$114k and Cash Contributions for Jindee Marmion Avenue of \$90k.

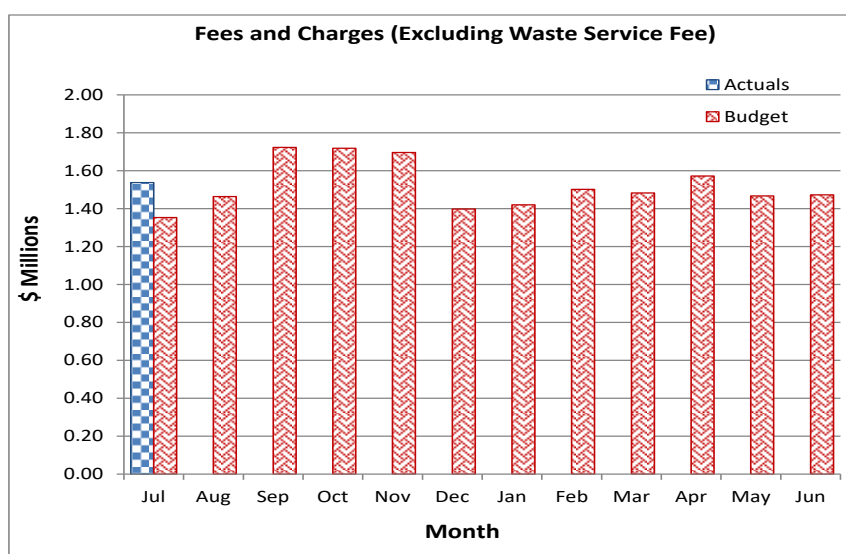


Note 3 Fees and Charges

Month to Date - (Actual \$32.7m, Budget \$32.7m)

The unfavourable variance for July 2021 is \$48k. But excluding Waste Service fees, there is a favourable variance of \$184k and is mainly due to:

- \$351 - Favourable variance driven by timing difference in private swimming pool inspection fees, which is issued with Rates notice in July, however budgeted for in August 2021; offset by
- \$89k - decrease in facility booking fee income driven by public returning to community centres, Kingsway Stadium, sporting grounds and libraries:
- \$83k – decrease in revenue from Carramar and Marangaroo golf courses is attributable to decreased number of players than originally anticipated due to unfavourable weather conditions.

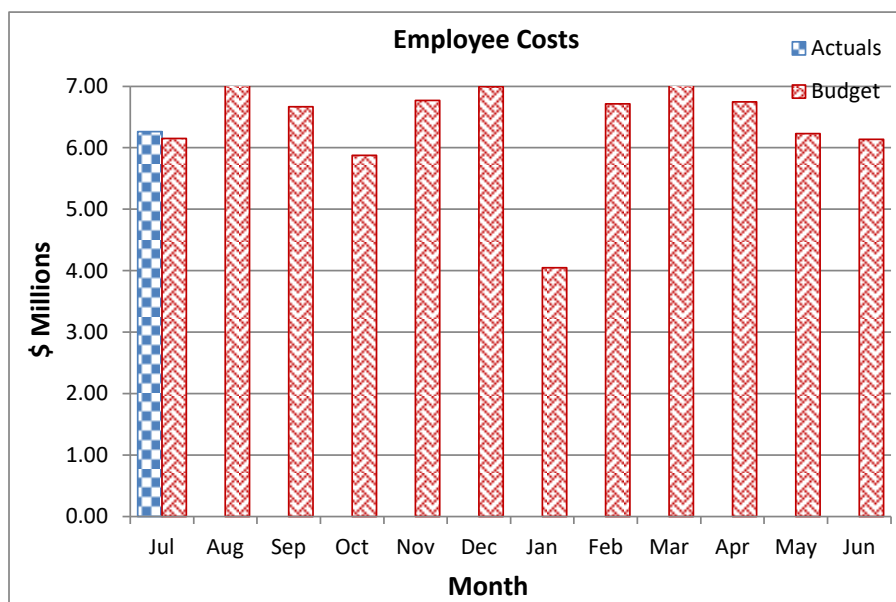


Expenses

Note 4 Employee Costs

Month to Date - (Actual \$6.3m, Budget \$6.2m)

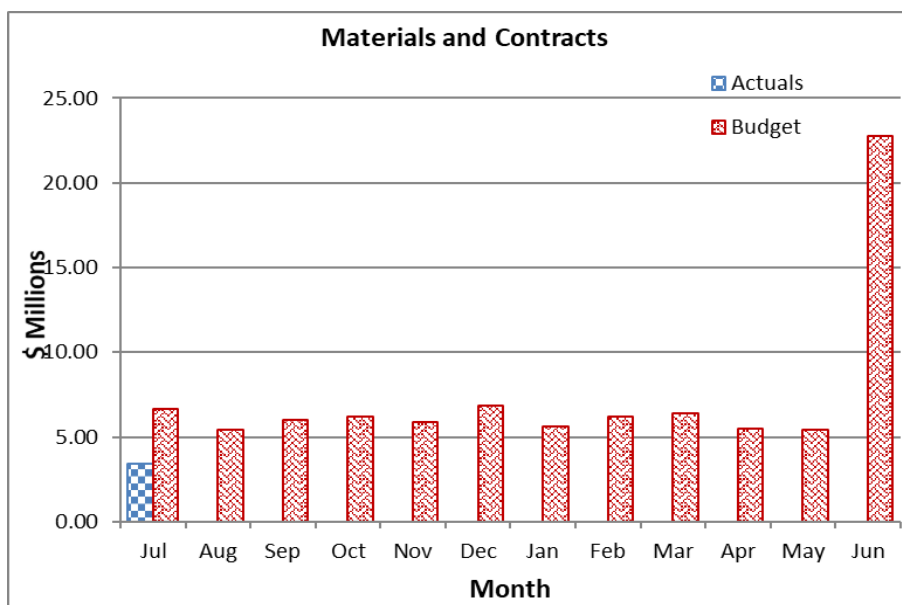
The variance is unfavourable by \$112k due to lower than expected annual leave and long service leave taken by employees.



Note 5 Materials and Contract

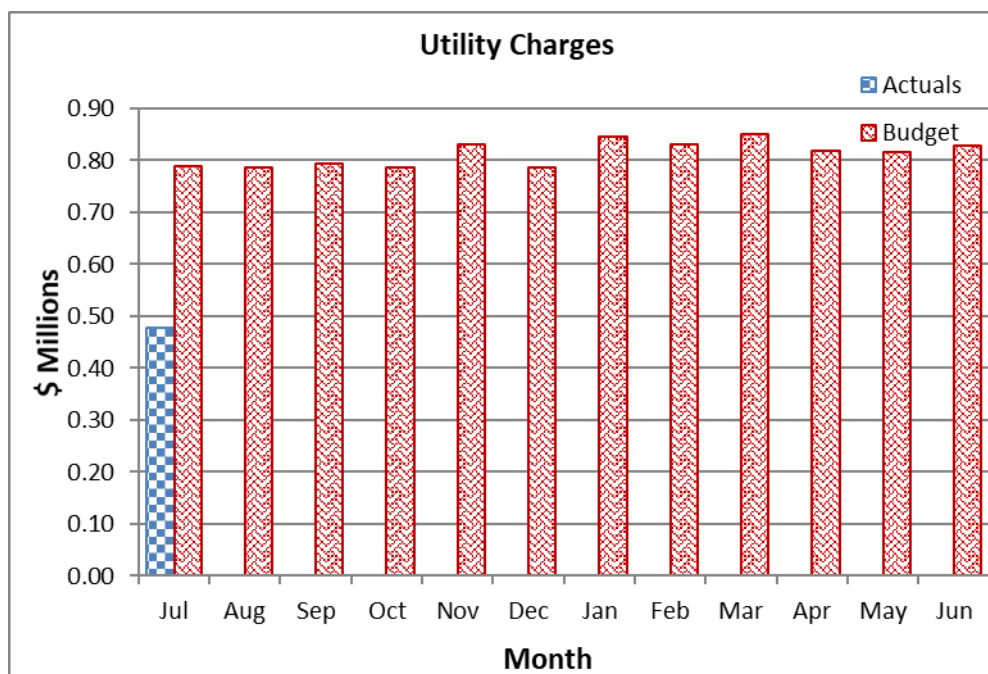
Month to Date - (Actual \$3.4m, Budget \$6.6m)

The favourable variance \$3.2m is mainly due to the timing differences in Refuse Removal Expenses of \$2.1m, in maintenance expenditure of \$508k incurred on roads and park maintenance, and in consultancy fee expenses of \$128k.



Note 6 Utility Charges**Month to Date - (Actual \$477k, Budget \$789k)**

The variance is favourable by \$312k due to lower electricity usage and water consumption and the reversal of previous months accrued utility charges.

**Non Operating Revenue & Expenses****Note 7 Non Operating Grants, Subsidies & Contributions****Month to Date – (Actual \$1.3m, Budget \$1.6m)**

The variance is unfavourable by \$300k and attributable to grants received but performance obligations has not been met as much as anticipated at budget development stage.

Note 8 Profit / Loss on Asset Disposals**Month to Date – (Combined Actual \$0, Combined Budget -\$847k)**

The variance is favourable by \$847k due to delay in asset disposals anticipated in July 2021.

Note 9 Town Planning Scheme (TPS) Revenues**Month to Date – (Actual \$720k, Budget \$239k)**

The favourable variance of \$481k is due to increased income of \$471k for headworks and higher than anticipated interest income of \$10k for TPS.

Statement of Financial Position (Attachment 2)

Description	30 Jun 2021 Actual \$	31 July 2021 Actual \$	Variance		Notes
			\$m	%	
Current Assets	428,993,363	596,256,320	167,262,957	39.0	
Current Liabilities	(69,951,043)	(76,467,716)	(6,516,673)	(9.3)	
NET CURRENT ASSETS	359,042,320	519,788,604	160,746,284	44.8	1
Non Current Assets	2,406,677,098	2,404,861,611	(1,815,487)	(0.1)	2
Non Current Liabilities	(174,670,845)	(174,659,133)	11,712	0.0	3
NET ASSETS	2,591,048,573	2,749,991,082	158,942,509	6.1	
TOTAL EQUITY	(2,591,048,573)	(2,749,991,082)	158,942,509	6.1	

Note 1 - Net Current Assets

When compared to the unaudited opening position at 30 June 2021 Net Current Assets have increased by \$160.7m, which is predominately due to the levying of 2021/22 Rates and Waste Service Fees in July 2021.

Within the Current Assets, Current Receivables of \$194.2m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$165.3m and Emergency Services Levy of \$23.2m, with the remaining balance attributed to General Debtors of \$5.7m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 July 2021 have decreased by \$1.9m from 30 June 2021 estimated Actuals. The movement is due to \$3.7m depreciation charged for the month offset by \$1.9m increase in Work in Progress and Asset Acquisitions.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 July 2021 have decreased by \$11.7k due to change in the interest bearing liabilities by \$6.2k and provisions and payables by \$5.5k.

Financial Performance Indicators

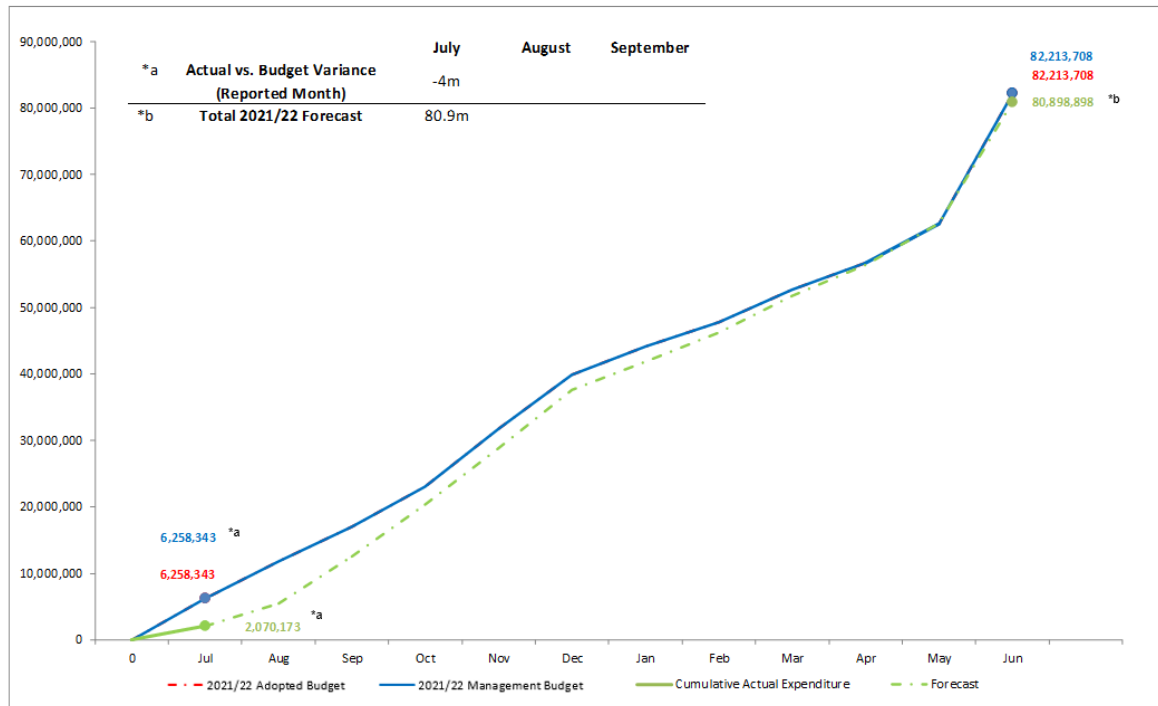
The ratios will be published as part of the Statutory Financial Statements, which are currently under review.

Capital Works Program

The status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual	YTD Actual	Revised Budget	% Spend
		\$	\$	\$	
Community Buildings	20	73,185	73,185	4,668,374	2%
Community Safety	7	40,419	40,419	2,140,261	2%
Conservation Reserves	4	2,344	2,344	452,000	1%
Corporate Buildings	4	53,863	53,863	979,830	5%
Environmental Offset	4	4,629	4,629	427,000	1%
Fleet Mgt - Corporate	6	245,563	245,563	12,771,624	2%
Foreshore Management	8	2,232	2,232	3,489,582	0%
Golf Courses	3	214	214	643,117	0%
Investment Projects	11	1,910	1,910	2,610,688	0%
IT Equipment & Software	17	213,537	213,537	9,583,746	2%
Parks Furniture	11	25,457	25,457	4,494,587	1%
Parks Rehabilitation	1	2,458	2,458	1,486,800	0%
Passive Park Development	7	12,928	12,928	1,131,179	1%
Pathways and Trails	5	22,493	22,493	3,236,956	1%
Roads	18	181,880	181,880	7,627,863	2%
Sports Facilities	38	427,821	427,821	20,851,401	2%
Stormwater Drainage	2	622	622	570,000	0%
Street Landscaping	5	8,914	8,914	275,896	-3%
Traffic Treatments	14	19,169	19,169	2,753,008	1%
Waste Management	5	753,279	753,279	2,019,796	0%
Grand Total	190	2,070,173	2,070,173	82,213,708	3%

During July 2021, \$2.1m was spent. Details of significant expenditure for the month are included in **Attachment 3**. As at 31 July 2021, the City has spent \$2.1m, which represents 2.5% of the \$82.2m Capital Works Budget.

Capital Expenditure to July 2021 – Portfolio View Only

To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 4**).

Capital Changes

The following changes are proposed to be made to the 2021/22 Capital Works budget.

PR-2094 New CCTV Network and Supporting Infrastructure – As per Council report CEO01-07/21, the City has received a \$100,000 grant from the State Government for the purchase of 4 CCTV mobile units, with the grant agreement recently signed off.

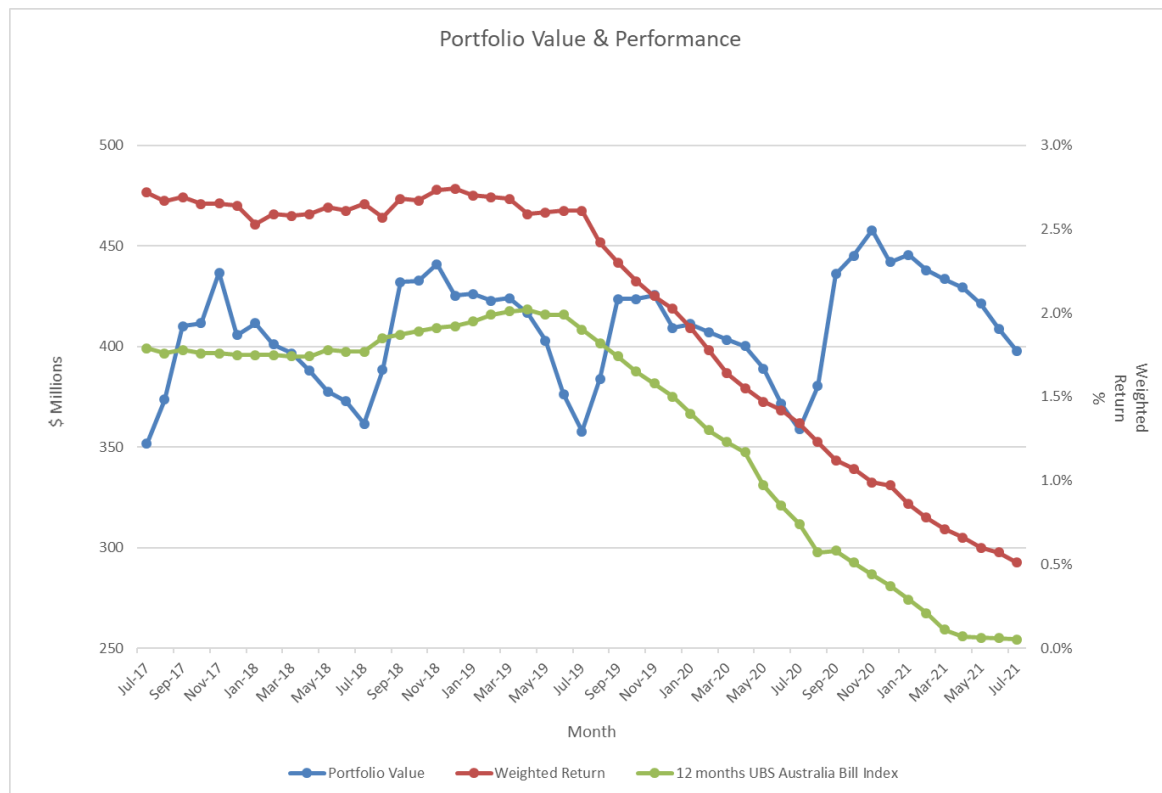
PR-4109 Recurring Program, Renew Sporting Structures – An additional \$125,000 is required as the budget estimate was based on recent similar works in a competitive market, however current market conditions returned higher costs. The Studmaster Park, Renew Bridge, Boardwalk and Viewing Tower project, PR-4308, can now be fully funded by LRCIP Phase 2, as identified in movements below, releasing funds held specifically for Studmaster works within PR-1910 Recurring Program, Renew Park Assets.

PR-4200 New Park Equipment Installation Program – An additional \$50,000 is required to construct a shade structure at Gumblossom Park. It is proposed to fund this from PR-1999 Upgrade Disability Access to Buildings and Facilities which has available funds due to the realignment of a work package with other works in 2022/23.

PR-4200 New Park Equipment Installation Program – As per Council report CEO01-07/21, the City has received a \$28,000 grant from the State Government for the installation of fencing at Grandis Park in Banksia Grove, with the grant agreement recently signed off. The project requires an additional \$20,000 to complete the works, which is proposed to be funded from PR-1999 Upgrade Disability Access to Buildings and Facilities.

Investment Portfolio (Attachment 5)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (ADI's):



At the end of July 2021, the City held an investment portfolio (cash & cash equivalents) of \$397.6m (Face Value), equating to \$398.5m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.46% pa (0.51% pa vs. 0.052% pa), however it is noted that Interest Earnings were budgeted at a 0.43% yield.

The Reserve bank of Australia has lowered its cash rate historical low of 0.10% in November 2020 and it is expected to continue in to the future. This has affected the City's ability to attract higher interest rates from ADI's.

Rate Setting Statement (Attachment 6)

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus/ (Deficit) based on the Revenues (excluding Rates), Expenses, Capital Works and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus/ (Deficit) will balance to the reconciliation of Net Current Assets Surplus/ (Deficit) Carried Forward (detailed below):

Description	30 Jun 2021 Actual \$	31 July 2021 Actual \$	30 Jun 2022
			Adopted Budget \$
Current Assets			
Cash & Cash Equivalents - Unrestricted	79,575,312	67,670,447	5,098,612
Cash & Cash Equivalents - Restricted	335,037,786	334,021,917	344,199,497
Receivables	14,076,182	194,239,971	16,539,300
Inventory	304,083	323,985	326,400
TOTAL CURRENT ASSETS	428,993,363	596,256,320	366,163,809
Current Liabilities			
Payables*	(48,307,001)	(54,869,968)	(29,724,590)
Provisions	(21,644,042)	(21,597,748)	(21,687,259)
TOTAL CURRENT LIABILITIES	(69,951,043)	(76,467,716)	(51,411,849)
Net Current Assets	359,042,320	519,788,604	314,751,960
Adjustments for Restrictions			
Cash & Cash Equivalents - Restricted	(335,037,786)	(334,021,917)	(344,199,497)
Provision for leave liability (Cash Backed)	13,280,492	13,470,876	12,631,569
Contract Liabilities*	10,227,250	10,227,250	14,435,412
Contract Assets *	(185,356)	(185,356)	-
TPS Receivables	(110,437)	(189,789)	-
TPS Payables	1,228,244	1,228,244	-
TOTAL RESTRICTED ASSETS	(310,597,593)	(309,470,692)	(317,132,516)
Surplus/(Deficit) Carried Forward	48,444,727	210,317,912	(2,380,556)

*The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not yet been met.

Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

Comment

In reference to Statement of Comprehensive Income in the report, the following colours have been used to categorise three levels of variance:

Revenues:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Expenses:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Act and Regulations 33A and 34 of the Local Government (Financial Management) Regulations 1996*.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services

7.1 - Clear direction and decision making

Risk Management Considerations

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

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

Policy Implications

- Accounting Policy;
- Investment Policy;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.

Financial Implications

As outlined in the report and detailed in **Attachments 1 to 6**.

Voting Requirements

Absolute Majority

Recommendation

That Council, by **ABSOLUTE MAJORITY**:

1. **RECEIVES** the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 July 2021 consisting of:
 - a) July 2021 Financial Activity Statement;
 - b) July 2021 Net Current Assets Position; and
 - c) July 2021 Material Financial Variance Notes.

2. APPROVES the following changes to the 2021/22 Capital Works Budget:

Number	From	To	Amount	Description
PR-2094	State Gov't Grants	PR-2094 New CCTV Network and Supporting Infrastructure	\$100,000	Grant for 4 mobile CCTV units.
PR-4109	PR-1910 Renew Park Assets	PR-4109 Renew Sporting Structures	\$125,000	Funds required due to higher than expected tender costs.
PR-4200	PR-1999 Upgrade Disability Access to Buildings and Facilities	PR-4200 New Park Equipment Installation Program	\$50,000	Transfer of funds to construct a shade structure for Gumblossom Park.
PR-4200	State Gov't Grants	PR-4200 New Park Equipment Installation Program	\$28,000	Funds required for construction of fencing at Grandis Park.
PR-4200	PR-1999 Upgrade Disability Access to Buildings and Facilities	PR-4200 New Park Equipment Installation Program	\$20,000	Funds required for construction of fencing at Grandis Park.

Attachments:

1. [!\[\]\(511a36c244659513b679df9c639945de_img.jpg\)](#) July 2021 Statement of Comprehensive Income 21/362254
2. [!\[\]\(2c0783baf87a2728b2fe49eb1c34c456_img.jpg\)](#) July 2021 Statement of Financial Position 21/364320
3. [!\[\]\(7cfb20e3a97beaa6243bf39ce8dc849f_img.jpg\)](#) July 2021 Significant Capital Expenditure 21/364318
4. [!\[\]\(4ec82d7d2c97e7458ec11741fc48dcdc_img.jpg\)](#) July 2021 Top Projects 2021/22 16/151914[v64]
5. [!\[\]\(8a3eeabae8fd8c34f983be60adf65fec_img.jpg\)](#) July 2021 Investment Report 21/364322
6. [!\[\]\(f8c4514865ca6cc7d15601f5b468a267_img.jpg\)](#) July 2021 Rate Setting Statement 21/362253

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 JULY 2021

Description	Current Month				Annual	
	Actual	Original Budget	Variance		Original Budget	Notes
	\$	\$	\$	%	\$	
Revenues						
Rates	138,038,041	138,167,680	(129,639)	(0.1)	141,191,680	1
Operating Grants, Subsidies & Contributions	358,185	150,181	208,004	138.5	8,015,370	2
Fees & Charges	32,679,530	32,727,743	(48,213)	(0.1)	50,296,054	3
Interest Earnings	163,964	195,114	(31,150)	(16.0)	2,283,458	
Other Revenue	20,736	33,084	(12,348)	(37.3)	725,295	
Total Operating Revenue	171,260,456	171,273,802	(13,346)	(0.0)	202,511,857	
Expenses						
Employee Costs	(6,263,581)	(6,151,109)	(112,472)	(1.8)	(77,092,475)	4
Materials & Contracts	(3,407,530)	(6,647,452)	3,239,922	48.7	(73,738,173)	5
Utility Charges	(476,534)	(788,726)	312,192	39.6	(9,755,555)	6
Depreciation	(3,700,952)	(3,700,952)	0	0.0	(44,411,424)	
Interest Expenses	(343,403)	(342,828)	(575)	(0.2)	(4,115,430)	
Insurance	(110,513)	(98,129)	(12,384)	(12.6)	(1,285,633)	
Total Operating Expenditure	(14,302,513)	(17,729,196)	3,426,683	19.3	(210,398,690)	
RESULT FROM OPERATIONS	156,957,943	153,544,606	3,413,337	2.2	(7,886,833)	
Non Operating Revenue & Expenses						
Non Operating Grants, Subsidies & Contributions	1,290,423	1,589,672	(299,249)	(18.8)	19,076,024	7
Contributed Physical Assets	0	0	0	0	12,180,000	
Non Operating Contract Expenses	0	0	0	0	(15,000,000)	
Profit on Asset Disposals	0	166,202	(166,202)	(100.0)	4,945,035	8
Loss on Assets Disposals	0	(1,013,273)	1,013,273	100.0	(1,013,273)	8
TPS* & DCP** Revenues	719,835	238,799	481,036	201.4	25,630,638	9
TPS* & DCP** Expenses	(25,692)	(25,983)	291	1.1	(19,907,771)	
Total Non Operating Revenue and Expenses	1,984,566	955,417	1,029,149	107.7	25,910,653	
NET RESULT (OPERATING & NON OPERATING)	158,942,509	154,500,023	4,442,486	(2.9)	18,023,820	
Other Comprehensive Income	0	0	0	0.0	0	
TOTAL COMPREHENSIVE INCOME	158,942,509	154,500,023	4,442,486	(2.9)	18,023,820	

Attachment 2

CITY OF WANNEROO

STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2021

Description	30/06/2021 Actual \$	31/07/2021 Actual \$
Current Assets		
Cash at Bank	3,222,672	615,686
Investments	411,390,426	401,076,678
Receivables	14,076,182	194,239,971
Inventories	304,083	323,985
	428,993,363	596,256,320
Current Liabilities		
Payables	(48,307,001)	(54,869,968)
Provisions	(21,644,042)	(21,597,748)
	(69,951,043)	(76,467,716)
NET CURRENT ASSETS	359,042,320	519,788,604
Non Current Assets		
Receivables	4,088,366	3,980,003
Investments	20,148,982	20,148,982
Inventories	21,866,609	21,866,609
Land	133,628,182	133,628,182
Buildings	176,036,293	175,490,229
Plant	15,828,618	15,828,618
Equipment	42,960,580	42,755,734
Furniture & Fittings	4,881,189	4,603,861
Infrastructure	1,930,627,245	1,927,954,531
Work in Progress	56,611,034	58,604,862
	2,406,677,098	2,404,861,611
Non Current Liabilities		
Interest Bearing Liabilities	(74,390,877)	(74,384,655)
Provisions & Payables	(100,279,968)	(100,274,478)
	(174,670,845)	(174,659,133)
NET ASSETS	2,591,048,573	2,749,991,082
Equity		
Retained Surplus	(1,309,772,912)	(1,469,768,869)
Reserves - Cash/Investment Backed	(231,961,132)	(230,907,684)
Reserves - Asset Revaluation	(1,049,314,529)	(1,049,314,529)
TOTAL EQUITY	(2,591,048,573)	(2,749,991,082)

Attachment 3**Significant Capital expenditure for July 2021**

- \$753K *Three Bin Kerbside Collection System*
- \$147K *Recurring Program, Renew Heavy Trucks*
- \$137K *New Family Change Area, Wanneroo Aquamotion*
- \$116K *Upgrade Roads and Drainage Infrastructure, Yanchep Industrial Area*
- \$114K *Halesworth Park, Butler, New Sports Facilities*

Significant (LTD) commitments in the Capital Works Program as at 31 July 2021

- \$6.69m *Recurring Program, Renew Domestic Waste Vehicles*
- \$1.63m *Dalvik Park, Merriwa, New Sports Amenities Building and Carpark*
- \$1.19m *Renew Finance System*
- \$872K *Renewal, rehabilitation and upgrade of existing irrigation infrastructure throughout the City*
- \$785K *Recurring Program, New Domestic Mobile Garbage Bins*
- \$597K *New Family Change Area, Wanneroo Aquamotion*
- \$569K *New Building, Landsdale Library and Youth Innovation Hub*
- \$542K *Upgrade Roads and Drainage Infrastructure, Yanchep Industrial Area*
- \$523K *Halesworth Park, Butler, New Sports Facilities*
- \$497K *Recurring Program, New Playground Equipment*
- \$435K *Recurring Program, Renew Heavy Trucks*
- \$395K *Recurring Program, Renew Light Vehicles*
- \$366K *New Pathways, Various Locations*
- \$348K *Recurring Program, Upgrade Beach Accessways*
- \$329K *Recurring Program, Renew Corporate Building Assets*
- \$312K *Neerabup Industrial Area, Neerabup, New Development*
- \$236K *New Sports Amenities Building, Heath Park, Alkimos*
- \$234K *Upgrade To Dual Carriageway from Wanneroo Road to Old Yanchep Road*
- \$223K *Renewal Program – Asset Management Information System*
- \$222K *Three Bin Kerbside Collection System*
- \$220K *Upgrade, Wonambi Park*
- \$207K *Recurring Program, Renew Park Assets*
- \$192K *Recurring Program, Renew Park Structures*
- \$192K *Gumblossom Park, Quinns Rocks, Upgrade Path Network*
- \$183K *Upgrade, Kingsway Olympic Soccer Club*
- \$178K *Recurring Program, New IT Equipment and Software*
- \$177K *Recurring Program, Renew Plant*
- \$175K *Upgrade Carpark and Surrounds - Frederick Stubbs Park, Quinns Rocks*
- \$152K *Recurring Program, Replace IT Equipment and Software*
- \$146K *Upgrade from Flynn Drive to Pederick Road*
- \$135K *Neerabup Industrial Area, Neerabup, New Development*
- \$130K *Recurring Program, Upgrade Corporate Business Systems*
- \$115K *Upgrade sports amenities building, Warradale Reserve*
- \$104K *Clarkson Youth Centre, Clarkson, Upgrade Building and Open Space*
- **LTD – Life to Date**

Attachment 3

As at 31 July 2021, the City has spent \$1.5m (12%) of the \$12.7m carry forward budget from 2020/2021. Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against Carry Forward budget only):

- *\$753K Three Bin Kerbside Collection System (58%)*
- *\$137K New Family Change Area, Wanneroo Aquamotion (51%)*
- *\$115K Halesworth Park, Butler, New Sports Facilities (29%)*

Top Capital Projects 2021/22 - July 2021																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
PMO16052	PR-2616	23740	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	1,453,172	1,013	1,452,159	0	3,985,000	3,982,123	2,877					35	S4. Design	Detailed design progressing.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	6,148,235	114,683	6,033,551	1	20,824,937	20,824,937	0					76	S5. Delivery	Southern and Northern ovals opening to public anticipated for 6 September 21. Pavilions design ongoing including Little Athletics Store Facility; tender scheduled for August 21 and award of tender anticipated for November 21 Council meeting.
PMO16175	PR-2664	25883	Landsdale Library and Youth Innovation Hub, New Building	1,811,000	3,357	1,807,643	(0)	10,501,250	10,501,249	1					29	S4. Design	Architect Bollig Design Group is redesigning new concepts for Library and Youth Innovation Hub.
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	1,660,059	33	1,660,026	(0)	15,855,004	15,855,004	0					22	S5. Delivery	The Lot 9100 subdivision planning application is lodged with the WA Planning Commission (WAPC) following Council approval at the June Council meeting. Industrial subdivision engineering design will continue following WAPC subdivision approval. Stage 1 Resource Extraction works continues. Energy supply and Water infrastructure planning contract works continues.
PMO19001	PR-2792	32947	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	1,692,750	-39,549	1,692,750	0	2,263,306	2,252,729	10,577					72	S5. Delivery	Construction underway with steelwork erected and brickwork in progress. Current year actual expenditure negative due to EOFY journal reversal as the Quantity Surveyor reduced the builders claim.
PMO19071	PR-4180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gngara Rd to Hepburn Ave	1,525,000	1,863	1,523,137	(0)	3,200,000	3,176,888	23,112					6	S4. Design	Approval of project design in progress.
PMO19098	PR-4219	37618	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	1,101,666	675	1,100,991	0	1,207,638	1,202,366	5,272					21	S4. Design	Design awaiting MRWA for the traffic signals analysis. Children's crossing is being investigated to be moved so that it stays uninterrupted during construction.
PMO20004	PR-4238	38839	Three Bin Kerbside Collection New System	1,552,904	753,279	379,837	419,788	6,794,858	6,375,071	419,787					90	S5. Delivery	Roll out of the new bin system is 95% complete, with the final stages of deliveries anticipated to be completed in August 21. Anticipated saving identified.
PMO20049	PR-4271	40569	Splendid Park, Yanchep, Upgrade Splendid Park Cycling Path	2,207,100	15,980	2,191,120	0	2,397,100	2,329,509	67,591					42	S4. Design	Review of LGIS report completed; comments provided to the designer to continue detailed design. Funding of project under review.
PMO20057	PR-4277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	3,449,667	0	3,449,452	215	40,000,000	40,000,000	0					16	S4. Design	Draft concepts reviewed by Project Working Group (PWG), revised concepts being prepared based on advice or PWG. Current design and cost estimate expenditure in line with project budget. Advocacy continues for additional capital funding.

Top Capital Projects 2021/22 - July 2021																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Council Comments
PMO21060	PR-4347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	200,000	3,629	460,768	(264,397)	22,750,000	22,750,000	0					4	S3. Delivery Planning	The detailed design is not complete, therefore required service relocations are unknown and approvals for land clearing of vegetation unconfirmed. It is anticipated that the grant funding will be brought forward to cover the current year variance.
				22,801,553	854,964	21,751,434	155,606	129,779,093	129,249,875	529,218							

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

INVESTMENT SUMMARY - As At 31 July 2021										
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
Current Account Investment Group										
17,635,000.00	0.01	Commonwealth Bank of Australia Perth	A1	N/A		N/A	17,635,000.00			
17,635,000.00	0.01%						17,635,000.00			
Term Investment Group										
0.00	1.05	Westpac Banking Corporation	A1	19-May-2021	10,000,000.00	19-May-2020	0.00	-		0.00
10,000,000.00	0.76	Westpac Banking Corporation	A1	07-September-2021	10,000,000.00	07-September-2020	10,030,191.78	6,454.79		30,191.78
0.00	0.95	National Australia Bank	A1	05-July-2021	5,000,000.00	02-July-2020	0.00	-		0.00
5,000,000.00	0.35	National Australia Bank	A1	14-July-2022	5,000,000.00	13-July-2021	5,000,863.01	863.01		863.01
0.00	0.86	Westpac Banking Corporation	A1	28-July-2021	5,000,000.00	28-July-2020	0.00	-		0.00
10,000,000.00	0.83	Westpac Banking Corporation	A1	05-August-2021	10,000,000.00	07-August-2020	10,039,339.73	7,049.32		39,339.73
5,000,000.00	0.83	Westpac Banking Corporation	A1	11-August-2021	5,000,000.00	11-August-2020	5,019,328.77	3,524.66		19,328.77
5,000,000.00	0.85	National Australia Bank	A1	11-August-2021	5,000,000.00	11-August-2020	5,041,219.18	3,609.59		41,219.18
15,000,000.00	0.81	Westpac Banking Corporation	A1	18-August-2021	15,000,000.00	18-August-2020	15,054,258.90	10,319.18		54,258.90
15,000,000.00	0.81	Westpac Banking Corporation	A1	24-August-2021	15,000,000.00	24-August-2020	15,052,261.64	10,319.18		52,261.64
10,000,000.00	0.76	Westpac Banking Corporation	A1	14-September-2021	10,000,000.00	07-September-2020	10,030,191.78	6,454.79		30,191.78
0.00	0.70	Australia & New Zealand Bank	A1	20-July-2021	10,000,000.00	07-September-2020	0.00	-		0.00
0.00	0.70	Australia & New Zealand Bank	A1	28-July-2021	15,000,000.00	15-September-2020	0.00	-		0.00
5,000,000.00	0.71	Commonwealth Bank of Australia Perth	A1	22-September-2021	5,000,000.00	22-September-2020	5,030,345.21	3,015.07		30,345.21
15,000,000.00	0.70	Westpac Banking Corporation	A1	07-October-2021	15,000,000.00	07-October-2020	15,085,438.36	8,917.81		85,438.36
5,000,000.00	0.66	Commonwealth Bank of Australia Perth	A1	21-October-2021	5,000,000.00	21-October-2020	5,025,586.30	2,802.74		25,586.30
10,000,000.00	0.62	Commonwealth Bank of Australia Perth	A1	28-October-2021	10,000,000.00	28-October-2020	10,046,882.19	5,265.75		46,882.19
10,000,000.00	0.60	Westpac Banking Corporation	A1	06-November-2021	10,000,000.00	06-November-2020	10,043,890.41	5,095.89		43,890.41
10,000,000.00	0.59	Commonwealth Bank of Australia Perth	A1	29-November-2021	10,000,000.00	27-November-2020	10,004,849.31	5,010.96		4,849.31
10,000,000.00	0.53	Commonwealth Bank of Australia Perth	A1	09-December-2021	10,000,000.00	09-December-2020	10,033,978.08	4,501.37		33,978.08
10,000,000.00	0.52	Commonwealth Bank of Australia Perth	A1	16-December-2021	10,000,000.00	21-December-2020	10,031,627.40	4,416.44		31,627.40
20,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	11-January-2022	20,000,000.00	11-January-2021	20,052,865.75	8,153.42		52,865.75
10,000,000.00	0.47	National Australia Bank	A1	17-January-2022	10,000,000.00	14-January-2021	10,025,495.89	3,991.78		25,495.89
10,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	20-January-2022	10,000,000.00	21-January-2021	10,025,117.81	4,076.71		25,117.81
5,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	28-January-2022	5,000,000.00	29-January-2021	5,012,032.88	2,038.36		12,032.88
10,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	03-February-2022	10,000,000.00	04-February-2021	10,022,306.85	3,906.85		22,306.85
10,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	10-February-2022	10,000,000.00	11-February-2021	10,021,424.66	3,906.85		21,424.66
5,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	15-February-2022	5,000,000.00	15-February-2021	5,001,890.41	1,953.42		1,890.41
15,000,000.00	0.50	Commonwealth Bank of Australia Perth	A1	23-February-2022	15,000,000.00	23-February-2021	15,032,465.75	6,369.86		32,465.75
15,000,000.00	0.50	Commonwealth Bank of Australia Perth	A1	09-March-2022	15,000,000.00	09-March-2021	15,029,589.04	6,369.86		29,589.04
30,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	29-March-2022	30,000,000.00	08-April-2021	30,043,101.37	11,720.55		43,101.37
20,000,000.00	0.37	Westpac Banking Corporation	A1	10-May-2022	20,000,000.00	10-May-2021	20,016,624.66	6,284.93		16,624.66
10,000,000.00	0.40	Westpac Banking Corporation	A1	19-May-2022	10,000,000.00	19-May-2021	10,008,000.00	3,397.26		8,000.00
15,000,000.00	0.42	Bankwest	A1	10-December-2021	15,000,000.00	10-June-2021	15,008,802.74	5,350.68		8,802.74
15,000,000.00	0.43	Bankwest	A1	10-June-2022	15,000,000.00	10-June-2021	15,009,012.33	5,478.08		9,012.33
5,000,000.00	0.35	Westpac Banking Corporation	A1	20-June-2022	5,000,000.00	18-June-2021	5,002,061.64	1,486.30		2,061.64
15,000,000.00	0.35	Australia & New Zealand Bank	A1	19-April-2022	15,000,000.00	23-June-2021	15,005,465.75	4,458.90		5,465.75
5,000,000.00	0.35	Westpac Banking Corporation	A1	28-July-2022	5,000,000.00	28-July-2021	5,000,143.84	143.84		143.84
15,000,000.00	0.35	National Australia Bank	A1	29-July-2022	15,000,000.00	29-July-2021	15,000,287.67	287.67		287.67
380,000,000.00	0.54%						380,886,941.09	166,995.89		886,941.09
	Weighted Return									
397,635,000.00	0.51%	Totals					398,521,941.09	166,995.89		886,941.09

0.052% 12 month UBS Australia Bank Bill Index for 31 July 2021 \$398,521,941.08

0.46% Differential between Council's Weighted Return and UBS Australia Bank Bill Index - 0.01

Notes: Face Value - refers to the principal amount invested.
Interest Rate - refers to the annual interest rate applicable to the investment.
Borrower - refers to the institution through which the City's monies are invested.
Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.
Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

**RATE SETTING STATEMENT
(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 31 JULY 2021**

Attachment 6

Description	Year To Date				Annual
	Actual	Adopted Budget	Variance		Adopted Budget
	\$	\$	\$	%	\$
Opening Surplus/(Deficit)	48,444,727	1,373,000	47,071,727	0	1,373,000
OPERATING ACTIVITIES					
Revenues					
Operating Grants, Subsidies & Contributions	358,185	150,181	208,004	139	8,015,370
Fees & Charges	32,679,530	32,727,743	(48,213)	(0)	50,296,054
Interest Earnings	163,964	195,114	(31,150)	(16)	2,283,458
Other Revenue	20,736	33,084	(12,348)	(37)	725,295
	33,222,415	33,106,122	116,293	0	61,320,177
Expenses					
Employee Costs	(6,263,581)	(6,151,109)	(112,472)	(2)	(77,092,475)
Materials & Contracts	(3,407,530)	(6,647,452)	3,239,922	49	(88,738,173)
Utility Charges	(476,534)	(788,726)	312,192	40	(9,755,555)
Depreciation	(3,700,952)	(3,700,952)	0	0	(44,411,424)
Interest Expenses	(343,403)	(342,828)	(575)	(0)	(4,115,430)
Insurance	(110,513)	(98,129)	(12,384)	(13)	(1,285,633)
	(14,302,513)	(17,729,196)	3,426,683	19	(225,398,690)
Non-Cash Amounts Excluded					
Depreciation	3,700,952	3,700,952	0	0	44,411,424
	22,620,854	19,077,878	3,542,976	(19)	(119,667,089)
INVESTING ACTIVITIES					
Non Operating Grants, Subsidies & Contributions	1,290,423	1,589,672	(299,249)	(19)	19,076,024
Contributed Physical Assets	0	0	0	0	12,180,000
Profit on Asset Disposals	0	166,202	(166,202)	(100)	4,945,035
Loss on Assets Disposals	0	(1,013,273)	1,013,273	100	(1,013,273)
TPS & DCP Revenues	719,835	238,799	481,036	201	25,630,638
TPS & DCP Expenses	(25,692)	(25,983)	291	1	(19,907,771)
Capital Expenditure	(2,070,173)	(6,258,343)	4,188,170	67	(82,213,708)
Proceeds From Disposal Of Assets	76,344	720,000	(643,656)	(89)	8,640,000
	(9,263)	(4,582,926)	4,573,663	100	(32,663,055)
Non-Cash Amounts Excluded					
Contributed Physical Assets	0	0	0	0	(12,180,000)
Profit on Asset Disposals	0	(166,202)	166,202	0	(4,945,035)
Loss on Assets Disposals	0	1,013,273	(1,013,273)	(100)	1,013,273
Movement in Non Current Lease Liability	(6,222)	0	(6,222)	0	0
Movement in Non- Current Deferred Pensioner Rates	108,363	0	108,363	0	0
Movement in Non- Current Leave Liability Provision	(5,490)	0	(5,490)	0	0
	96,651	847,071	(750,420)	(89)	(16,111,762)
	87,388	(3,735,855)	3,823,243	102	(48,774,817)
FINANCING ACTIVITIES					
Contributions from New Loans	0	0	0	0	15,000,000
Transfers from Restricted Grants, Contributions & Loans	(3,578)	142,453	(146,031)	(103)	1,709,434
Transfers to Restricted Grants, Contributions & Loans	0	0	0	0	0
Transfers from Reserves	1,300,271	3,618,122	(2,317,851)	(64)	43,417,469
Transfers to Reserves	(246,822)	(3,258,276)	3,011,454	92	(39,099,312)
Cash Backed Employee Provisions Transfers	190,384	0	190,384	0	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	0	0	0	0	2,469,079
Transfers from Schemes	(34,001)	1,825,952	(1,859,953)	(102)	21,911,423
Transfers to Schemes	(79,352)	(1,825,952)	1,746,600	96	(21,911,423)
	1,126,902	502,299	624,603	124	23,496,670
(DEFICIT)/SURPLUS	72,279,871	17,217,322	55,062,549	320	(143,572,236)
Amount To Be Raised From Rates	138,038,041	138,167,680	(129,639)	(0)	141,191,680
Closing Surplus/(Deficit)	210,317,912	155,385,002	54,932,910	35	(2,380,556)

Transactional Finance

4.17 Warrant of Payments for the Period to 31 July 2021

File Ref: 1859V02 – 21/343528
 Responsible Officer: Director, Corporate Strategy & Performance
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of July 2021, including a statement as to the total amounts outstanding at the end of the month.

Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

Detail

The following is the Summary of Accounts paid in July 2021

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – July 2021		
Cheque Numbers	121839 - 121980	\$714,253.69
EFT Document Numbers	4181 - 4203	<u>\$16,294,765.02</u>
TOTAL ACCOUNTS PAID		<u>\$17,009,018.71</u>
Less Cancelled Cheques		(\$18,976.71)
Manual Journals		<u>\$110,876.30</u>
RECOUP FROM MUNICIPAL FUND		<u>\$17,100,918.30</u>
Municipal Fund – Bank A/C		
Accounts Paid – July 2021		
Recoup to Director Corporate Services Advance A/C		17,100,918.30
Direct Payments		\$35,565.14
Payroll – Direct Debits		<u>\$3,634,295.81</u>
TOTAL ACCOUNTS PAID		<u>\$20,770,779.25</u>
Town Planning Scheme		
Accounts Paid – July 2021		
		<u>\$0.00</u>
TOTAL ACCOUNTS PAID		<u>\$0.00</u>

At the close of July 2021, outstanding creditors amounted to \$2,324,088.85.

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1	00121839	06/07/2021	Celtic Builders	\$74.40
			Refund - Copies Of Plans - Not Available	
2	00121840	06/07/2021	Burgess Design Group	\$107.25
			Hire Fees Refund	
3	00121841	06/07/2021	Asiat Alkahtani	\$96.50
			Hire Fees Refund	
4	00121842	06/07/2021	Lena NG	\$54.75
			Refund - Junior Programs - Kingsway	
5	00121843	06/07/2021	Darren Clifton	\$1,000.00
			Refund - Street & Verge Bond	
6	00121844	06/07/2021	Hany Gerges	\$1,000.00
			Refund - Street & Verge Bond	
7	00121845	06/07/2021	Claire Green	\$60.00
			Refund - Netball Camp - Kingsway	
8	00121846	06/07/2021	Barbara Bruce	\$2,000.00
			Refund - Street & Verge Bond	
9	00121847	06/07/2021	Brittany Baker	\$93.60
			Hire Fee Refund	
10	00121848	06/07/2021	Green Start Consulting Pty Ltd	\$320.00
			Refund - Development Application - Exempt	
11	00121849	06/07/2021	Arthur R Field	\$1,600.00
			Refund - Development Application - Lot Not Subdivided	
12	00121850	06/07/2021	William Levet	\$61.65
			Refund - BSL Levy Fees - Rejected	
13	00121851	06/07/2021	Scott Lewis	\$1,900.00
			Refund - Street & Verge Bond	
14	00121852	06/07/2021	Rates Refund	\$82.31
15	00121853	06/07/2021	Alana Bradshaw	\$350.00
			Bond Refund	
16	00121854	06/07/2021	Mrs Thi Brown	\$100.00
			Bond Refund	
17	00121855	06/07/2021	Cau Lac Bo An Nhac Tay Uc Incorporated	\$850.00
			Bond Refund	
18	00121856	06/07/2021	Trevor Chater	\$350.00
			Bond Refund	
19	00121857	06/07/2021	Mrs Beth Franklin	\$350.00
			Bond Refund	
20	00121858	06/07/2021	Ms Erin Gonzalvo	\$850.00
			Bond Refund	
21	00121859	06/07/2021	Rates Refund	\$792.54
22	00121860	06/07/2021	Rates Refund	\$771.45
23	00121861	06/07/2021	Ms Monica Magok	\$350.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Bond Refund	
24	00121862	06/07/2021	Mrs Julie Lorraine Manalis	\$100.00
			Bond Refund	
25	00121863	06/07/2021	Victoria Mayuen	\$100.00
			Bond Refund	
26	00121864	06/07/2021	Mrs Christene Oosthuizen	\$850.00
			Bond Refund	
27	00121865	06/07/2021	Port Boutique	\$850.00
			Bond Refund	
28	00121866	06/07/2021	Elyse Ward	\$100.00
			Bond Refund	
29	00121867	06/07/2021	Paige Whitfield-Samuels	\$513.80
			Bond & Hire Fee Refund	
30	00121868	06/07/2021	Apex Design Build Pty Ltd	\$2,000.00
			Refund – Street & Verge Bond	
31	00121869	06/07/2021	Factory Pools Perth	\$41.30
			Refund - Building Fast Track Fee - Administration Error	
32	00121870	06/07/2021	Rates Refund	\$1,000.78
33	00121871	06/07/2021	Telstra	\$17,754.73
			Phone Charges For The City	
34	00121872	06/07/2021	1800 Move It	\$874.50
			Removal Of Furniture - Alkimos Library To Clarkson Library	
35	00121873	06/07/2021	Acquapole Australasia	\$979.00
			Aqua Steps - Aquamotion	
36	00121874	06/07/2021	Alejandra Vasquez Alverado	\$400.00
			Face Painter - Have A Try Day - Community Development	
37	00121875	06/07/2021	Analytical Reference Laboratory (WA) Pty Ltd	\$220.00
			SDWA1 - Excluding Micro - Health	
38	00121876	06/07/2021	Australian Volleyball Warehouse	\$491.00
			Post Padding - Kingsway	
39	00121877	06/07/2021	Bishops Boilys	\$357.50
			Repair Gate - Marangaroo Golf Course - Parks	
40	00121878	06/07/2021	FE Technologies Smart Library User	\$250.00
			Smart Library User Group - Membership	
41	00121879	06/07/2021	Lehr Consultants International	\$1,320.00
			Anthony Waring Park Fit Out - Assets	
42	00121880	06/07/2021	Neverfail Springwater Limited	\$31.68
			Bottled Water - Print Room	
43	00121881	06/07/2021	Noongar Chamber of Commerce and Industry Limited	\$825.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Economic Recovery Fund - Business Advisory & Support Services - Economic Development	
44	00121882	06/07/2021	Three Chillies Design Pty Ltd	\$89,228.92
			Reshaping And Hard Surface Coating - BMX Riding Area Gungurru Park - Assets	
			Provision Of Re-Shaping Area - Carramar - Construction	
45	00121883	13/07/2021	Richard Themethick	\$1,000.00
			Street & Verge Bond Refund	
46	00121884	13/07/2021	Quyen Cao	\$222.00
			Refund - Development Application - Withdrawn	
47	00121885	13/07/2021	Pavreet Singh	\$2,100.00
			Street & Verge Bond Refund	
48	00121886	13/07/2021	Bek DCastro	\$97.30
			Hire Fee Refund	
49	00121887	13/07/2021	Shane Hale	\$122.00
			Refund - Building Permit Amendment - New Application Needs To Be Submitted	
50	00121888	13/07/2021	Chester Reeve Limescapes	\$1,000.00
			Street & Verge Bond Refund	
51	00121889	13/07/2021	Jaypee Construction	\$2,000.00
			Street & Verge Bond Refund	
52	00121890	13/07/2021	Planning Solutions	\$388.00
			Refund - Development Application - Withdrawn	
53	00121891	13/07/2021	Fenella Dexheimer	\$50.00
			Refund - Gold Program Registration Fees	
54	00121892	13/07/2021	Jessica Newton	\$17.60
			Hire Fee Refund	
55	00121893	13/07/2021	Patrick Fury	\$61.65
			Refund - Building Application BSL Fee - Rejected	
56	00121894	13/07/2021	Cherry Todoros Allstyle Homes	\$2,000.00
			Street & Verge Bond Refund	
57	00121895	13/07/2021	Lynette Gathercole	\$441.00
			Refund - Development Application - Withdrawn	
58	00121896	13/07/2021	Ashlyn Ryan	\$70.00
			Refund - Holiday Program - Cancelled	
59	00121897	13/07/2021	BSA Advanced Property Solutions	\$1,694.00
			Replace HVAC Chiller - Civic Centre - Building Maintenance	
60	00121898	13/07/2021	Candor Training	\$3,300.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Community Response and Recovery Fund - Community Facilities	
61	00121899	13/07/2021	Cleanaway	\$740.30
			Refuse Disposal For The City	
62	00121900	13/07/2021	Datacom Systems (AU) Pty Ltd	\$5,742.00
			Project Name - Veeam Review - Independent Review - ICT	
63	00121901	13/07/2021	Oracle Corporation Australia Pty Ltd	\$125.68
			Oracle Integration Cloud Service - ICT	
64	00121902	13/07/2021	Perdita Phillips	\$1,480.60
			Didactic Panels & Text Editing - Library Services	
65	00121903	13/07/2021	Perth Marquee Hire	\$400.00
			Marquee Hire - Have A Try Day - 23.05.2021 - Community Development	
66	00121904	13/07/2021	Premier Lockers	\$4,844.40
			Steel Lockers & Door Plaques - Rangers	
67	00121905	13/07/2021	SimplyCity Pty Ltd	\$4,576.00
			Subscription - People Counter - ICT	
68	00121906	13/07/2021	The Trustee For Joondalup AVIT No. 2 Trust	\$2,121.00
			8 Microwaves - Community Facilities	
69	00121907	13/07/2021	Bushra Al Zuheeri	\$210.60
			Hire Fee Refund	
70	00121908	13/07/2021	Bambara Primary School	\$350.00
			Bond Refund	
	00121909	13/07/2021	Cancelled	
71	00121910	13/07/2021	Ms Jillian Hocking	\$100.00
			Bond Refund	
72	00121911	13/07/2021	Shree Kutch Leva Patel Cricket Club	\$350.00
			Bond Refund	
73	00121912	13/07/2021	Ms Kristen Walker	\$193.00
			Bond Refund & Hire Fee Refund	
74	00121913	13/07/2021	Western Australia Vietnam Cultural Group	\$350.00
			Bond Refund	
75	00121914	12/07/2021	Cr F Cvitan	\$4,447.89
			Monthly Meeting Attendance	
76	00121915	12/07/2021	Cr X Nguyen	\$2,603.67
			Monthly Meeting Attendance	
77	00121916	13/07/2021	Carrisa Pty Ltd T/A Zircon Projects	\$2,000.00
			Refund - Street & Verge Bond	
78	00121917	13/07/2021	Clarkson Library Petty Cash	\$99.10
			Petty Cash	
79	00121918	13/07/2021	Community Planning & Development Petty Cash	\$91.75

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Petty Cash	
80	00121919	13/07/2021	Health Services Petty Cash	\$167.75
			Petty Cash	
81	00121920	13/07/2021	Kingsway Stadium Petty Cash	\$179.75
			Petty Cash	
82	00121921	13/07/2021	Rates Refund	\$3,344.61
83	00121922	13/07/2021	Telstra	\$2,746.53
			Phone Charges For The City	
84	00121923	13/07/2021	Yanchep Two Rocks Library Petty Cash	\$33.50
			Petty Cash	
85	00121924	20/07/2021	Car Care (WA) Mindarie	\$968.00
			Cleaning Of Community Transport - Community Development	
86	00121925	20/07/2021	Diamond Lock & Security	\$3,036.00
			Stock - Stores Issues	
87	00121926	20/07/2021	Ecoblue International	\$1,650.00
			Stock - Stores Issues	
88	00121927	20/07/2021	Onya Life	\$2,260.00
			Waste Education Produce Bag - CoW Logo - 50% Deposit - Waste Services	
89	00121928	20/07/2021	Perth Cool Room Hire	\$1,100.00
			Jumbo Mobile Freezer Hire - Heritage & Museum Services	
90	00121929	20/07/2021	Rhys Paddick	\$1,000.00
			Consultation Services - Six Seasons - Youth Services	
			Art Workshop - Naidoc Week School Holiday Program - Youth Services	
91	00121930	20/07/2021	Robert Andrzej Solecki	\$247.00
			Transport - ALGA NGA Congress - Canberra - 19.06.2021 - Corporate Support	
92	00121931	20/07/2021	Surfing Western Australia Surf School	\$2,200.00
			Event Hosting Rights - 2021 Sunsmart WA Bodyboard Titles - Clayton Beach - Advocacy & Economic Development	
93	00121932	20/07/2021	Ms Faye Alford	\$100.00
			Bond Refund	
94	00121933	20/07/2021	Rates Refund	\$1,174.27
95	00121934	20/07/2021	Phillip Bonis	\$350.00
			Bond Refund	
	00121935	20/07/2021	Cancelled	
96	00121936	20/07/2021	Hallmark Developments WA Pty Ltd	\$147.00
			Refund - Development Application - Withdrawn	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
97	00121937	20/07/2021	Ines Quintanilla	\$280.00
			Reimbursement - Damage To Windscreen Caused By Mowing Operations	
98	00121938	20/07/2021	Nigel Barnes	\$11.00
			Refund - Copies Of Plans - Not Available	
99	00121939	20/07/2021	Craig Anderson	\$41.30
			Refund - Building Fast Track Fee - Application Not Processed Correctly	
100	00121940	20/07/2021	Cherida Polodna	\$2,000.00
			Refund - Street & Verge Bond	
101	00121941	20/07/2021	Martin French	\$2,000.00
			Refund - Street & Verge Bond	
102	00121942	20/07/2021	Michelle Myring	\$2,000.00
			Refund - Street & Verge Bond	
103	00121943	20/07/2021	Vinn Builders	\$2,000.00
			Refund - Street & Verge Bond	
104	00121944	20/07/2021	Kantilal Kukadia	\$198.00
			Hire Fee Refund	
105	00121945	20/07/2021	Blackmont Property Group	\$367,536.91
			Bond Return - Lots 56 & 57 Queensway Road Stage 2 Landsdale WAPC 155841	
106	00121946	20/07/2021	Profounder Factory Direct Pty Ltd	\$51.70
			Refund - Building Preliminary Assessment Fee - Not Required	
107	00121947	20/07/2021	R Zivancev	\$2,000.00
			Refund - Street & Verge Bond	
108	00121948	20/07/2021	Elven Construction Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
109	00121949	20/07/2021	Factory Pools Perth	\$1.83
			Refund - Building Application - CTF Levy Paid Instead Of Fast Track Application Fee	
110	00121950	20/07/2021	Quinns Mindarie Surf Life Saving Club	\$22,000.00
			50% Balance Of Annual Payment - Beach Safety Services 2021 - Community Development	
111	00121951	20/07/2021	Telstra	\$7,479.46
			Fire Protection Wireless Data - ICT	
			Navman Charges - Fleet Assets	
112	00121952	20/07/2021	Yanchep Two Rocks Community Recreation Association	\$630.00
			Community Concerts Parking Assistance - Cultural Services	
113	00121953	27/07/2021	Ambrosini Global Resources Pty Ltd	\$3,079.20

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Casual Labour For The City	
114	00121954	27/07/2021	City of Perth	\$6,206.02
			Long Service Leave Transfer - Christopher Noble - People & Culture	
115	00121955	27/07/2021	Sharyn May Egan	\$1,320.00
			Weaving Workshops - Naidoc Week - Library Services	
116	00121956	27/07/2021	Solo Resource Recovery	\$56,244.43
			Collection & Transport Of Kerbside Bin Waste - Waste Services	
117	00121957	27/07/2021	Wanneroo Bush Fire Brigade Social Club	\$9,000.00
			Contribution - Award Night - Place Management	
118	00121958	27/07/2021	William Levet	\$1,000.00
			Refund - Street & Verge Bond Permit	
119	00121959	27/07/2021	Scott Westwood	\$2,000.00
			Refund - Street & Verge Bond Permit	
120	00121960	27/07/2021	S Joseph	\$2,000.00
			Refund - Street & Verge Bond Permit	
121	00121961	27/07/2021	Banksia Grove Development Nominees	\$285.09
			Refund For Double Payment Of Invoice - Finance	
122	00121962	27/07/2021	Brett Marshall	\$1,000.00
			Refund - Street & Verge Bond Permit	
123	00121963	27/07/2021	Chambers Combined	\$160.00
			Hire Fees Refund	
124	00121964	27/07/2021	Michele Massari	\$61.65
			Refund - Building Application - Cancelled	
125	00121965	27/07/2021	Urban WA Construction Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond Permit	
126	00121966	27/07/2021	Ian Davey	\$100.57
			Refund - Infringement Notice	
127	00121967	27/07/2021	Wanneroo Patios	\$171.65
			Refund - Building Application - Holds Current Open Application	
128	00121968	27/07/2021	Akem Dhokwani	\$61.65
			Refund - Building Application - Rejected	
129	00121969	27/07/2021	Ashley Page	\$61.65
			Refund - Building Application - Rejected	
130	00121970	27/07/2021	Complete Approvals	\$171.65
			Refund - Building Application - Paid Twice	
131	00121971	27/07/2021	Ronnie Azzopardi	\$1,000.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Refund - Street & Verge Bond Permit	
132	00121972	27/07/2021	Bill Ingram	\$348.66
			Refund - Membership - Aquamotion	
133	00121973	27/07/2021	Mike Gilbert & Associates	\$395.20
			Refund - Building Application - Incorrect	
134	00121974	27/07/2021	Jason Wallace	\$61.65
			Refund - Building Application - Rejected	
135	00121975	27/07/2021	Selina Murphy	\$1,900.00
			Refund - Street & Verge Bond Permit	
136	00121976	27/07/2021	Sosefina Taavaomalii	\$641.90
			Bond Refund	
137	00121977	27/07/2021	Balga Senior High School	\$150.00
			Kidsport Voucher	
138	00121978	27/07/2021	Marvilla Group Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
139	00121979	27/07/2021	Rates Refund	\$542.94
140	00121980	27/07/2021	Telstra	\$14,462.97
			Phone Charges For The City	
			Total Director Corporate Services Advance - Cheques	\$714,253.69
ELECTRONIC FUNDS TRANSFER				
	00004181	05/07/2021		
141			Cardno (WA) Pty Ltd	\$16,649.60
			Concept Design - Fred Stubbs Carpark Upgrade - Assets	
142			Freestyle Now	\$1,177.00
			Coaching Sessions - Skatepark Scooter, Skateboard And BMX - Youth Services	
143			Hodge Collard Preston Unit Trust	\$9,042.00
			Architectural Consultancy - Heath Park Sports Amenities Building - Assets	
144			Stiles Electrical	\$87,207.87
			Batting Cage Lighting - Gumblossom Park - Assets	
145			Ungerboeck Systems International Pty Ltd	\$143,068.20
			Annual Software And Licence Fees - ICT	
	00004182	06/07/2021		
146			Action Glass & Aluminium	\$562.76
			Glazing Services For The City	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
147			Advanced Traffic Management	\$3,841.02
			Traffic Control Services For The City	
148			Amgrow Australia Pty Ltd	\$7,040.00
			Seed Striker Regenerator - Parks	
149			Arborwest Tree Farm	\$1,309.00
			Olive Tree - Parks	
150			Armaguard	\$197.94
			Cash Collection Services For The City	
151			Armando Sports Direct	\$832.00
			Alliance Foosball Tables - Wanneroo - Youth Services	
152			Atlas Dry Cleaners	\$2,146.87
			Laundry Services - Fleet	
153			Audi Centre Perth	\$1,950.00
			Vehicle Service - Fleet	
154			Australasian Performing Right Association	\$1,018.73
			Licence Fees - 01.06.2021 - 31.08.2021 - Kingsway Stadium	
155			Australian Airconditioning Services Pty Ltd	\$76,113.65
			Airconditioning Maintenance For The City	
156			AV Truck Service Pty Ltd	\$1,653.42
			Vehicle Spare Parts - Workshop	
157			Backyards To Barnyards	\$98.39
			Food - Animal Care Centre	
158			Ball & Doggett Pty Ltd	\$346.15
			Paper Supplies - Print Room	
159			Bamford Consulting Ecologists	\$6,050.00
			Fauna Survey - Koondoola And Landsdale Bushland - Parks	
160			Bistel Construction Pty Ltd	\$1,568.16
			Replace Existing Hydraulic Items - Leatherback Pavilion - Assets	
161			Bolinda Publishing Pty Ltd	\$658.35
			Book Purchases - Library Services	
162			Bollig Design Group Ltd	\$4,125.00
			Professional Services - Kingsway - Assets	
163			Boral Construction Materials Group	\$1,252.68
			Concrete Mix - Various Locations - Engineering	
164			Brian Zucal & Associates	\$1,100.00
			Valuation - Proposed Community Sites - Strategic Land Use Planning	
165			Bridgestone Australia Limited	\$7,995.15

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Tyre Fitting Services For The City	
166			Bring Couriers	\$1,018.88
			Courier Services - Health	
167			Budo Group Pty Ltd	\$29,845.76
			Bin Store Upgrades - 4 Locations - Assets	
168			Car Care Motor Company Pty Ltd	\$7,877.65
			Vehicle Services - Fleet	
169			Cardno (WA) Pty Ltd	\$40,722.00
			Beach Renourishment Study - Parks	
170			Cathara Consulting Pty Ltd	\$5,362.50
			Casual Labour For The City	
171			CDM Australia Pty Ltd	\$2,909.50
			Professional Services - Level 3 Business Hours - ICT	
			Adhoc Engineering Services - ICT	
			Dell Notebook Power - ICT	
172			Chair Guru	\$187.00
			Repair Chair Mechanism - Assets	
173			Chandler Macleod Group Limited	\$5,916.17
			Casual Labour For The City	
174			Chris Kershaw Photography	\$330.00
			Photography - Community Concert - 26.06.2021 - Cultural Services	
175			Civica Pty Ltd	\$498,930.49
			Authority 7.1 Upgrade Licensing 23.08.2021 - 22.08.2022 - ICT	
			Licence, Support And Maintenance 01.07.2020 - 30.06.2021 - ICT	
176			Clark Equipment Sales Pty Ltd	\$166,078.00
			New Vehicle Purchase - Skid Steer Loader - Fleet Assets	
177			Coca Cola Amatil Pty Ltd	\$447.33
			Beverages - Kingsway Stadium	
178			Commercial Aquatics Australia	\$198.00
			Aquatic Maintenance Re-Active Works - Aquamotion	
179			Corsign (WA) Pty Ltd	\$3,636.21
			Signs - Another CoW Project - Place Management	
			Street Name Plates - Engineering	
			Sign & Post - Shared Path - Assets	
180			Couplers Malaga	\$621.96
			Hydraulic Fittings - Yanchep - Assets	
181			Critical Fire Protection & Training Pty Ltd	\$40,264.40

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Fire Detection Equipment Works - Building Maintenance	
182			CS Legal	\$20,857.91
			Court Fees - Rating Services	
183			Dave Lanfear Consulting	\$11,385.00
			Consultancy Services - Animal Care Centre - Community Facilities	
184			Department of Water and Environmental Regulation	\$1,624.00
			Annual Licence Application - Wangara Transfer Station - Waste	
185			Direct Communications	\$462.00
			Communication Equipment - Fleet	
186			Dowsing Group Pty Ltd	\$70,080.72
			Replace Bus Shelter - Wanneroo / Noonan - Assets	
			Traffic Controllers - Wanneroo Road - Assets	
			Concrete Works - San Rosa Road - Engineering	
			Install Hardstand Areas - Wanneroo Road - Assets	
187			Drainflow Services Pty Ltd	\$17,793.38
			Road Sweeping / Drain Cleaning For The City	
188			Drovers Vet Hospital Pty Ltd	\$30.00
			Microchip 1 Canine / Feline - Rangers	
189			Ecoburbia	\$6,270.00
			7 Sustainability Workshops - Living Smart - Cultural Development	
190			Elliotts Irrigation Pty Ltd	\$8,267.22
			Irrigation Parts / Repairs - Parks	
191			Environmental Health Australia (Western Australia) Incorporated	\$1,100.00
			Subscription - Foodsafe Online 2021 / 2022 - Health	
192			Environmental Industries Pty Ltd	\$68,093.71
			Landscape Maintenance For The City	
193			External Works	\$2,750.00
			Install Mulch - Broadside Park - Parks	
194			FE Technologies Pty Ltd	\$3,693.80
			Circulation Assistant - Cultural Services	
			HF Shielded Pad Antenna - Clarkson Library - Cultural Development	
195			Flick Anticimex Pty Ltd	\$4,037.24
			Sanitary Waste Services For The City	
196			Focus Consulting WA Pty Ltd	\$1,100.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Electrical Consultancy - Kingsbridge Park - Assets	
197			Fusion Applications Pty Ltd	\$14,808.75
			Integration Cloud Service Development - ICT	
198			Geoff's Tree Service Pty Ltd	\$82,560.08
			Pruning Works For The City	
199			GHD Pty Ltd	\$13,302.93
			Assets Structural Assessment - Coastal And Parks - Assets	
200			Gillmore Electrical Services	\$1,233.10
			Additional Works - North Paloma Lighting Upgrade - Assets	
201			Globe Australia	\$4,719.00
			Hydrolink Advance Wetting Agent - Parks	
202			Green Skills Incorporated	\$3,781.23
			Casual Labour For The City	
203			Greens Hiab Service	\$363.00
			Hiab For Goal Post Relocation - Kingsway AFL - Parks	
204			Greenway Turf Solutions Pty Ltd	\$212.30
			Simazine 20L - Parks	
205			GTA Consultants (WA) Pty Ltd	\$2,066.63
			Wanneroo Civic Centre Parking Study - Road And Traffic Services	
206			Guardian Doors	\$1,122.00
			Servicing Works - Various Locations - Building Maintenance	
207			Hanson Construction Materials Pty Ltd	\$1,073.60
			Concrete Works - Various Locations - Engineering	
208			Hays Personnel Services	\$5,514.34
			Casual Labour For The City	
209			Hendry Group Pty Ltd	\$2,530.00
			BCA Compliance Services - Anthony Waring Park - Assets	
210			Hickey Constructions Pty Ltd	\$46,513.29
			Install Modular Toilet - Splendid Park - Assets	
211			Hodge Collard Preston Unit Trust	\$4,202.00
			Architectural Services - Warradale Reserve Clubrooms - Assets	
212			Hose Right	\$1,919.56
			Vehicle Spare Parts - Fleet	
213			Humes Concrete Products	\$6,171.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Drainage Items - Yanchep Industrial Area - Assets	
214			IBISWorld Pty Ltd	\$5,500.00
			Subscription - Australian Industry Research Platform - Economic Development	
215			Iconic Property Services Pty Ltd	\$48,082.13
			Cleaning Services For The City	
216			Identity Perth	\$1,215.50
			Corporate Brand Logo Design - Wanneroo - Communications & Brand Service	
217			Imagesource Digital Solutions	\$924.00
			Printing - Labels, Decals And Text Panels - Museum	
218			Impact Training Corporation	\$720.00
			Training / Consulting Services - Zoom Meeting - Kingsway / Aquamotion	
219			Indoor Gardens Pty Ltd	\$110.00
			Install Live Plant Display - Customer Relations	
220			Integrity Industrial Pty Ltd	\$26,458.01
			Casual Labour For The City	
221			Integrity Staffing	\$8,498.58
			Casual Labour For The City	
222			Ixom Operations Pty Ltd	\$1,608.06
			Disinfection Of Pools Chlorine Gas Supply - Aquamotion	
223			J Blackwood & Son Ltd	\$1,237.37
			PPE Issues - Various Service Units	
224			Jacob Edwards	\$1,210.00
			Painted City Logo - Splendid Park - WAFL Game - Facilities	
225			Jadu Software Pty Ltd	\$12,430.00
			XFP New Form Builder Upgrade - ICT	
226			James Bennett Pty Ltd	\$2,125.88
			Book Purchases - Library Services	
227			Kerb Direct Kerbing	\$2,231.20
			Kerbing - Quintal Court - Engineering	
228			Kleenit	\$2,173.95
			Graffiti Removal For The City	
229			KR Engineering (WA) Pty Ltd	\$3,438.38
			Install Band Saw Hammer - Building Maintenance	
230			Landcare Weed Control	\$82,017.11
			Landscape Maintenance For The City	
231			Laundry Express	\$621.60

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Cleaning Of Linen - Corporate Support	
232			LD Total	\$67,051.36
			Landscape Maintenance For The City	
233			Les Mills Asia Pacific	\$918.00
			License Fees - Aquamotion	
234			Linemarking WA Pty Ltd	\$479.12
			Repaint Car Bus Bays - Hannaford Road - Engineering	
235			Living Turf	\$4,752.00
			Supply Limesand - Various Locations - Parks	
236			LKS Constructions (WA) Pty Ltd	\$9,526.00
			Basketball Renewal - Kingsbridge Reserve - Construction	
237			Logo Appointments	\$2,407.27
			Casual Labour For The City	
238			Mandalay Technologies Pty Ltd	\$1,490.50
			Extra Dallas Tags & Keyboard Wedge - ICT	
			Weighbridge Software & Hardware Implementation - Assets	
239			Marindust Sales & Ace Flagpoles	\$15,928.00
			Additional Concrete Footings - Senior Soccer Goals - Riverlinks Park - Parks	
			Install 2 Soccer Goals - Riverlinks Park - Parks	
240			Marketforce Pty Ltd	\$5,644.87
			Produce Materials - Budget Campaign - Communications & Brand	
241			Mayday Earthmoving	\$4,686.00
			Heavy Equipment Hire For The City	
242			Mercer Consulting (Australia) Pty Ltd	\$825.00
			Consultancy Services - Desktop Reviews - People & Culture	
243			Meter Office	\$537.90
			Waterproof Paper - Aquamotion	
244			Michael Page International (Australia) Pty Ltd	\$2,868.51
			Casual Labour For The City	
245			Mindarie Regional Council	\$476,393.60
			Refuse Disposal For The City	
246			Miracle Recreation Equipment Pty Ltd	\$3,577.20
			Playground Equipment Repairs - Parks	
247			MPS Architects	\$1,050.50

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Design Consultancy - Basketball Court Upgrade - Kingsbridge Park - Assets	
248			Musica Viva Australia	\$3,840.00
			Teacher Attendance At Professional Learning Sessions - Cultural Services	
			42 Modules Of Musicassentials Delivered To Schools 22.04.2021 - Cultural Services	
249			NAPA - GPC Asia Pacific Pty Ltd	\$201.54
			Vehicle Spare Parts - Fleet	
250			Natural Area Holdings Pty Ltd	\$70,725.41
			Drainage Remediation - Franklin Park - Assets	
			Weed Control, Plant Propagation, Seed Collection - Various Locations - Conservation	
251			Northern Suburbs Men's Shed Incorporated	\$220.00
			Creation Of Cockman House Wooden Model Game - Cultural Services	
252			Nu-Trac Rural Contracting	\$2,392.95
			Beach Cleaning - Various Locations - Asset Maintenance	
253			Office Line	\$6,572.50
			25 Meeting Chairs - Cultural Services	
254			On Tap Plumbing & Gas Pty Ltd	\$15,424.53
			Plumbing Maintenance For The City	
255			Online Social Butterfly	\$7,590.00
			Economic Recovery Fund - Business Advisory & Support - Advocacy & Economic Development	
256			Paperbark Technologies Pty Ltd	\$4,430.00
			Arborist Reports - Various Locations - Assets / Parks	
257			Parker Black & Forrest	\$643.50
			Locking Services For The City	
258			Pascoe Partners Accountants	\$4,620.00
			Economic Recovery Fund - Business Advisory & Support - Advocacy & Economic Development	
259			Photo Perth Wholesale Pty Ltd	\$359.77
			Stationery Items - Library Services	
260			Plantrite	\$2,252.68
			Plants - Parks / Assets	
261			Pool Robotics Perth	\$1,009.80
			Repair Pool Robot - Aquamotion	
262			Power Vac Pty Ltd	\$604.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Test & Tag Electrical Items - Fleet	
263			Prestige Alarms	\$19,656.71
			Alarm / CCTV Services For The City	
264			Print And Sign Co	\$15,361.50
			Full Coverage Waste Truck Wrap - Waste	
265			Pritchard Francis Consulting Pty Ltd	\$1,896.18
			Engineering Consultancy - Yanchep Lagoon - May 2021 - Place Management	
266			Qualcon Laboratories	\$187.00
			Sand Testing - Queenscliff Nourishment - Parks	
267			RAC Motoring & Services Pty Ltd	\$229.00
			Call Out - WN 33833 - New Battery Fitted - Fleet	
268			Rain Bird (Australia) Pty Ltd	\$4,141.50
			Rainbird GSP - Software Support - Parks	
269			RAMM Software Ltd	\$64,404.49
			Annual Support And Maintenance - 01.07.2021 - 30.06.2022 - ICT	
			Rental Of Pocket Ramm Software - 01.07.2021 - 30.06.2022 - ICT	
			Ramm Hosting Licence Renewal - 01.07.2021 - 30.06.2022 - ICT	
270			Reinol WA	\$473.62
			Reinol Hand Cleaner Dispenser - Fleet	
271			Reliable Fencing WA Pty Ltd	\$3,961.10
			Fencing Works For The City	
272			Roads 2000	\$51,148.61
			Road Works - Caffaggio - Assets	
273			Rubek Automatic Doors	\$853.60
			Service Doors - Civic Centre - Building Maintenance	
274			Scott Print	\$7,967.30
			Printing - Letter Mailout - Waste	
			Printing - Waste Guide - Waste	
			Printing - Flyers - Sorry We Missed You - Waste	
275			Sebel Pty Ltd	\$10,727.20
			200 Postura Chairs - Facilities	
276			Sico South Pacific Ltd	\$4,532.00
			6 Tables - Hospitality	
277			Sifting Sands	\$27,526.02
			Sand Top Up - Various Locations - Parks	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Mechanical Sand Sieving - City Wide - Parks	
278			Site Environmental & Remediation Services Pty Ltd	\$7,744.00
			Annual Asbestos Inspection - Various Locations - Building Maintenance	
279			SJ McKee Maintenance Pty Ltd	\$559.00
			Gate Repair - Altrincham Grove - Waste	
280			Skyline Landscape Services (WA)	\$44,167.86
			Landscape Maintenance For The City	
281			Sports Medicine Australia	\$720.00
			Advanced Sports Taping Course - June 2021 - Facilities	
282			St John Ambulance Western Australia Ltd	\$1,525.48
			First Aid Training Services For The City	
283			Stewart & Heaton Clothing Company Pty Ltd	\$328.05
			Shoulder Badges - Wanneroo - Emergency Management	
284			Supreme Dry Cleans and Laundrette	\$400.00
			Laundry Of Sports Bibs - Kingsway	
285			Supreme Shades Pty Ltd	\$10,635.90
			Install Shade Sail - Yanchep Surf Life Saving Club - Place Management	
286			Tamala Park Regional Council	\$16,975.00
			GST Payable For March, April & May 2021 Pursuant To Section 153B Of Agreement	
287			Technology One Limited	\$658.90
			Registration - Webinar - Ci Anywhere - 1 Employee - People & Culture	
288			The Hire Guys Wangara	\$6,300.00
			Equipment Hire - VMS Board - Waste	
289			The Royal Life Saving Society Australia	\$2,709.00
			Pool Lifeguard Requalifications - Aquamotion	
			Water Feature Maintenance - June 2021 Parks	
290			The Trustee For Conny The Clown Trust	\$250.00
			Magic Show - Carramar Community Centre - Gold Program	
291			The Trustee for Hayto Trust	\$783.75
			90 Second Highlight Clip - Adam Velvet And Band - Cultural Services	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Better Bins Community Info Sessions - Waste	
292			The Trustee For Smith Family Trust	\$1,933.26
			Community Response And Recovery Fund - Category B - Community Development	
293			The Trustee for TLC Solutions Australia Unit Trust	\$1,996.50
			3 Way Sessions & Coaching Sessions - Strategic Land	
294			The Wipes Australia Trust	\$1,597.20
			Gym Wipes - Aquamotion	
295			Think Water Perth	\$3,011.27
			Repair Mainline - Wanneroo Showgrounds - Parks	
296			Three Chillies Design Pty Ltd	\$3,630.00
			Design Consultancy - Gungurru BMX Track - Assets	
297			TJ Depiazzi & Sons	\$25,080.22
			Bushland Mulch - Various Locations - Parks	
298			Top Of The Ladder Gutter Cleaning	\$19,162.00
			Roof & Gutter Cleaning For The City	
299			Triton Electrical Contractors Pty Ltd	\$13,537.15
			Electrical Works - Various Locations - Parks	
300			Trophy Shop Australia	\$1,619.56
			Name Badge - Various Employees	
			Glasses & Keychains - Kingsway Stadium	
301			Turf Care WA Pty Ltd	\$5,652.90
			Turfing Works For The City	
302			United Equipment Pty Ltd	\$422.40
			Annual Inspection - Lift Equipment - Building Maintenance	
303			United Fasteners WA Pty Ltd	\$160.30
			Vehicle Spare Parts - Fleet	
304			Urban Resources	\$192,210.59
			Earthworks - Neerabup Industrial Area Resource Extraction - Advocacy & Economic Development	
305			Vision IDZ	\$1,435.50
			Printing - Membership Cards - Aquamotion	
306			WA Garage Doors Pty Ltd	\$165.00
			Repair Roller Door - Dennis Cooley Pavilion - Building Maintenance	
307			Wanneroo Electric	\$127,844.36

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Electrical Works For The City	
308			Wanneroo Fire Support Brigade	\$1,140.90
			Reimbursement - Photo Board Labels - Fire Services	
			Reimbursement - Ink Cartridges - Fire Services	
			Reimbursement - Life Membership Shield - Fire Services	
309			Wave International Pty Ltd	\$16,005.00
			Professional Services - Stage 1 Design - Neerabup Industrial Area - Advocacy & Economic Development	
310			Well Connected Business Systems Pty Ltd	\$3,300.00
			Economic Recovery Fund - Business Advisory & Support - Advocacy & Economic Development	
311			West Coast Turf	\$46,775.30
			Turfing Works For The City	
312			Western Australian Local Government Association	\$578.00
			Training - Rates In Local Government - Debt Collection - Rates	
313			Western Resource Recovery Pty Ltd	\$1,621.40
			Empty Washdown Bay - Building Maintenance	
314			Wilson Security	\$2,780.56
			Security Services For The City	
315			Workpower Incorporated	\$111,741.31
			Landscape Maintenance For The City	
316			Worldwide Joondalup Malaga	\$1,900.00
			Printing - Bin Stickers - Waste	
317			Yanchep Beach Joint Venture	\$8,906.32
			Yanchep Hub - Rent June 2021 - Property	
318			Yanchep Inn Nominees	\$1,185.00
			Hire Banquet Room - 22.06.2021 - Community Development	
	00004183	06/07/2021		
319			Andrea Hogan	\$2,000.00
			Refund - Street & Verge Bond	
320			Rates Refund	\$214.94
321			Rates Refund	\$1,650.00
322			Rates Refund	\$1,480.83
323			Ms Marlene Lawler	\$350.00
			Bond Refund	
324			Rates Refund	\$609.49

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
325			Rates Refund	\$5,397.91
	00004184	06/07/2021		
326			Australia Post	\$2,015.17
			Billpay Fees - Over The Counter Transactions - Rates	
			Postage Charges - Lodged - June 2021	
327			BDD Australia Pty Ltd	\$580.75
			Milk Deliveries For The City	
328			Blueprint Homes (WA) Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
329			Celebration Homes Pty Ltd	\$10,000.00
			Refund - 5 Street & Verge Bonds	
330			Cr Christopher Baker	\$244.14
			Travel Allowance 19.02.2021 - 29.06.2021	
331			Cr Paul Miles	\$4,307.63
			Reimbursement - Corporate Apparel And Travel Allowance	
332			Cr Sonet Coetzee	\$1,058.67
			Reimbursement - Corporate Apparel And Travel Allowance	
333			Dale Alcock Homes Pty Ltd	\$1,096.07
			Refund - Street & Verge Bond	
334			Department of Fire & Emergency Services	\$920.00
			False Fire Alarm Attendance - Aquamotion - Building Maintenance	
335			Essential First Choice Homes Pty Ltd	\$4,000.00
			Refund – 2 Street & Verge Bonds	
336			France Hartmann	\$753.00
			Reimbursement - CA Membership Renewal 2021 / 2022	
337			Home Group WA Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
338			Homebuyers Centre	\$6,000.00
			Refund – 3 Street & Verge Bonds	
339			Landgate	\$885.01
			Road Name Change - ICT	
340			Main Roads WA	\$143,067.22
			Linemarking & Signs - Marmion Avenue - Assets	
			Grant Payment - 2020 / 2021 Rehabilitation Project 21116387 - Joondalup Drive & Beach Road - Assets	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
341			Mr Adrian Mitchell	\$360.00
			Vehicle Crossing Subsidy	
342			Mr Pho Minn	\$2,000.00
			Street & Verge Bond Refund	
343			Ms Cheryl Ess	\$75.00
			Refund - Extra Recycling Collection Not Required - Waste	
344			Ms Kristy Simpson	\$2,000.00
			Street & Verge Bond Refund	
345			My Homes WA Pty Ltd	\$4,000.00
			Refund – 2 Street & Verge Bonds	
346			Optus	\$1,169.74
			Phone Charges For The City	
347			Organisation of African Communities in WA Incorporated	\$4,950.00
			Community Funding - Africa Day Sporting Event - 26.06.2021 - John Maloney Park - Community Development	
348			Satterley Property Group	\$297,125.40
			Bond Refund - Eden Beach Stage 20 21 Jindalee WAPC 157558 & 158133	
349			Simsai Construction Group Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
350			SSB Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
351			Synergy	\$18,596.50
			Power Supplies For The City	
352			Water Corporation	\$106,464.92
			Sewerage Manhole Fee - Marmion Avenue - Assets	
			Water Supplies & Service Charges For The City	
			Trade Waste Permit - 03.06.2021 - 09.06.2021 - Assets	
353			Western Power	\$34,913.71
			Relocation Of Assets - 264 Kings Way Darch - Assets	
			Design Fee - Yanchep Industrial Area - Assets	
			Design For Tender Estimate Fee - Lumsden Rd Wangara - Assets	
			Switching - Halesworth Park - Assets	
	00004185	07/07/2021		
354			Gillmore Electrical Services	\$25,247.20
			Floodlighting Upgrade - Paloma Park - Assets	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
355			Lantern Architecture	\$13,269.30
			Refurbishment Of Existing Building - Kingsway Olympic Soccer Club - Assets	
	00004186	12/07/2021		
356			Cardno (WA) Pty Ltd	\$12,147.61
			Professional Services - Frederick Stubbs Carpark Upgrade - Assets	
357			Viva Energy Australia Pty Ltd	\$58,956.97
			Fuel Issues For The City	
	00004187	13/07/2021		
358			42 Tech Consulting	\$907.50
			SSID Investigation - ICT	
359			AARCO Environmental Solutions	\$385.00
			Remove & Dispose Of Asbestos - John Maloney Park - Parks	
360			ABM Landscaping	\$484.00
			Lift And Lower Paving Around Homestead Park BBQ - Parks	
361			Acropolis Nominees Pty Ltd	\$880.00
			Installation Of An Audio Visual Component To The Migration Exhibition - Cultural Services	
362			Adform Engraving & Signs	\$718.74
			4 Plaques - Bushfire Control Officer Award - Fire Services	
363			Advanced Traffic Management	\$11,455.18
			Traffic Control Services For The City	
364			Alcolizer Technology	\$819.50
			Online Training - Alcolizer Operator - People & Culture	
365			Allied Moving Services - Perth Business Relocations	\$736.55
			Disposal Of Chairs - Gumblossom Community Centre - Facilities	
366			Allused Pty Ltd	\$2,887.50
			Hire Of Rake Bucket - Engineering	
367			Archival Survival Pty Ltd	\$484.72
			Stationery Items - Cultural Services	
368			Armaguard	\$178.41
			Cash Collection Services For The City	
369			Artref Pty Ltd	\$675.04
			Cartridge Supply - Land Development	
370			Arup Pty Ltd	\$5,387.36

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Infrastructure Strategy Phase 1 - Kingsway Regional Sporting Complex - Assets	
371			Aslab Pty Ltd	\$13,860.00
			Road Resurfacing Program - Various Sites - Assets	
372			Assetic Australia Proprietary Limited	\$56,809.50
			Solution Design Software - ICT	
373			Astro Synthetic Surfaces Pty Ltd	\$1,155.00
			Replace 2 Cricket Mats - Parks	
374			Atlas Dry Cleaners	\$100.98
			Laundry Services - Parks / Fleet	
375			Australian Airconditioning Services Pty Ltd	\$13,529.19
			Airconditioning Services For The City	
376			AV Truck Service Pty Ltd	\$377.49
			Vehicle Spare Parts - Fleet	
377			Avant-Garde Leadership	\$1,400.00
			Facilitation Of Youth Forum On Climate Change - Youth Services	
378			Banksia Grove Development Nominees	\$112,571.25
			Pitstop Park 50% Contribution - Land Development	
379			Benara Nurseries	\$1,925.88
			Plants - Parks	
380			Better Pets and Gardens Wangara	\$99.82
			Animal Care Centre Supplies	
381			Bobcat-Attach	\$1,100.00
			Vehicle Spare Parts - Fleet	
382			Bollig Design Group Ltd	\$26,400.00
			Variation 4 - Sports Facilities - Halesworth Park - Assets	
383			Boral Construction Materials Group	\$1,582.37
			Concrete Mix - Various Locations - Engineering	
384			Boss Bollards	\$1,195.70
			Replace Damaged Bollard - Maritime Drive - Engineering	
385			BP Australia Ltd	\$73,548.86
			Fuel Issues For The City	
386			Bridgestone Australia Limited	\$24.75
			Tyre Fitting Services For The City	
387			Bucher Municipal Pty Ltd	\$1,670.11
			Vehicle Spare Parts - Workshop	
388			Burdens Australia Pty Ltd	\$13,510.18
			Supply Seating - Yanchep - Place Management	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
389			Business Station Incorporated	\$1,320.00
			Economic Recovery Fund - Business Advisory & Support Services - Economic Development	
390			Car Care Motor Company Pty Ltd	\$860.20
			Vehicle Services - Fleet	
391			Carramar Resources Industries	\$315.15
			White Sand Supplies & Material Disposal - Engineering	
392			Cat Welfare Society Incorporated	\$1,512.50
			Daily Impound Fees - Community Safety	
393			Cathara Consulting Pty Ltd	\$5,362.50
			Casual Labour For The City	
394			CDM Australia Pty Ltd	\$2,728.00
			Support And Maintenance - ICT	
395			Chandler Macleod Group Limited	\$5,213.49
			Casual Labour For The City	
396			Cherry's Catering	\$1,636.00
			Catering Services For The City	
397			Chubb Fire & Security Pty Ltd	\$4,059.37
			May / June Extinguisher Services - Fleet	
398			Churchill Imaging	\$1,273.00
			Digital Images Package & Photo Restore - Wanneroo Museum	
399			Civica Pty Ltd	\$990.00
			Spydus SMS Module - ICT	
400			CK Maloney Surveying	\$4,378.00
			Feature & Contour Survey - Rocca/Conlan - Design	
401			Clinipath Pathology	\$733.96
			Medical Fees For The City	
402			CMO Trading Pty Ltd	\$2,035.65
			Netball Post - Kingsway - Parks	
403			Coates Hire Operations Pty Ltd	\$7,529.36
			Equipment Hire - Assets	
404			Colourpoint Print & Design	\$473.00
			Laser Cheques - Accounts Services	
405			Commercial Aquatics Australia	\$1,105.50
			Aquatics Maintenance Re-Active Works - Aquamotion	
406			Converge International Pty Ltd	\$490.05
			Specialist Helpline - 20.06.2021 - 31.08.2021 - People And Culture	
407			Corsign (WA) Pty Ltd	\$2,735.29

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Signs - Hinckley Park Car Park - Assets	
			Sign - Rotary Park Closure - Parks	
			Sign - Adopt A Bushland - Parks	
			Sign - Sunningdale Road Yanchep - Assets	
			Sign - Paloma Park - Assets	
			Sign - Bergen Way Park - Assets	
			Sign & Post - Gumblossom Park - Assets	
			Sign - Aquamotion - Assets	
			Sign - Hepburn Avenue - Assets	
408			Cossill & Webley Consulting Engineers	\$6,454.80
			Consulting Services - Underground Power Design - Yanchep Industrial Estate - Assets	
409			CR Kennedy & Co Pty Ltd	\$48,470.40
			Equipment Purchase - Surveyors	
			New Equipment Purchase - TS16 P3 - Fleet Assets	
			Leica Service - 02.07.2021 - 0.07.2022 - Surveyors	
410			Critical Fire Protection & Training Ltd	\$1,001.14
			Replace Sounder Bases - Wanneroo Showgrounds Clubrooms - Building Maintenance	
			Fire Panel Isolation - Civic Centre - Building Maintenance	
411			CS Legal	\$15,255.01
			Court Fees For The City	
412			Data #3 Limited	\$1,518.00
			Toner Cartridge - ICT	
413			Dave Lanfear Consulting	\$19,428.26
			Consultancy Services - 10 Years	
414			DC Golf	\$86,732.80
			Commission Fees - Marangaroo & Carramar Golf Course - Property	
415			Delos Delta Pty Ltd	\$42,900.00
			Draft Data Management Framework - ICT	
			Consultancy Services - Smart City Governance & Delivery Framework - ICT	
416			Department Of Biodiversity, Conservation And Attractions	\$992.00
			Connecting With Culture Tour - Community Development	
417			Department of the Premier and Cabinet	\$92.70

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			District Planning Scheme No. 2 - Amendment No. 187 - Planning	
418			DFP Recruitment Services	\$2,051.43
			Casual Labour For The City	
419			Dowsing Group Pty Ltd	\$33,436.92
			Concrete Works - Various Locations - Parks / Engineering / Assets	
420			Drainflow Services Pty Ltd	\$29,589.34
			Road Sweeping & Drain Cleaning Services For The City	
421			Drovers Vet Hospital Pty Ltd	\$180.00
			Veterinary Services - Rangers	
422			ECO Environmental Holdings Pty Ltd	\$517.22
			Chemicals - Parks	
423			Edge People Management	\$2,812.77
			Case Management - Return To Work - People & Culture	
424			Edith Cowan University	\$1,941.50
			Extension To Incorporate Reporting - Wangara Sump Into Yellagonga Wetlands - Conservation	
425			Element Advisory Pty Ltd	\$12,760.00
			Heritage Advisory Services - Cultural Services	
426			Elliotts Irrigation Pty Ltd	\$5,423.78
			Irrigation Equipment Works - Parks	
427			Entire IT	\$1,391.94
			Adobe Creative Cloud - Wanneroo - Communication & Brand	
428			Environmental Industries Pty Ltd	\$1,408.00
			Landscape Maintenance - Marmion Avenue - Assets	
429			EPICC Solutions	\$500.00
			Flyer Design - EOI Form And Data Collation - Place Management	
430			Ergolink	\$666.47
			Chair And Pedestal - People And Culture	
431			Exteria	\$2,115.30
			Solar Lighting Kit - Hinckley Park - Construction	
432			Fiona Gavino	\$1,485.00
			Artist Fees & Indian Ocean Craft Triennial Facilitator - Library Services	
433			Fiske Enterprises Pty Ltd	\$1,622.50
			3,000 Library Membership Cards - Library Services	
434			Focus Consulting WA Pty Ltd	\$3,520.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			CCTV - Hinckley Park Lighting - Assets	
435			Fusion Applications Pty Ltd	\$13,860.00
			Oracle Integration - ICT	
			Casual Labour For The City	
436			Geoff's Tree Service Pty Ltd	\$82,910.60
			Pruning Works For The City	
437			Global Marine Enclosures Pty Ltd	\$2,479.29
			Winter Maintenance - Shark Net - Coastal Projects	
438			Grasstrees Australia	\$412.50
			Maintain Grasstrees - Hardcastle Park - Construction	
439			Green Skills Incorporated	\$3,358.33
			Casual Labour For The City	
440			Greenway Turf Solutions Pty Ltd	\$440.00
			Supply Herbicide - Parks	
441			GTA Consultants (WA) Pty Ltd	\$23,672.00
			Yanchep Lagoon Transport Strategy - Master Plan - Place Management	
442			Guardian Doors	\$224.40
			Service 3 Bi-Fold Doors - Aquamotion - Building Maintenance	
443			Hanson Construction Materials Pty Ltd	\$316.80
			Kerbing - Jindalee - Engineering	
444			Hays Personnel Services	\$3,270.43
			Casual Labour For The City	
445			Hendry Group Pty Ltd	\$3,905.00
			2 Carpark & External Area Audits - Ridgewood Park & Marangaroo Family Day Centre - Assets	
446			HFM Asset Management Pty Ltd	\$35,526.03
			Condition Assessment And Validation Of Park Assets - 6 Locations - Assets	
447			Hodge Collard Preston Unit Trust	\$3,883.00
			Architectural Consultancy - Clarkson Youth Centre - Assets	
448			Horizon West Landscape Construction	\$24,315.50
			Landscape Maintenance For The City	
449			Hose Right	\$540.10
			Vehicle Hoses - Fleet	
450			Hydra Storm	\$5,654.00
			Precast Lids & Bases - Yanchep Industrial Estate - Assets	
451			Hydroquip Pumps	\$9,679.34
			Bore Pump Replacement - Jack Barlow Park - Parks	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
452			Iconic Property Services Pty Ltd	\$128,742.39
			Cleaning Services For The City	
453			Image Bollards	\$2,442.00
			Repair Bollards - Queenscliff - Parks	
454			Imagesource Digital Solutions	\$3,495.80
			Adam Hall PVC Banner & Artwork - Community Art	
			2 Coreflute Signs - Kingsway Splashpad Closure - Parks	
			4 Coreflute Signs - Aquamotion Family Change - Aquamotion	
			Signs - Cockman House Heritage - Cultural Services	
			Vinyl Text - Wall Noongar Words - Museum	
			Coreflute Sign - Tennis Court Closure - Assets	
			3 Teardrop Flags - Library Services	
455			Integrity Industrial Pty Ltd	\$79,823.16
			Casual Labour For The City	
456			Integrity Staffing	\$10,852.61
			Casual Labour For The City	
457			Ixom Operations Pty Ltd	\$218.24
			Disinfection Of Pools Chlorine Gas Supply - Aquamotion	
458			J Blackwood & Son Ltd	\$2,852.60
			PPE Issues - Various Service Units	
459			JB Hi Fi Group Pty Ltd	\$736.95
			TV's And Wall Mounts - Youth Services	
460			JBS & G Australia Pty Ltd	\$2,051.50
			Contaminated Sites Audit Report - Motivation Drive - Property	
461			JDSI Consulting Engineers	\$6,337.65
			Consultancy Services - Butler North District Open Space - Assets	
462			Jodie Aedy	\$750.00
			Graphic Design - Cab Graphic Update - Communications & Brand	
			Graphic Design - Local Area Snapshots - Communications & Brand	
463			K2 Audiovisual Pty Ltd	\$20,637.94
			Meeting Room Audio Visual Equipment Upgrade - Banksia Room - ICT	
464			Kerb Direct Kerbing	\$8,652.90
			Kerbing Works - Various Locations - Assets	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
465			Kingsley Smash Repairs	\$730.72
			Repair Vehicle - Waste Services	
466			Kleenheat Gas Pty Ltd	\$7,064.57
			Gas Supplies For The City	
467			Kleenit	\$49,193.84
			Graffiti Removal For The City	
468			Kyocera Document Solutions	\$3,699.61
			Photocopier Meter Reading For The City	
469			Landcare Weed Control	\$27,908.54
			Landscape Maintenance For The City	
470			Laundry Express	\$357.29
			Linen Cleaning - Corporate Support	
471			LD Total	\$178,504.03
			Landscape Maintenance For The City	
472			Lee Glenn Tomlin	\$5,000.00
			External Painting - Ridgewood Park Club Rooms - Building Maintenance	
473			Les Cooke Instrument Co Pty Ltd	\$2,304.50
			Service Labour - Fleet	
474			Les Mills Asia Pacific	\$940.05
			License Fees - Aquamotion	
475			Ligna Construction	\$3,679.50
			Install Sign - The Spot - Parks	
			Limestone Signage - Pinjar Park - Parks	
			Pointing Works - Carramar Golf Course - Parks	
476			Mandalay Technologies Pty Ltd	\$25,921.28
			Subscription - Voucher Management - ICT	
477			Manheim Pty Ltd	\$556.60
			Abandoned Vehicle Charges - Community Safety	
478			Marketforce Pty Ltd	\$44,402.15
			Advertising Services For The City	
479			Mastec Australia Pty Ltd	\$36,138.61
			Refuse Bins - Waste	
480			McLeods	\$559.79
			Legal Fees For The City	
481			Michael Page International (Australia) Pty Ltd	\$8,961.05
			Casual Labour For The City	
482			Mindarie Regional Council	\$241,822.06
			Refuse Disposal For The City	
483			Miracle Recreation Equipment Pty Ltd	\$473.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Playground Equipment Repairs - Parks	
484			Natural Area Holdings Pty Ltd	\$13,160.95
			Weed Control & Plant Propagation - Various Locations - Conservation	
485			Nespresso Professional	\$2,616.00
			Coffee Machine & Coffee Pods - Council & Corporate Support	
486			NoiseNet Operations Pty Ltd	\$825.00
			Dashboard Noise Monitor Hire - Rangers	
487			OEM Group Pty Ltd	\$385.42
			Vehicle Spare Parts - Fleet	
488			Officeworks Superstores Pty Ltd	\$756.00
			Trolley - Cultural Development	
489			On Tap Plumbing & Gas Pty Ltd	\$9,466.52
			Plumbing Maintenance For The City	
490			One Tree Botanical Pty Ltd	\$605.00
			Workshop - Botanical Presentation - Quinns Rocks - Property Services	
491			Oracle Customer Management Solution Ltd	\$5,629.48
			After Hours Calls Service - Customer Relations	
492			Paperbark Technologies Pty Ltd	\$2,669.97
			Arboricultural Reports - Various Locations - Parks	
493			Pascoe Partners Accountants	\$1,529.00
			Economic Recovery Fund - Business Advisory & Support Services - Economic Development	
494			Plantrite	\$7,606.34
			Plants - Assets / Parks	
495			Poolshop Online Pty Ltd	\$147.51
			Pool Chemicals - Aquamation	
496			Powerhouse Batteries Pty Ltd	\$478.46
			Vehicle Batteries - Fleet	
497			Prestige Alarms	\$47,451.93
			Alarm / CCTV Services For The City	
498			Pritchard Francis Consulting Pty Ltd	\$4,844.79
			Consultancy - Ridgewood Lake Liner - Parks	
			Yanchep Lagoon Infrastructure Strategy - Place Management	
499			Productive Plastics	\$2,684.00
			Freestanding Screens - Wanneroo Library	
500			Promolab	\$5,649.60

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Fidget Spinners, Umbrellas & Tablecloths - Events	
501			Public Transport Authority	\$36,910.50
			50% Contribution - New Bus Shelters - Assets	
502			RAC Motoring & Services Pty Ltd	\$2.45
			New Vehicle Addition - Fleet	
503			Reliable Fencing WA Pty Ltd	\$63,357.85
			Fencing Works For The City	
504			REM Consulting	\$5,754.83
			Casual Labour For The City	
505			Ricoh Australia Pty Ltd	\$1,432.43
			Copier Lease Charges - Printroom	
506			Road & Traffic Services	\$20,648.10
			Road Works For The City	
507			Roads 2000	\$1,219,422.81
			Road Works - Asset Renewal Program - Various Locations - Assets	
508			Robert Willis	\$10,472.00
			Engineering Services - Investigate Security Development Bonds - Land Development	
			Audit Evaluation - Outstanding Security Bonds - Land Development	
509			Sanax Medical And First Aid Supplies	\$50.97
			Micropore Dispenser - Kingsway	
510			Scott Print	\$16,346.00
			Printing - Posters - Waste	
			Printing - Heritage Postcards - Cultural Services	
			Printing - What's Happening Newsletter - Communications & Brand	
511			Seabreeze Landscape Supplies	\$16.00
			Brickies Sand - Parks	
512			Security Management Australasia Pty Ltd	\$396.00
			Service CCTV Trailer - Community Safety	
513			Sharmini Fraser Designs	\$3,300.00
			Business Support - Website Starter - Economic Development	
514			Shred-X	\$298.76
			Shredding Services For The City	
515			Sifting Sands	\$12,709.58
			Sand Sieve - Various Locations - Parks	
516			Signage WA	\$82.50

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Corflute Signs - Community Safety	
517			Site Environmental & Remediation Services Pty Ltd	\$1,314.50
			Soil Asbestos Analysis & Report - Mather Reserve - Assets	
518			SJ McKee Maintenance Pty Ltd	\$363.00
			Repair Render - Shorehaven Boulevard - Waste Services	
519			Skyline Landscape Services (WA)	\$26,957.53
			Landscape Maintenance For The City	
520			Slater-Gartrell Sports	\$1,695.10
			Sports Equipment - Kingsway	
			Replace Tennis Net - Kingsbridge Park - Parks	
521			Smartbuilt Perth Pty Ltd	\$3,206.84
			Pest Control Services For The City	
522			Sonic Healthplus Pty Ltd	\$972.82
			Medical Fees For The City	
523			SPORTENG	\$14,212.00
			Consultancy Services - Jimbub Oval Drainage Upgrade - Assets	
524			Sports Marketing Australia Pty Ltd	\$2,420.00
			Event Placement Fee - Advocacy & Economic Development	
525			St John Ambulance Western Australia	\$957.37
			First Aid Supplies / Training Services For The City	
526			Stewart & Heaton Clothing Company Pty Ltd	\$1,691.95
			PPE Issue & Name Badges - Fire Services	
527			Stiles Electrical	\$53,732.11
			Final Progress Claim - Kingsbridge 3 X 3 Basketball Electrical Works - Assets	
			Batting Cage Lighting - Gumblossom Park - Assets	
			Release Of Retention - Batting Cage Lighting - Gumblossom Park - Assets	
528			Strike Training And Consulting	\$880.00
			Conflict Management Training - Library Services	
529			Suez Recycling & Recovery (Perth) Pty Ltd	\$153,194.23
			Recycling Tip Fees - Waste Services	
530			Suez Recycling & Recovery Pty Ltd	\$207,678.70
			Tip Fees For Bulk Junk Collection For June 2021 - Waste	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
531			Supreme Shades Pty Ltd	\$21,142.00
			Removal Of Shade Sail - Various Locations - Parks	
532			Susan Hoy	\$287.00
			Artist Fee - IOCT - Library Services	
533			Systems Edge Management Services Pty Ltd	\$18,056.50
			Feasibility Study - Operations Centre - Assets	
			Economic Feasibility - Yanchep Lagoon Masterplan - Place Management	
534			Technology One Limited	\$118,969.13
			Annual Support Maintenance - 01.07.2021 - 30.06.2022 - ICT	
			Casual Labour For The City	
535			Techwest Solutions Pty Ltd	\$176.00
			Install New DAB Radio - Aquamotion	
536			Terravac Vacuum Excavations Pty Ltd	\$2,634.18
			Location Of Services For The City	
537			The Salvation Army	\$4,225.82
			Community Funding - Carrols At Merriwa Event - December 2020 - Community Services	
538			The Trustee for Hayto Trust	\$1,333.75
			Photography Service - Kingsway - Parks	
			Positive News Stories Project - Community Services	
			End Of Year Internal Video - Events	
539			The Trustee for TLC Solutions Australia Unit Trust	\$2,640.00
			Facilitation - Leadership Program 13.03.2021 - Community Safety	
540			Think Water Perth	\$7,985.44
			Irrigation Repairs - Various Locations - Parks	
			Install Irrigation Equipment - Yanchep Industrial Area - Assets	
541			Tim Eva's Nursery	\$308.00
			Plants - Parks	
542			TJ Depiazzi & Sons	\$13,716.18
			Mulch Deliveries - Various Locations - Parks	
543			Toll Transport Pty Ltd	\$237.16
			Courier Services For The City	
544			Toolmart	\$459.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Tools Purchases - Parks	
545			Total Landscape Redevelopment Services Pty Ltd	\$11,830.50
			Landscape Maintenance & Equipment Repairs For The City	
546			Town Team Movement Limited	\$1,430.00
			Yanchep Town Team Presentation - Place Management	
547			Triton Electrical Contractors Pty Ltd	\$3,662.45
			Reticulation Electrical Works - Various Locations - Parks	
548			Trophy Shop Australia	\$95.70
			Blank PermaBrass Plaque - Facilities	
549			Turf Care WA Pty Ltd	\$29,697.03
			Turfing Works For The City	
550			Ungerboeck Systems International Pty Ltd	\$3,190.00
			Registration - 2 Additional Licences - Professional Users - ICT	
551			WA Limestone Company	\$672.95
			BSL Mix - Engineering	
552			Wanneroo Electric	\$82,002.55
			Electrical Maintenance For The City	
553			Wanneroo Glass	\$379.50
			Install Glass - Ridgewood - Building	
554			West Coast Shade Pty Ltd	\$495.00
			Repair Shade Sails - Darch - Parks	
555			West Coast Turf	\$7,599.90
			Floodlighting - Gumblossom Park - Assets	
			Lay Turf - Kingsway Dog Park - Assets	
556			Western Australian Local Government Association	\$6,600.00
			Training - Policy Development & Procedure Writing 24 - 25.06.2021 - People & Culture	
557			Western Australian Treasury Corporation	\$226,791.22
			Guarantee Fee For The Period - June 2021 - Finance	
558			Western Tree Recyclers	\$487.08
			Disposal Of Greenwaste - Parks	
559			Wicked Strategies	\$852.50
			Advisory And Support Services - Wanneroo - Community Planning & Development	
560			Winc Australia Pty Limited	\$4,905.33

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Stationery Items For The City	
561			Workpower Incorporated	\$80,768.56
			Landscape Maintenance For The City	
562			Worldwide Joondalup Malaga	\$2,500.00
			Printing - Bin Stickers - Waste	
563			WSP Australia Pty Ltd	\$15,148.38
			Traffic Modelling - Traffic Services	
564			Yanchep Surf Lifesaving Club	\$22,000.00
			Beach Safety Services - 2020 / 2021 Payment Part 2 - Community Facilities	
565			Zetta Pty Ltd	\$57,391.17
			Monthly Service Fee - JIRA Service Desk, SFTP Server, Network Links, Security Architecture - ICT	
	00004188	12/07/2021		
566			Australia Post	\$10,428.58
			Postage Charges For The City	
567			City of Wanneroo - Rates	\$1,249.00
			Rates Payments Deducted From Monthly Allowances	
568			Cr Brett Treby	\$2,603.67
			Monthly Meeting Attendance	
569			Cr Christopher Baker	\$2,603.67
			Monthly Meeting Attendance	
570			Cr Domenic Zappa	\$2,368.67
			Monthly Meeting Attendance	
571			Cr Dot Newton	\$2,503.67
			Monthly Meeting Attendance	
572			Cr Glynis Parker	\$2,741.78
			Monthly Meeting Allowance	
			Travel Allowance - May 2021	
573			Cr Huu Van Nguyen	\$2,603.67
			Monthly Meeting Attendance	
574			Cr Jacqueline Huntley	\$2,603.67
			Monthly Meeting Attendance	
575			Cr Lewis Flood	\$2,488.67
			Monthly Meeting Allowance	
576			Cr Linda Aitken	\$2,603.67
			Monthly Meeting Attendance	
577			Cr Natalie Sangalli	\$2,603.67
			Monthly Meeting Attendance	
578			Cr Paul Miles	\$2,318.67
			Monthly Meeting Attendance	
579			Cr Sonet Coetzee	\$2,603.67
			Monthly Meeting Attendance	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
580			Mayor Tracey Roberts	\$10,768.38
			Monthly Meeting Attendance	
	00004189	13/07/2021		
581			Alinta Gas	\$75.60
			Gas Supplies For The City	
582			Amanda Eve Rymer	\$2,000.00
			Refund - Street & Verge Bond	
583			Ashmy Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
584			Australian Manufacturing Workers Union	\$113.60
			Payroll Deductions	
585			Australian Services Union	\$595.70
			Payroll Deductions	
586			Australian Taxation Office	\$59,088.00
			Payroll Deductions	
587			Celebration Homes Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
588			CFMEU	\$120.00
			Payroll Deductions	
589			Child Support Agency	\$1,794.83
			Payroll Deductions	
590			City of Wanneroo - Payroll Rates	\$1,475.00
			Payroll Deductions	
591			Rates Refund	\$655.85
592			City of Wanneroo - Social Club	\$660.00
			Payroll Deductions	
593			Department of Fire & Emergency Services	\$20,493.99
			50% Cost Sharing For The Community Fire Manager - Community Safety	
594			Distinct Living Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
595			First Homebuilders Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
596			Fleet Network	\$998.25
			Payroll Deductions	
597			Halpd Pty Ltd Trading As Affordable Living Homes	\$2,000.00
			Refund - Street & Verge Bond	
598			HBF Health Limited	\$687.56
			Payroll Deductions	
599			Homebuyers Centre	\$18,000.00
			Refund - 9 Street & Verge Bonds	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
600			JCorp Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
601			Jesse Rose	\$2,000.00
			Refund - Street & Verge Bond	
602			Landgate	\$3,036.00
			Project Consultancy - Compliance	
603			LGRCEU	\$1,527.26
			Payroll Deductions	
604			Marvila Group Pty Ltd T/A West Coast Residential	\$2,000.00
			Refund - Street & Verge Bond	
605			Mastercraft Building And Development	\$2,000.00
			Refund - Street & Verge Bond	
606			Maxxia Pty Ltd	\$9,537.42
			Payroll Deductions	
607			Mr Craig Williams	\$1,000.00
			Refund - Street & Verge Bond	
608			Mr Damien Parker	\$360.00
			Vehicle Crossing Subsidy	
609			Mr Douglas Harrison	\$1,000.00
			Refund - Street & Verge Bond	
610			Mr Hany Gerges	\$1,000.00
			Refund - Street & Verge Bond	
611			Mr John Downey	\$2,000.00
			Refund - Street & Verge Bond	
612			Mr Matei Suparare	\$1,000.00
			Refund - Street & Verge Bond	
613			Mr Rhyno Van Der Walt	\$166.65
			Refund - Building Application - Not Required	
614			Mr Sam Moulton	\$360.00
			Vehicle Crossing Subsidy	
615			Mr Steven Nancarrow	\$1,000.00
			Refund - Street & Verge Bond	
616			Mr Thomas Ellis	\$1,000.00
			Refund - Street & Verge Bond	
617			Ms Amanda Gallop	\$2,000.00
			Refund - Street & Verge Bond	
618			Neevas Construction Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
619			Paywise Pty Ltd	\$1,342.31
			Payroll Deductions	
620			Smartsalary	\$7,498.33
			Input Tax Credits For Salary Packaging For June 2021	
			Payroll Deductions	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
621			SSB Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
622			Synergy	\$596,248.49
			Power Supplies For The City	
623			Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$827.15
			Reimbursement - Development Application Fee - Titles Not Released	
624			Water Corporation	\$10,369.77
			Water Charges For The City	
625			Westwide Building Co Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
	00004190	14/07/2021		
			City of Wanneroo - Municipal Bank Account	
			Credit Cards - June 2021 \$10,280.01	
	00004191	16/07/2021		
626			Ms Sheridan Simpson	\$2,000.00
			Refund - Street & Verge Bond	
	00004192	20/07/2021		
627			Mastec Australia Pty Ltd	\$363,263.39
			Phase 2 - Stage 3 & 4 - Supply Of Bins - Waste	
	00004193	20/07/2021		
628			ABM Landscaping	\$3,283.50
			Re-Level Pavers - Wanneroo Memorial Park - Parks	
629			Accenture Australia Pty Ltd	\$65,914.34
			Oracle Test Environment Expansion - ICT	
630			Adform Engraving & Signs	\$55.00
			Letters - Incident Control Vehicle - Fleet	
631			Advanced Traffic Management	\$2,273.22
			Traffic Control Services For The City	
632			AE Hoskins Building Services	\$10,298.75
			Rust Treatment & Repaint Doors - Quinns Mindarie Community Centre - Building Maintenance	
633			Air Communications	\$4,804.36
			Antenna Relocation - ICT	
634			Air Liquide Australia	\$358.42
			Gas Cylinder Hire - Stores / Fleet	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
635			Alinea Incorporated	\$5,434.88
			Inter Library Services - 2021 / 2022 - Library Services	
636			ArcBlue	\$11,000.00
			Social & Sustainable Procurement Support - Contracts & Procurement	
637			Arci Welding Industries	\$7,777.20
			Welding Supplies - Fleet	
638			Ascender Peoplestreame Pty Ltd	\$17,875.00
			Ascender People E-Recruitment - 01.07.2021 - 30.09.2021 - ICT	
639			Atom Supply	\$330.26
			Headlight Led & Batteries - Stores	
640			Auscontact Association Limited	\$650.00
			Corporate Membership - 2021 / 2022 - ICT	
641			Aussie Natural Spring Water	\$21.00
			Return Water Bottles - Community Safety	
642			Australian Airconditioning Services Ltd	\$1,091.28
			Airconditioning Maintenance For The City	
643			Autosmart North Metro Perth	\$544.50
			Floorsmart Cleanse - Fleet	
644			AV Truck Service Pty Ltd	\$664.25
			Vehicle Spare Parts - Stores / Fleet	
645			B Waddell Consulting Engineers Pty Ltd	\$792.00
			Inspection & Report - Support Rods At Aquamotion - Building Maintenance	
646			Ball & Doggett Pty Ltd	\$411.38
			Paper - Print Room Supplies	
647			Banhams WA Pty Ltd	\$584.38
			Investigate Fire Panel Fault - Wanneroo Community Centre - Building Maintenance	
648			Bartco Traffic Equipment Pty Ltd	\$5,808.00
			Licence Agreement - Webstudio 8 Fire Sign Units - Emergency Services	
649			Better Pets and Gardens Wangara	\$95.30
			Animal Care Centre Supplies	
650			Bladon WA Pty Ltd	\$164.71
			Uniforms - Kingsway Stadium Employees	
651			BOC Limited	\$59.77
			Industrial Nitrogen & Oxygen - Fleet & Community Safety	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
652			Bolinda Digital Pty Ltd	\$11,003.22
			Ebooks Supply - Library Services	
653			Boral Construction Materials Group	\$1,192.23
			Concrete Mix - Various Locations - Engineering	
654			Bridgestone Australia Limited	\$20,965.95
			Tyre Fitting Services For The City	
655			Bucher Municipal Pty Ltd	\$1,148.17
			Vehicle Spare Parts - Stores / Fleet	
656			Budo Group Pty Ltd	\$14,046.15
			Accessibility Works - Gumblossom - Assets	
657			Canon Production Printing Australia Ltd	\$530.42
			Scanner Charges - Assets	
658			Car Care Motor Company Pty Ltd	\$789.80
			Vehicle Services For The City	
659			Carramar Resources Industries	\$132.55
			Refuse Disposal - Sand Quarry - Assets	
660			CDM Australia Pty Ltd	\$64,378.44
			Professional Services - Level 3 Business Hours - ICT	
			Opmanager Licence Fee - ICT	
			Upgrade San Storage - ICT	
661			Cherry's Catering	\$1,596.92
			Catering Services For The City	
662			Chillo Refrigeration & Air-Conditioning	\$423.50
			Fridge Repairs - Koondoola Community Centre - Building Maintenance	
663			Cleanaway Equipment Services Pty Ltd	\$414.77
			Monthly Charge - Parts Washer - Fleet	
664			Converge International Pty Ltd	\$9,762.50
			Employee Support Services - 01.06.2021 - 31.08.2021 - People & Culture	
665			Corsign (WA) Pty Ltd	\$3,129.91
			4 Signs - Do Not Climb - Hinckley Park - Assets	
			Street Name Plates - Engineering	
			Closure Sign - Edgar Griffiths Dog Park - Parks	
666			Cossill & Webley Consulting Engineers	\$54,253.37
			Consultancy - Detailed Design - Highclere Boulevard Upgrade - Assets	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Consultancy - Engineering Services - Kingsbridge Boulevard Upgrade - Assets	
			Western Power Application Fee - Yanchep Industrial Area - Assets	
667			Critical Fire Protection & Training Ltd	\$1,219.63
			Fire Detection Equipment Services For The City	
668			Cummins South Pacific Pty Ltd	\$653.40
			Vehicle Service - Fleet	
669			Dave Lanfear Consulting	\$52,360.00
			Consultancy Services - Wanneroo Recreation Centre - Community Faculties	
670			Direct Communications	\$259.60
			Vehicle Spare Parts - Fleet	
671			Donald Cant Watts Corke (WA) Pty Ltd	\$3,850.00
			Quantity Survey - Alkimos Eglinton - Land Development	
672			Dowsing Group Pty Ltd	\$1,757.52
			Pathway - Portici Grove - Engineering	
673			Drainflow Services Pty Ltd	\$5,864.76
			Man Hole Replacement - Connolly Drive - Engineering	
			Bulk Sweeping - Highview Park - Engineering	
674			Drovers Vet Hospital Pty Ltd	\$30.00
			Provide Veterinary Services - Ranger Services	
675			E & MJ Rosher	\$422.70
			Vehicle Spare Parts - Fleet	
676			Eat Live Well	\$990.00
			3 Workshops - Health My Way - Eating Well - Library Services	
677			Ellenby Tree Farms	\$385.00
			Tree Supply - Parks	
678			Environmental Industries Pty Ltd	\$75,821.00
			Landscape Maintenance For The City	
679			Equifax Australasia Credit Rating Pty Ltd	\$2,428.14
			Financial & Performance Report - Contracts & Procurement	
680			Equifax Australasia Workforce Solutions Pty Limited	\$321.20
			Annual Licence Fee - Community Safety	
691			Focus Consulting WA Pty Ltd	\$1,650.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Electrical Consulting Services - Kingsway Soccer Pitch 2 - Manual Lux Audit - Assets	
692			Frontline Fire & Rescue Equipment	\$5,050.16
			Tools Purchase - Fire Appliance - Fleet	
693			Fusion Applications Pty Ltd	\$7,920.00
			Consultancy Fees - OICS Architecture Integration - ICT	
694			Geoff's Tree Service Pty Ltd	\$89,189.55
			Pruning Works For The City	
695			GPS Linemarking	\$990.00
			New Goals - Riverlinks - Parks	
696			GrantReady	\$4,950.00
			Subscription - Grantsmart Council Portal - Advocacy & Economic Development	
697			Green Skills Incorporated	\$2,960.31
			Casual Labour For The City	
698			Griffin Valuation Advisory	\$3,696.00
			Asset Valuation Services - Property	
699			Hays Personnel Services	\$5,945.30
			Casual Labour For The City	
700			Heatley Sales Pty Ltd	\$1,617.39
			Sanding Discs - Stores Stock	
701			Hickey Constructions Pty Ltd	\$2,902.90
			Road Rail Painting - Quintal Road - Engineering	
702			Hodge Collard Preston Unit Trust	\$2,085.60
			Architectural Consultancy - Aquamotion Family Changeroom - Assets	
703			Horizon West Landscape Construction	\$341,305.97
			Construction Works - Develop Passive Park - Hinckley Park - Assets	
704			Hose Right	\$929.98
			Vehicle Spare Parts - Fleet	
705			Humes Concrete Products	\$1,725.77
			Drainage Items - Engineering	
706			Hydroquip Pumps	\$43,280.60
			Irrigation Pump Works - Various Locations - Parks	
707			Imagesource Digital Solutions	\$764.50
			4 Wall Frames & 1 Insert Banner - Kingsway Stadium	
708			Impact Training Corporation	\$1,080.00
			Sales Training - Aquamotion / Kingsway	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
709			Integrity Industrial Pty Ltd	\$18,244.09
			Casual Labour For The City	
710			Interfire Agencies Pty Ltd	\$1,190.43
			Fire Uniforms - Emergency Services	
711			Iron Mountain Australia Group Pty Ltd	\$5,515.16
			Document Management Services - Customer Relations	
712			J Blackwood & Son Ltd	\$3,986.98
			PPE Issues - Various Service Units	
			Stock - Stores Issues	
713			James Bennett Pty Ltd	\$360.28
			Book Purchases - Library Services	
714			Jaycar Pty Ltd	\$25.00
			Vehicle Spare Parts - Fleet	
715			JB Hi Fi Group Pty Ltd	\$2,237.00
			Play Station 4 - Youth Services	
716			Jodie Aedy	\$1,350.00
			Graphic Design - Corporate Governance Framework 2021 - Governance	
717			Judy Rogers	\$287.00
			Artist Fee - Indian Ocean Craft Triennial Exhibition - Cultural Services	
718			Kerb Direct Kerbing	\$1,045.25
			Kerbing - Ocean Drive Car Park - Engineering	
719			Kinetic IT Pty Ltd	\$10,541.27
			Monthly Fee - Threat Intelligence - ICT	
720			Kleenheat Gas Pty Ltd	\$1.30
			Gas Supplies For The City	
721			Kleenit	\$3,591.74
			Graffiti Removal For The City	
722			Konnect (Coventry Fasteners)	\$176.68
			Vehicle Spare Parts - Fleet	
723			LD Total	\$35,996.02
			Landscape Maintenance For The City	
724			Leederville Cameras	\$3,639.21
			Camera & Accessories - Communications & Brand	
725			Les Cooke Instrument Co Pty Ltd	\$506.00
			Vehicle Service - Fleet	
726			Ligna Construction	\$17,814.50
			Limestone - Ridgewood Lake - Parks	
727			Local Government Professionals Australia NSW	\$22,676.50

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Performance Excellence Program - 2021 - Strategic & Business Planning	
728			Logo Appointments	\$2,407.26
			Casual Labour For The City	
729			Major Motors	\$2,266.39
			Vehicle Spare Parts - Fleet	
730			Mandalay Technologies Pty Ltd	\$15,550.79
			Weighbridge Software Upgrade & Subscription - Waste	
731			Manheim Pty Ltd	\$2,315.49
			Abandoned Vehicle Charges - Community Safety	
732			Marketforce Pty Ltd	\$1,039.26
			Advertising Services For The City	
733			Mayday Earthmoving	\$1,034.00
			Heavy Equipment Hire	
734			Metal Works Perth	\$5,032.50
			Engineering Services - Footpath Signs - Hinckley Park - Assets	
735			Michael Blythe	\$1,200.00
			Design Media Blueprint & LinkedIn User Guide - Communications & Brand	
736			Midalia Steel Pty Ltd	\$6,610.12
			Steel Supplies - Fleet	
737			Millennium Cleaning (WA) Pty Ltd	\$603.26
			Office Cleaning - Yanchep Two Rocks - Place Management	
738			Mindarie Regional Council	\$1,419.06
			Refuse Disposal For The City	
739			Mining & Hydraulic Supplies	\$88.00
			Vehicle Hoses And Fittings - Fleet	
740			Miracle Recreation Equipment Pty Ltd	\$14,415.50
			Replace Dugout Seating & Table - Gumblossom Park - Assets	
741			NAPA - GPC Asia Pacific Pty Ltd	\$2,081.73
			Vehicle Spare Parts - Fleet / Stores	
742			Natural Area Holdings Pty Ltd	\$122,507.11
			Plant Propagation - Various Locations - Conservation	
			Design & Documentation & Seed Collection - Mary Street Beach Access - Assets	
			Weed Control - 4 Locations - Conservation	
743			Neltronics Australia Pty Ltd	\$113.30
			Vehicle Spare Parts - Fleet	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
744			Northern Lawnmower & Chainsaw Specialists	\$3,290.00
			Stihl Cut-Off Saw & Trolley - Fleet Assets	
745			NTT Australia Pty Ltd	\$72,011.87
			Subscription Renew - MPSA - ICT	
746			On Tap Plumbing & Gas Pty Ltd	\$6,271.44
			Plumbing Maintenance For The City	
747			Oracle Customer Management Solution Ltd	\$4,902.26
			After Hours Call Service - Customer Relations	
748			Paperbark Technologies Pty Ltd	\$1,135.00
			Eucalyptus - Kingsway Wanneroo - Parks	
			Aerial Survey - Las Ramblas Park - Parks	
749			Parker Black & Forrest	\$183.70
			Locking Services Anthony Waring Toilets - Building Maintenance	
750			PLE Computers	\$25.00
			USB Hub - ICT	
751			Power Vac Pty Ltd	\$142.00
			Vehicle Spare Parts - Fleet	
752			Powerhouse Batteries Pty Ltd	\$130.35
			Vehicle Battery - Fleet	
753			Prestige Alarms	\$1,144.88
			Alarm / CCTV Services For The City	
754			Priority 1 Fire & Safety Pty Ltd	\$935.00
			Training - Breathing Apparatus Refresher 04.05.2021 - Aquamotion Staff	
755			Productive Plastics	\$88.00
			Deliver Acrylic Screens - Wanneroo Library - Library Services	
756			Property Council of Australia Limited	\$2,070.00
			Registration - Infrastructure WA Launch - 21.07.2021 - Council & Corporate Support	
757			Reliable Fencing WA Pty Ltd	\$3,203.20
			Fencing Works For The City	
758			RJ Vincent & Co	\$682,857.86
			Certificate 22 - Marmion Avenue Duplication - Assets	
			Certificate 13 - Halesworth Park Sports Facilities - Assets	
759			Road & Traffic Services	\$2,389.20
			Paving - Ashby Operations Centre	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Paint - Car Bays And Disabled Bays - Roads 2000	\$42,774.34
760			Replace Asphalt - Old Yanchep Road - Engineering	
			Road Resurfacing Program - Carabooda Road - Assets	
761			Roy Gripske & Sons Pty Ltd	\$85.65
			Vehicle Spare Parts - Stores	
762			Safety World	\$231.00
			Gloves - Parks	
763			Sanax Medical And First Aid Supplies	\$525.82
			First Aid Supplies - Stores	
764			Scott Print	\$1,650.00
			Printing - 84,500 Race In Your Rates Flyer - Events	
765			Scotts Trimming Service	\$150.00
			Repair Canopy And Replace Zips - Fleet Equipment	
766			SJ McKee Maintenance Pty Ltd	\$2,462.00
			Repair Works - Various Locations - Waste	
767			Skipper Transport Parts	\$915.42
			Vehicle Spare Parts - Stores	
768			Smartbuilt Perth Pty Ltd	\$316.50
			Pest Control Services For The City	
769			St John Ambulance Western Australia	\$156.75
			First Aid Training Services For The City	
770			Stewart & Heaton Clothing Company Pty Ltd	\$304.52
			Uniforms - Fire Services	
771			StrataGreen	\$118.45
			Flagging Tape - Stores Stock	
772			Systems Edge Management Services Pty Ltd	\$25,503.50
			Business Case - Tourist Park - Property	
773			Tamala Park Regional Council	\$14,777.00
			GST Payable For June 2021 Pursuant To Section 153B Of Agreement	
774			Terravac Vacuum Excavations Pty Ltd	\$777.70
			Location Of Services - Bredhurst Road - Engineering	
775			The Royal Life Saving Society Australia	\$20,897.05
			Home Pool Barrier Inspections - Compliance	
776			The Tree Guild of WA Incorporated	\$385.00
			Membership - 2021 / 2022 - Parks	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
777			The Trustee for Hayto Trust	\$343.75
			90 Second Highlight Clip - Cultural Services	
778			Toll Transport Pty Ltd	\$26.10
			Courier Services - Stores	
779			Toolmart	\$3,788.20
			Tool Purchases - Fleet	
780			Toro Australia Group Sales Pty Ltd	\$853.61
			Vehicle Spare Parts - Fleet	
781			Total Landscape Redevelopment Services Pty Ltd	\$24,673.00
			Install Additional Concrete - Kingsway Discus Pad - Assets	
782			Trish Townsend	\$1,800.00
			Auslan Interpretation Services - Story Time - Library Services	
783			Triton Electrical Contractors Pty Ltd	\$132.00
			Electrical Works - Foundation Park - Parks	
784			Trophy Shop Australia	\$68.50
			Name Badges - Various Employees	
785			Truck Centre WA Pty Ltd	\$357.30
			Vehicle Spare Parts - Fleet / Stores	
786			Two Rocks SES Unit	\$4,641.18
			Local Government Grant Scheme - Emergency Service Levy Interim Operating Grant From DFES. 1St Quarter (2021 / 2022)	
787			Ungerboeck Systems International Pty Ltd	\$946.00
			Creation Of Payment Summary - ICT	
788			WA Hino Sales & Service	\$156.01
			Vehicle Spare Parts - Fleet	
789			Wanneroo Central Bushfire Brigade	\$5,554.46
			Reimbursement - Operational Requirement Costs	
790			Wanneroo Electric	\$7,335.10
			Electrical Maintenance For The City	
791			Wanneroo Smash Repairs Pty Ltd	\$1,000.00
			Insurance Excess - WN 470 - Council & Corporate Report	
792			Water Technology Pty Ltd	\$7,037.75
			Professional Services - Mindarie Breakwater - Parks	
793			Western Tree Recyclers	\$12,935.08
			Processing Of Greens - Motivation Drive - Waste	
794			William Buck Consulting (WA) Pty Ltd	\$11,000.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Payroll Audit Fess - 200Hrs - Internal Audit Fees	
795			Work Clobber	\$142.20
			Staff Uniforms - Parks	
	00004194	20/07/2021		
796			Rates Refund	\$31.76
797			Rates Refund	\$933.20
798			Rates Refund	\$597.03
799			Rates Refund	\$1,000.00
800			Rates Refund	\$668.25
801			Rates Refund	\$835.03
802			Organisation of African Communities WA Incorporated	\$850.00
			Bond Refund	
	00004195	20/07/2021		
803			Australian Taxation Office	\$525,146.00
			Payroll Deductions	
804			Ben Trager Homes Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
805			Celebration Homes Pty Ltd	\$1,674.96
			Refund - Street & Verge Bond	
806			Dale Alcock Homes Pty Ltd	\$3,458.28
			Refund - 2 Street & Verge Bonds	
807			Department of Mines, Industry Regulation & Safety	\$80,948.83
			Collection Agency Fee Payments - 01.05.2021 - 31.05.2021 - Finance	
808			Department of Transport	\$1,085.30
			Vehicle Search Fees - Rangers	
809			Home Group WA Pty Ltd	\$3,458.28
			Refund - 2 Street & Verge Bonds	
810			Materon Investments WA Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
811			Maxxia Pty Ltd	\$500.45
			Input Tax Credits For Salary Packaging - June 2021	
812			Metrostrata Developments	\$375.46
			Refund - Building Application - Cancelled	
813			Miss Rosina Trezise	\$150.00
			Dog Registration Refund - Sterilised	
814			Mr Antonio Terranova	\$2,000.00
			Refund - Street & Verge Bond	
815			Mr Benjamin James	\$2,000.00
			Refund - Street & Verge Bond	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
816			Mr Graham Woodard	\$243.55
			Keyholder Volunteer Payments	
817			Mrs Katie Russell	\$1,350.00
			Reimbursement - Study Assistance	
818			Mrs Lorraine Taylor	\$3,037.50
			Reimbursement - Study Assistance	
819			Mrs Pauline Nicholls	\$1,000.00
			Refund - Street & Verge Bond	
820			Ms Anne Welsby	\$2,154.79
			Reimbursement - Study Assistance	
821			Ms Peggy Brown	\$145.00
			Keyholder Volunteer Payment	
822			Paywise Pty Ltd	\$326.12
			Input Tax Credits For Salary Packaging - April & June 2021	
823			Royal Western Australian Historical Society	\$300.00
			Workshop - Metals Conservation - 3 Attendees - Cultural Services	
824			Synergy	\$114.37
			Power Supplies For The City	
825			Trailer Parts Pty Ltd	\$3,432.20
			Vehicle Spare Parts - Stores / Fleet	
826			Ventura Home Group Pty Ltd	\$216.00
			Refund - Verge Licence Fees - Application Rejected	
827			Vodafone Hutchinson Australia Pty Ltd	\$313.94
			SMS Charges - Fire Services	
828			Water Corporation	\$18,000.70
			Water Charges For The City	
			Repair Work - 3 Gypsum Court Koondoola - Waste Services	
	00004196	22/07/2021		
829			BE Projects (WA) Pty Ltd	\$230,116.25
			Progress Claim 3 - Dalvik Park Sports Amenities Building - Assets	
830			JB Hi Fi Group Pty Ltd	\$3,204.00
			Progress Claim 1 - Gym TV Replacement - Assets	
831			Lantern Architecture	\$907.50
			Progress Claim 4 - Kingsway Olympic Soccer Club - Assets	
	00004197	26/07/2021		
832			Ascender Peoplestreme Pty Ltd	\$4,400.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Licence Fee - 2021 / 2022 - ICT	
833			Mastec Australia Pty Ltd	\$472,391.17
			Phase 2 - Stage 2 - Supply & Deliver 240L Green Bin & Lime Lid - Waste Services	
834			WEX Australia Pty Ltd	\$1,263.53
			Fuel Issues - June 2021 - Fleet Assets	
	00004198	27/07/2021		
835			Acurix Networks Pty Ltd	\$6,257.90
			Monitoring, Licensing, Support, Category Based Content Filtering, Premium Portal And Unlimited Downloads For The Month Of July 2021 - ICT	
836			Adelphi Apparel	\$280.50
			Cargo Trousers - Community Safety	
837			Advanced Traffic Management	\$4,369.20
			Traffic Control Services For The City	
838			AFGRI Equipment Australia Pty Ltd	\$996.13
			Vehicle Spare Parts - Fleet	
839			Atom Supply	\$155.23
			Vehicle Spare Parts - Fleet	
840			Audi Centre Perth	\$49,627.00
			New Vehicle Purchase - Audi A4 - Fleet Assets	
841			AUSQ Training	\$339.00
			Training - Basic Worksite Traffic Management - 1 Attendee - Waste	
842			Australian Airconditioning Services Ltd	\$590.62
			Airconditioning Maintenance For The City	
843			Australian Institute of Management Resource Development Centre Incorporated	\$1,880.00
			Training - MiniMBA - State & Local Government - 1 Attendee - Finance	
844			Aust-Weigh Pty Ltd	\$206.25
			Onsite Technical Support - Waste	
845			AV Truck Service Pty Ltd	\$1,141.15
			Vehicle Spare Parts - Fleet	
846			Ball & Doggett Pty Ltd	\$329.81
			Paper Supplies - Print Room	
847			Bee Advice	\$160.00
			Bee Nest Relocation - Liddell Park - Parks	
848			Bladon WA Pty Ltd	\$910.13

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Uniforms Issues - Various Employees	
849			Boya Equipment	\$1,324.81
			Backpack & Nozzles - Parks	
850			Bridgestone Australia Limited	\$9,470.47
			Tyre Fitting Services For The City	
851			Bring Couriers	\$639.86
			Courier Services - Environmental Health	
852			Brownes Foods Operations Pty Limited	\$233.81
			Milk Deliveries For The City	
853			Bucher Municipal Pty Ltd	\$3,250.05
			Vehicle Spare Parts - Fleet	
854			Bunzl Limited	\$247.50
			Dispenser - Stores Stock	
855			Cabcharge	\$486.82
			Cabcharge For The City	
856			Car Care Motor Company Pty Ltd	\$2,711.71
			Vehicle Services - Fleet	
857			Cathara Consulting Pty Ltd	\$10,725.00
			Casual Labour For The City	
858			CCS Strategic	\$6,595.05
			Consultancy Services - Stage 2 - Finalisation Of Documentation - Facilities	
859			CDM Australia Pty Ltd	\$357.50
			Adapter With Cord - ICT	
860			Chandler Macleod Group Limited	\$10,540.48
			Casual Labour For The City	
861			Chemistry Centre WA	\$804.87
			Sampling Wangara Sump - Parks	
862			Cherry's Catering	\$1,612.90
			Catering Services For The City	
863			Chillo Refrigeration & Air-Conditioning	\$187.00
			Repair Double Door Fridge - Billabong Room - Civic Centre	
864			Civica Pty Ltd	\$125,856.31
			Trim Licences - 01.07.2021 - 30.06.2022 - ICT	
865			Clark Equipment Sales Pty Ltd	\$532.31
			Vehicle Spare Parts - Fleet	
866			Commercial Aquatics Australia	\$2,562.08
			Aquatics Maintenance - Aquamotion - Facilities	
867			Consolidation Enterprises Pty Ltd	\$1,440.00
			Extended Hire - Mesh And Plank 07.07.2021 - 06.07.2022 - Compliance	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
868			Creating Communities Australia Pty Ltd	\$632.50
			Cost Estimate Update - Landsdale - Strategic Environmental Planning	
869			CS Legal	\$33,011.65
			Court Fees - Rating Services	
870			CW Brands Pty Ltd	\$969.54
			Stock - Stores Issues	
871			Daimler Trucks Perth	\$70.16
			Vehicle Spare Parts - Stores	
872			Delos Delta Pty Ltd	\$12,100.00
			Community Engagement Report - Community Development	
873			Department Of Biodiversity, Conservation And Attractions	\$1,120.00
			Park Passes - Yanchep National Park - Advocacy & Economic Development	
874			Dowsing Group Pty Ltd	\$2,166.90
			Verge Works - Landsdale & Woodvale - Assets Maintenance	
875			Drainflow Services Pty Ltd	\$2,574.00
			Road Sweeping & Drain Cleaning For The City	
876			Elliotts Irrigation Pty Ltd	\$19,162.09
			Irrigation Works And Equipment - Parks	
877			Enviro Pipes Pty Ltd	\$92.40
			Rubber Seal Lubricant - Assets	
878			Environmental Industries Pty Ltd	\$112,182.18
			Tree Planting - Assets	
879			Epic Catering	\$390.00
			Catering Services For The City	
880			EVH Emergency Vet Hospital	\$422.55
			Veterinary Services For The City	
881			Flick Anticimex Pty Ltd	\$4,037.24
			Sanitary Disposal Units - Various Locations - Building Maintenance	
882			Forcorp Pty Ltd	\$955.90
			Led Lights - Stores Stock	
883			Fusion Applications Pty Ltd	\$31,638.75
			Professional Services - New Financial System - ICT	
884			Geoff's Tree Service Pty Ltd	\$353.50
			Pruning Works - Hudson Park - Parks	
885			Hays Personnel Services	\$6,635.04
			Casual Labour For The City	
886			Heatley Sales Pty Ltd	\$347.16

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Vehicle Spare Parts - Fleet	
887			Hickey Constructions Pty Ltd	\$9,361.00
			Repaint Board Wall - Jindalee - Asset Maintenance	
888			Hitachi Construction Machinery Pty Ltd	\$3,209.07
			Vehicle Filters - Stores Stock	
889			Hose Right	\$271.67
			Vehicle Hoses - Fleet	
890			Iconic Property Services Pty Ltd	\$8,842.21
			Cleaning Services For The City	
891			Imagesource Digital Solutions	\$100.10
			Coat Of Arms Label - Cultural Services	
892			Indoor Gardens Pty Ltd	\$297.00
			Live Plant Display - Civic Centre - Customer Relations Centre	
893			Insight GIS	\$4,722.33
			Mapinfo Professional Maintenance Program 12.07.2021 - 21.08.2021 - ICT	
894			Insync Surveys	\$12,045.00
			First Instalment - Alignment And Engagement Pulse Survey - People & Culture	
895			Integrity Industrial Pty Ltd	\$29,867.48
			Casual Labour For The City	
896			Integrity Staffing	\$12,370.01
			Casual Labour For The City	
897			Interfire Agencies Pty Ltd	\$1,342.83
			PPE - Fire Services	
898			IPWEA	\$5,665.00
			Subscription Renewal - Fleet 01.07.2021 - 30.06.2022 - Fleet Assets & Assets	
899			J Blackwood & Son Ltd	\$1,581.90
			PPE Issues And Stores Stock	
900			James Bennett Pty Ltd	\$1,122.94
			Book Purchases - Library Services	
901			K2 Audiovisual Pty Ltd	\$8,283.83
			Audio Visual Equipment Upgrades - Banksia Meeting Room - ICT	
902			Kelyn Training Services	\$210.00
			Renewal Course - Basic Worksite Traffic Management - Traffic Services	
903			Kinetic IT Pty Ltd	\$1,678.33
			Casual Labour For The City	
904			Kingsley Smash Repairs	\$692.92
			Repairs To Ford Ranger - Waste	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
905			Kleenheat Gas Pty Ltd	\$12.35
			Gas Supplies For The City	
906			Kleenit	\$157.41
			Graffiti Removal For The City	
907			Komatsu Australia Pty Ltd	\$3,520.00
			Oil Sample Kits - Stores Stock	
908			LD Total	\$3,453.03
			Landscape Maintenance For The City	
909			Logo Appointments	\$4,836.26
			Casual Labour For The City	
910			Major Motors	\$4,134.05
			Vehicle Spare Parts - Fleet	
911			Manheim Pty Ltd	\$139.15
			Towage - Mitsubishi Silver To Perth Airport - Community Safety	
912			Marketforce Pty Ltd	\$893.45
			Advertising Services For The City	
913			Mayday Earthmoving	\$12,983.85
			Heavy Equipment Hire For The City	
914			Michael Page International (Australia) Pty Ltd	\$12,338.67
			Casual Labour For The City	
915			Mindarie Regional Council	\$536,307.29
			Refuse Disposal For The City	
916			Miracle Recreation Equipment Pty Ltd	\$5,028.98
			Playground Equipment Repairs - Various Locations	
917			Musica Viva Australia	\$8,382.50
			Community Concert - Atlantis Beach Baptist College - Cultural Services	
918			NAPA - GPC Asia Pacific Pty Ltd	\$1,046.53
			Vehicle Spare Parts - Fleet / Stores Stock	
919			Northern Lawnmower & Chainsaw Specialists	\$126.88
			Vehicle Spare Parts - Fleet	
920			Officeworks Superstores Pty Ltd	\$42.79
			USB Cable - Waste	
921			On Tap Plumbing & Gas Pty Ltd	\$6,290.52
			Plumbing Maintenance For The City	
922			P & M Automotive Equipment	\$245.30
			Hoist Inspection / Service - Fleet	
923			Paperbark Technologies Pty Ltd	\$1,080.00
			Arborist Report - Alexander Heights - Parks	
924			Parins	\$1,000.00
			Vehicle Repair - WN 33514 - Waste	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
925			Parker Black & Forrest	\$671.00
			Locking Services For The City	
926			Parks & Leisure Australia	\$192.50
			Registration - WA Deconstructed Conference: Community Sports 23.07.2021 - Community Facilities	
927			Penske Power Systems Pty Ltd	\$961.29
			Vehicle Spare Parts - Stores Stock	
928			Perth Energy Pty Ltd	\$134,592.22
			Power Supplies For The City	
929			Perth Testing & Tagging Pty Ltd	\$165.00
			Testing & Tagging - Ashby Operations Centre - Fleet	
930			PLE Computers	\$350.00
			50 Cat6 Cables - ICT	
931			Porter Consulting Engineers	\$5,705.92
			Progress Claim 5 - Lenore Road Duplication - Assets	
932			Powerhouse Batteries Pty Ltd	\$263.73
			Vehicle Batteries - Stores Stocks	
933			Prestige Alarms	\$1,433.70
			Alarm / CCTV Services For The City	
934			RAC Motoring & Services Pty Ltd	\$329.00
			Call Out - New Battery - Community Safety	
935			RAMM Software Ltd	\$1,054.90
			Export Drainflow Images - Assets	
936			Reliable Fencing WA Pty Ltd	\$9,674.50
			Fencing Works For The City	
937			REM Consulting	\$5,584.94
			Casual Labour For The City	
938			Repco	\$2,210.38
			Vehicle Spare Parts - Stores	
			Recovery Tracks - Rangers	
939			Roy Gripske & Sons Pty Ltd	\$998.68
			Vehicle Spare Parts - Stores Stock	
940			Sage Consulting Engineers	\$1,650.00
			NBN Connection Design - Dalvik Park - Assets	
941			Scoop Digital Pty Ltd	\$9,790.00
			Community Directory Fee - Year 2 - ICT	
942			Scott Print	\$5,511.00
			Printing - Civic Trail Booklet - Cultural Services	
			Printing - Fire Notice 2021 Leaflet - Emergency Management	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Printing - 1,000 Brochures - Cultural Services	
			Printing - 4,000 Double Sided Postcards - Cultural Services	
943			Sebel Pty Ltd	\$1,609.08
			Chairs - Community Facilities	
944			Sheridans For Badges	\$107.32
			Badge Engraving - Corporate Support	
945			Site Sentry Pty Ltd	\$5,728.80
			4 Site Sentry Towers - Wangara Recycling Centre - Waste Services	
946			SJ McKee Maintenance Pty Ltd	\$1,494.00
			Repair Damaged Properties - Landsdale - Waste	
947			Skipper Transport Parts	\$82.34
			Vehicle Spare Parts - Fleet	
948			Slater-Gartrell Sports	\$231.00
			Tennis Net Repairs - Hudson Park - Parks	
949			Smartbuilt Perth Pty Ltd	\$75.84
			Pest Control Services For The City	
950			Sonic Healthplus Pty Ltd	\$451.20
			Medical Fees For The City	
951			Southern Metropolitan Regional Council	\$11,966.90
			Membership - Recycle Right 2021 / 2022 - Waste	
952			St John Ambulance Western Australia	\$775.75
			First Aid Supplies & Training Services For The City	
953			Statewide Cleaning Supplies Pty Ltd	\$842.57
			Cleaning Supplies - Stores Stock	
954			Strategic DCP Consulting	\$6,534.00
			Consultancy Services - Neerabup Industrial Area - Strategic Land Use Planning & Environment	
955			Suez Recycling & Recovery Pty Ltd	\$5,484.93
			Refuse Collection - Waste	
			Confidential Shredding Bin - Corporate Support	
956			Synergy 23 Pty Ltd	\$1,800.00
			Catering - Advocacy And Economic Development	
957			Systems Edge Management Services Pty Ltd	\$13,970.00
			Yanchep Lagoon Master Plan - Place Management	
958			Taldara Industries Pty Ltd	\$1,000.89

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Stock - Stores Stock	
			Black Ripple Cups - Corporate Support	
959			Terravac Vacuum Excavations Pty Ltd	\$2,294.60
			Location Of Services - Yanchep Industrial Area - Assets	
960			The Rigging Shed	\$232.32
			Vehicle Spare Parts - Fleet	
961			Think Water Perth	\$599.09
			Callout - 2 Marchwood Boulevard - Parks	
962			Thirty4 Pty Ltd	\$211.20
			Qnav Mobile Monthly Data - Rangers	
963			Toll Transport Pty Ltd	\$531.82
			Courier Services For The City	
964			Toro Australia Group Sales Pty Ltd	\$920.04
			Vehicle Spare Parts - Fleet	
965			Total Landscape Redevelopment Service Pty Ltd	\$4,460.50
			BBQ Hotplate Replacement - Butterworth Reserve - Parks	
			Bench Relocation - Ian Robbins Park - Parks	
			Dog Bowl Replacement - Hudson Park - Parks	
966			TQuip	\$1,141.20
			Mower Blades - Stores Stock	
967			Triton Electrical Contractors Pty Ltd	\$419.10
			Reticulation Electrical Works - Various Locations - Parks	
968			Trophy Shop Australia	\$535.80
			Framed and Engraved Photos - CEO's Award Winners 2020 - Reward and Recognition Event	
			Employee Name Badges	
969			Truck Centre WA Pty Ltd	\$151.86
			Vehicle Spare Parts - Fleet	
970			Turf Care WA Pty Ltd	\$17,518.27
			Turfing Works For The City	
971			Two Rocks Volunteer Bush Fire Brigade	\$6,000.00
			Annual Contribution - 2021 / 2022 - Fire Services	
972			Valvoline (Australia) Pty Ltd	\$11,405.26
			Vehicle Oils - Stores Stock	
973			WA Garage Doors Pty Ltd	\$451.00
			Repair Door - Yanchep Surf Life Saving Club - Building Maintenance	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
974			WA Limestone Company	\$5,631.79
			Limestone - Ocean Drive - Asset Maintenance	
			Crushed Limestone - Yanchep Industrial Area - Assets	
975			Wanneroo Business Association Incorporated	\$154.00
			Registration - Annual General Meeting 2021 - Advocacy & Economic Development	
976			Wanneroo Electric	\$3,618.76
			Electrical Maintenance For The City	
977			Wanneroo Towing Service	\$326.00
			Towing Services For The City	
978			Waterchem Australia Pty Ltd	\$25,850.00
			Install Chlorine Gas Leak Detectors - Aquamotion - Facilities	
979			West Coast Turf	\$6,743.00
			Turfing Works For The City	
980			Western Australian Local Government Association	\$46,361.37
			Training - Procurement Services - Contracts & Procurement	
			Subscription - Council Connect - ICT	
			Membership Renewal - Employee Relations - 2021 / 2022 - People & Culture	
			Subscription - Local Law Service & Governance Service - 2021 / 2022 - Legal Services	
			Subscription - Tax Services - 2021 / 2022 - Finance	
981			Western Resource Recovery Pty Ltd	\$1,358.94
			Empty Washdown Bay - Fleet - Building Maintenance	
982			West-Sure Group Pty Ltd	\$287.32
			Cash Collection Services For The City	
983			William Buck Consulting (WA) Pty Ltd	\$2,750.00
			Probity Advisor Services - Tender 21029 - Contracts & Procurement	
984			Wilson Security	\$330.61
			Security Services For The City	
985			Work Health Professionals Pty Ltd	\$9,537.00
			Noise Survey - Wanneroo - Safety Systems	
986			Zoodata	\$12,824.90
			Annual Inspect Licence - 05.08.2021 - 04.08.2022 - ICT	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
	00004199	27/07/2021		
			National Australia Bank	
			Flexipurchase - March 2021 \$55,235.04 - Breakdown On Page 58	
	00004200	27/07/2021		
			National Australia Bank	
			Flexipurchase - April 2021 - \$32,509.47 - Breakdown On Page 64	
	00004201	27/07/2021		
987			Rates Refund	\$900.00
988			Rates Refund	\$1,039.79
989			Rates Refund	\$381.28
	00004202	27/07/2021		
990			Alinta Gas	\$993.20
			Gas Supplies For The City	
991			Ashmy Pty Ltd	\$4,000.00
			Refund - 2 Street & Verge Bonds	
992			Australian Manufacturing Workers Union	\$113.60
			Payroll Deductions	
993			Australian Services Union	\$25.90
			Payroll Deductions	
994			Blueprint Homes (WA) Pty Ltd	\$10,000.00
			Refund - 5 Street & Verge Bonds	
995			Celebration Homes Pty Ltd	\$4,000.00
			Refund - 2 Street & Verge Bonds	
996			CFMEU	\$120.00
			Payroll Deductions	
997			Child Support Agency	\$1,561.06
			Payroll Deductions	
998			City of Wanneroo - Payroll Rates	\$2,170.00
			Payroll Deductions	
999			City of Wanneroo - Social Club	\$644.00
			Payroll Deductions	
1000			Danmar Homes Pty Ltd	\$1,000.00
			Refund - Street & Verge Bond	
1001			Department of Fire & Emergency Services	\$24,453.00
			FESA Annual Monitoring - 2021 / 2022 - Various Locations - Building Maintenance	
1002			Department of Planning, Lands and Heritage	\$11,447.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Application Fee Accepted By The City, Applicant - Reece Hendry - Planning Solutions, Reference - DAP/19/01700, Address - Lot 138 Honeybee Parade, Proposal - Service Station Development	
			Application Fee Accepted By The City, Applicant - Mitch Bisby - Burgess Design Group, Reference - DAP/21/02022, Address - Lot 9010 Ariane View, Proposal - Child Care Centre	
			Application Fee Accepted By The City, Applicant - Lewis Shugar, Element, Reference - DAP/21/02025, Address - Lot 4004 Butler Boulevard, Proposal - Single Storey Office	
1003			Essential First Choice Homes Pty Ltd	\$4,000.00
			Refund - 2 Street & Verge Bonds	
1004			Fleet Network	\$998.25
			Payroll Deductions	
1005			Halpd Pty Ltd Trading As Affordable Living Homes	\$4,000.00
			Refund - 2 Street & Verge Bonds	
1006			HBF Health Limited	\$687.56
			Payroll Deductions	
1007			Home Group WA Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
1008			Homebuyers Centre	\$2,000.00
			Refund - Street & Verge Bond	
1009			Landgate	\$11,076.62
			Gross Rental Valuations - Rates	
			Land Enquiries For The City	
1010			LGISWA	\$392,274.84
			Insurance - LGIS Workcare 30/06/2021 - 30/09/2022	
1011			Materon Investments WA Pty Ltd	\$2,234.27
			Refund - 2 Street & Verge Bonds	
1012			Matthew Andrew	\$172.83
			Refund - Gym Membership - Cancelled	
1013			Maxxia Pty Ltd	\$8,280.31
			Payroll Deductions	
1014			Mr Daniel Simms	\$128.00
			Reimbursement - Broadband Usage - April & May 2021	
1015			Mr James Parylak	\$2,000.00
			Refund - Street & Verge Bond	
1016			Mrs Sarah Fry	\$60.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Dog Registration Refund - Deceased	
1017			Ms Naomi Davey	\$50.29
			Cat Registration Refund - Already Lifetime	
1018			Ms Shawnee Sing	\$360.00
			Vehicle Crossing Subsidy	
1019			Ms Susan Randle	\$360.00
			Vehicle Crossover Subsidy	
1020			My Homes WA Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
1021			Paywise Pty Ltd	\$1,342.31
			Payroll Deductions	
1022			Plunkett Homes (1903) Pty Ltd	\$937.67
			Refund - Development Application - Withdrawn	
1023			Pure Homes Pty Ltd Trading As B1 Homes	\$34,000.00
			Refund - 17 Street & Verge Bonds	
1024			Redink Homes Pty Ltd	\$14,000.00
			Refund - 8 Street & Verge Bonds	
1025			Satterley Property Group	\$466,727.53
			Bond Return - Allara Estate Stage 9 Eglinton WAPC 157359	
			Bond Return - Eden Beach Stage 23 Jindalee WAPC 159574	
1026			Smartsalary	\$6,662.43
			Payroll Deductions	
1027			Synergy	\$9,022.60
			Power Supplies For The City	
1028			Trailer Parts Pty Ltd	\$148.61
			Vehicle Spare Parts - Fleet	
1029			Ventura Home Group Pty Ltd	\$216.00
			Refund - Verge Application Fee - Insufficient Room For Storage	
1030			W Fairweather & Son Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
1031			Wanneroo Baseball Club Incorporated	\$1,800.00
			Donation - Intermediate League Team - 7 Participants - 2021 Australian Intermediate League Baseball Championships - Mildura - 25 - 29.05.2021	
			Donation - Junior League Team - 7 Participants - 2021 Australian Junior League Baseball Championships - West Beach SA - 16 - 20.05.2021	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			Donation - Senior League Team - 5 Participants - 2021 Australian Senior League Baseball Championships - Lismore NSW - 08 - 12.05.2021	
1032			Water Corporation	\$21,850.00
			Water Supplies For The City	
	00004203	30/07/2021		
			City of Wanneroo - Municipal Bank Account	
			Bank Fees June 2021 - Breakdown On Page 71	
			Credit Cards June 2021 - Breakdown On Page 71	
			Total Director Corporate Services Advance - EFTs	\$16,207,020.51
NATIONAL AUSTRALIA BANK				
	00004199	27/07/2021		
			National Australia Bank	
			Flexipurchase - March 2021	
			Assets	
1033			Boya Equipment Pty Ltd - Backpack Sprayer	\$244.69
1034			Bunnings - Hardware Purchases	\$2,736.61
1035			Elliotts Irrigation - Reticulation Items - Highview Park	\$438.70
1036			Lindan Pty Ltd - Sqwincher Sticks	\$539.00
1037			Microsoft Onedrive - 100GB Cloud Data Subscription	\$3.00
1038			Northern Lawnmowers - Wool Bags	\$54.00
1039			Nutrien Ag Solutions - Tool Replacement Head For Hose	\$90.00
1040			Repco - Siphon Hose	\$23.75
1041			Super Cheap Auto - Floor Mats & Seat Covers	\$235.96
1042			Woodvale Fish&Lily - Wanneroo Community Centre Pond - Reinvigorate / Repair Pond	\$589.00
			Assets Maintenance	
1043			Calidad Industries - Diffuser Clear Prismatic	\$102.40
1044			Commercial Stationery - Compass Wall Mounted Ashtray	\$236.88
1045			CSR Gyprock Trade Centre - Owa Alto	\$395.70
1046			Direct Fasteners - 10 X 25 Trilobe	\$31.68

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1047			DMIRS - High Risk Work Licences	\$85.00
1048			Northern Lawnmower - Kombi Tool Bushes & Kobi Sweeper	\$798.00
1049			Pattos Paint Shop - Paint Supplies	\$417.34
1050			Sign Synergy - Light Grey Vinyl's Applied To Splash Backs	\$418.00
1051			Action Lock Service - Kevron Clicktag	\$179.40
1052			Swimwise Pool And Spa - Swimwise	\$115.00
1053			The Hire Guys Wangara - 16" Diamond Blades	\$770.00
1054			Toll Transport - Courier Charge	\$52.70
1055			Totally Workware Malaga - PPE Issues	\$174.90
1056			Valspar Mindarie - Paint Supplies	\$480.94
1057			Work Clobber - PPE Issues	\$369.90
1058			Advanced Lock Key - Locking Services	\$11.00
1059			Autobarn Innaloo - Seat Covers	\$49.99
1060			Barnetts Architectural Hardware - Hardware Purchases	\$206.98
1061			BCF Joondalup - Electric Winch & Rope	\$294.98
1062			Blackwoods - PPE Issues	\$320.30
1063			Bunnings - Hardware Purchases	\$5,362.45
			Business Manager Aquamotion & Kingsway	
1064			7 Eleven Darch 3012 - Bags Of Ice	\$10.00
1065			Big W - Basketball Nets & Materials - Gold Program	\$65.15
1066			BOC Limited - Annual Container Service Charge	\$516.88
1067			Bunnings - Mop, Storage Box And Broom Gripper	\$35.77
1068			Campaignmonitor - Monthly Subscription	\$196.90
1069			Coles - Catering Items	\$41.00
1070			Dominos - Pizzas For Grand Finals	\$181.65
1071			East Hamersley Primary School - Advertisement - School Holiday Programs	\$25.00
1072			Facebook - Advertising Services	\$331.66
1073			Ikea Perth - Shelving - Group Fitness Room	\$162.99
1074			Kmart - Materials - Grand Final Launch	\$10.00
1075			Local Government Sports & Cultural Industries - Deposit - Gold Program Event	\$636.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1076			Muffin Break Kingsway - Catering - Yoga Event	\$53.40
1077			Ple Computers Pty Ltd - Microphone USB - Zoom Training	\$69.00
1078			RLSSWA - Bronze Medallion Award Fee & Community Trainer Professional Development First Aid	\$184.80
1079			DMC Fins - Training Fins	\$190.00
1080			Kerrie D's Kitchen - Catering - Gold Program	\$195.50
1081			Wish.Com Au - Wall Art - Group Fitness Room	\$25.00
1082			Woolworths - Beverages - Grand Finals	\$22.50
			Community & Place	
1083			BCF Joondalup - Marquee For Events	\$179.99
1084			Beach Blonde Brown - Catering - Contractors And Performers	\$96.00
1085			BP Clarkson - Catering - Contractors And Performers	\$15.00
1086			Chips On A Stick - Catering - Contractors And Performers	\$12.00
1087			Coles 0260 - Catering - Contractors And Performers & Prizes - Carnival	\$159.05
1088			Dal Pizzaiolo - Catering - Contractors And Performers	\$61.20
1089			Little Dutchies - Catering - Contractors And Performers	\$160.00
1090			Mrchipsfish&Chips - Catering - Contractors And Performers	\$562.00
1091			Perth City Burger - Catering - Contractors And Performers	\$292.00
1092			Subway Alexander Heights - Catering - Contractors And Performers	\$19.80
1093			Sues Cones - Catering - Contractors And Performers	\$39.00
1094			The Reject Shop - Prizes - Carnival	\$38.50
1095			Vinces Mobile Wood - Catering - Contractors And Performers	\$120.00
1096			Wanneroo Bakery - Catering - Contractors And Performers	\$62.50
1097			Woolworths - Catering - Contractors And Performers & Prizes - Carnival	\$235.35
			Community Development	
1098			Aldi Stores - Catering Items - Program Activities	\$15.03

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1099			Big W - Storage Tub, Playstation 4, 3 Controllers And 4 Games For Hainsworth Youth Program	\$772.00
1100			Coles - Catering Items - Program Activities	\$964.56
1101			Good Samaritan Industry - T-Shirts For Trash To Treasure Program	\$29.00
1102			Hart Sport Pty Ltd - Materials - Program Activities	\$362.40
1103			Kmart - Materials - Program Activities	\$246.50
1104			Microsoft Store - Microsoft Office - Laptops	\$129.00
1105			Officeworks - Butchers Paper - Program Activities	\$15.89
1106			Pearsall IGA - Materials - Program Activities	\$47.26
1107			Portofinos Restaurant - Catering - Program Activities	\$152.00
1108			Red Dot Stores - Materials - Program Activities	\$14.99
1109			Salvos Wanneroo - Materials - Program Activities	\$54.00
1110			Spudshed - Catering - Program Activities	\$57.91
1110			Women & Infants Research Foundation - Training - Perinatal And Infant Mental Health	\$191.00
1111			Woolworths - Catering - Program Activities	\$99.00
1112			wwc-Communities - Working With Childrens Check	\$87.00
			Community Facilities	
1113			Swimwise Pool And Spa - Bicarb Purchase	\$160.00
1114			RLSSWA - Training - Advanced First Aid	\$150.00
1115			Bunnings - Pool Scoops & Keys Cut	\$113.57
			Council & Corporate Support	
1116			Bakers Delight - Catering Items - Inhouse Catering Requests	\$110.50
1117			Coles - Catering Items - Inhouse Catering Requests	\$1,192.82
1118			Conti Wines - Hospitality Requirements	\$409.00
1119			D&A Food Pty Ltd - Catering Items - Inhouse Catering Requests	\$138.00
1120			Liquorland - Hospitality Requirements	\$161.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1121			Epic Catering Services - Catering Items - Inhouse Catering Requests	\$164.00
1122			Subway - Catering Items - Inhouse Catering Requests	\$373.45
1123			Wanneroo Deli - Catering Items - Inhouse Catering Requests	\$96.00
1124			Wanneroo Fresh - Catering Items - Inhouse Catering Requests	\$447.08
			Cultural Development	
1125			Aldi Stores - Catering - Program Activities	\$75.75
1126			All Suburbs Garden And Wood Supplies - Firewood - Buckingham House	\$255.00
1127			Amazon Marketplace - Local Stock Purchase	\$21.69
1128			Australian Library And Information Association - Copyright Permissions	\$660.00
1129			Big W - Materials - Program Activities	\$58.82
1130			Bookdepository.com - Local Stock Purchase	\$25.01
1131			Bunnings - Materials - Program Activities	\$88.00
1132			Chemist Warehouse - Materials - Program Activities	\$9.49
1133			CNW Pty Ltd - Lights - Wanneroo Museum	\$99.61
1134			Coles - Catering / Cleaning Items - Program Activities	\$371.01
1135			State Library - Parking Fees	\$8.08
1136			Dymocks Online - Book Club Kits & Local Stock Purchases	\$3,832.48
1137			JB Home Joondalup - Program Devices - Be Connected	\$4,672.00
1138			Kmart - Materials - Program Activities	\$94.25
1139			Myer Pty Ltd - Materials - Program Activities	\$99.99
1140			News Limited - Australian Newspaper Subscription	\$72.00
1141			Paypal - Local Stock Purchase	\$44.95
1142			Phonics Australia - Local Stock Purchase	\$755.00
1143			Planet Finska - Materials - Program Activities	\$284.85
1144			Post Wanneroo - Working With Children's Check	\$87.00
1145			Priceless Wanneroo - Materials - Program Activities	\$7.50

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1146			QBD The Bookshop - Materials - Program Activities	\$152.91
1147			Red Dot Stores - Materials - Program Activities	\$22.00
1148			Remida Perth Incorporated - Materials - Program Activities	\$50.00
1149			The Outdoor Gear - Materials - Program Activities	\$48.81
1150			UWA Publishing - Local Stock Purchase	\$90.00
1151			Spotlight - Materials - Program Activities	\$28.70
1152			Storyfest - Webinar - National Laureate	\$25.00
1153			Wanewsdti - Subscription - West Australian	\$144.00
1154			Westbooks - Materials - Program Activities	\$201.89
1155			Woolworths - Catering / Materials - Program Activities	\$48.30
1156			wwc-communities - Working With Children's Check	\$174.00
			Customer & Information Services	
1157			FS Techsmith - 1 Snagit Licence	\$73.03
1158			Gethomesafe - Monthly Software Subscription	\$370.26
1159			Google Cloud - Monthly Fee And Map API	\$76.19
1160			Logmein Australia Pty Ltd - Gotomeeting Annual Subscription	\$304.70
1161			Paypal - 1 Badgy Plastic Card Printer	\$999.00
1162			Paypal - 3 Apple Lighting Cables	\$84.00
1163			Paypal - 6 Microsoft Arc Touch Wireless Mouse	\$594.00
1164			Paypal - Charge Name: Standard Biz Monthly	\$338.68
1165			Paypal - Charge Name: Zoom Standard Pro Monthly	\$46.18
1166			Paypal - Onetastic Pro Licence	\$20.30
1167			Post Wanneroo Post - Tracked Postage For Faulty UPS	\$15.75
1168			Sap Australia Pty Ltd - 1 Crystal Report Licence	\$709.50
			Marketing, Communications and Events	
1169			Anaconda - Hand Held Radios & Portable Fridge / Freezer - Events	\$1,042.99
1170			Bunnings - Materials - Events	\$2,741.32

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1171			Campaignmonitor - Platform - Distribution Of Electronic Messages	\$1,085.10
1172			Citybeach - Hat For Events	\$99.95
1173			Facebook - Advertising Services	\$2,376.16
1174			Freshworks Incorporated - Cab Content Management System	\$355.28
1175			JB Home - Audio Adapter - Events	\$19.95
1176			Kmart Photo Centre - Cab Team Development Materials	\$72.00
1177			Linkedin - Wanneroo Business Expo Promotion	\$102.57
1178			Parks And Leisure Australia - Training - WA Event Risk Management	\$484.00
1179			Cream Kombi - Catering - Contractors And Performers	\$465.00
1180			RSEA Pty Ltd - Malaga - Clothing For Events	\$89.90
1181			She Wear - PPE Issues	\$202.00
1182			Spotify - Advertising Services	\$641.00
1183			Yumpupublishing - External Website Content Management System	\$32.88
			People & Culture	
1184			Kmart - 8 Extra Large Gift Bags & I-Reward Vouchers	\$432.30
1185			Local Government Managers - Training - Conflict Management Workshop	\$385.00
1186			Mister Minit Wanneroo - Engraving - Keyrings	\$160.00
1187			Perth Party Supplies - 12 Bunches Of Balloons	\$111.00
			Property Services	
1189			Wilson Parking - Parking Fees	\$6.08
1190			His Majestys - Parking Fees	\$9.09
1191			Asic - Company Search	\$18.00
			Traffic & Transport Services	
1192			Bunnings - Hardware Purchase	\$176.02
			Waste Management	
1193			Bunnings - Hardware Purchases	\$190.99
1194			Sas Locksmithing - Key Cutting Services	\$109.98
			Total	\$55,235.04

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
	00004200	27/07/2021		
			National Australia Bank	
			Flexipurchase - April 2021	
			Assets	
1195			Benara Nurseries - Infill (Replacement) Planting	\$209.28
1196			Boya Equipment Pty Ltd - Backpack Sprayers	\$489.39
1197			Bunnings - Hardware Purchases	\$895.30
1198			Microsoft Onedrive - 100 GB Cloud Subscription	\$3.00
1199			Northern Lawnmower - Blower / Vacuum Bag Attachments	\$294.39
1200			Officeworks - Stationery Items	\$183.91
1201			The Hire Guys Wangara - Dingo Hire For Season Changeover	\$715.00
			Asset Maintenance	
1202			Advanced Lock Key - Cylinders	\$44.00
1203			AV Truck Services Pty Ltd - Vehicle Spare Parts	\$60.04
1204			Barnetts Architectural Hardware - Hardware Purchases	\$3,543.83
1205			Bunnings - Hardware Purchases	\$4,937.13
1206			Direct Fastener - Hardware Purchases	\$30.89
1207			DMIRS - Online Payment - Renewal Of High Risk Work Licence	\$95.50
1208			DPLH - Lands - Licence Consideration Fee - Two Rocks Sea Wreck Management	\$1.10
1209			Pattos Paint Shop - Paint Supplies	\$144.93
1210			Productive Plastics - Shower Splashback	\$775.97
1211			Total Tools Joondalup - Plane Bench & Block	\$298.00
1212			Two Rocks IGA - Eveready Gold 9V Batteries	\$16.50
1213			Unique Metals Laser - Rectangle Mirror Stainless Steel	\$357.28
1214			Valspar Joondalup - Paint Supplies	\$1,855.73
1215			Walkie Electronics - Battery Charger & Brackets - Quinns Isuzu 3.4 Fire Truck	\$1,276.00
1216			Woolworths - USB-C Cable Black 2m	\$35.00
1217			Work Clobber - PPE Issues	\$218.00
			Business Manager Aquamotion & Kingsway	

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1218			Aust Wide First Aid - 1st Aid Training	\$129.00
1219			Austswim Limited - Teacher Of Infant And Pre School Aquatics	\$280.00
1220			Caltex Northlands - Gold Program - Water For Archery Event	\$30.00
1221			Campaignmonitor - Monthly Subscription	\$196.90
1222			Canva Pty Limited - Annual Subscription	\$164.99
1223			Facebook - Advertising	\$314.69
1224			Kingsway Indoor Sports Stadium - Beverages - Gold Program	\$41.80
1225			Officeworks - Ribbon For Card Printer	\$58.96
1226			Purchase From Aussie Actions Kids - Activity Play Gym	\$440.83
1227			Kerrie D's Kitchen - Catering - Gold Program	\$286.00
1228			The Lunch Stop Lunch - Catering - Gold Program	\$16.50
1229			Volleyball WA - Volleyball Level 1 Online Referee Course - 3 Attendees	\$148.50
1230			wwc-communities - Working With Children Check	\$87.00
			Community & Place	
1231			Bunnings - Equipment For Events	\$246.45
1232			Kmart - Equipment For Events	\$54.00
1233			Mrchipsfish & Chips - Catering - Contactors At WAFL Event	\$110.00
1234			Puma Energy - Ice - Marangaroo Carnival	\$8.00
1235			Woolworths - Drinks Catering - Contactors At WAFL Event	\$73.75
			Community Development	
1236			Aldi Stores - Catering Items - Autumn Appetisers	\$9.03
1237			Bunnings - Materials - Youth Week Activities	\$27.00
1238			Coles - Catering Items - Program Activities	\$1,094.93
1239			Dominos - Catering Items - Program Activities	\$100.15
1240			Eb Online Aboriginal - Aboriginal Engagement Forum	\$59.11
1241			Farmer Jacks - Catering Items - Program Activities	\$1.45
1242			Kmart - Materials - Program Activities	\$56.15

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1243			Officeworks - Craft Materials - Program Activities & Laser Pointer	\$67.86
1244			Pizza Hut Wanneroo - Catering Items - Program Activities	\$72.70
1245			Scooter Hut Pty Ltd - Prizes - School Holiday Program	\$54.90
1246			Spudshed - Catering Items - Program Activities	\$15.98
1247			Woolworths - Catering Items - Program Activities	\$17.80
			Community Facilities	
1248			Facebook - Advertising Services	\$160.98
			Community Safety & Emergency Management	
1249			WA Police - Renewal - Firearms Licence	\$131.00
1250			Caltex Star Mart - Fuel - CESM Vehicle	\$79.51
			Council & Corporate Support	
1251			Bakers Delight - Catering - In House Catering Requests	\$9.00
1252			Coles - Catering - In House Catering Requests	\$655.15
1253			D&A Food Pty Ltd - Catering - In House Catering Requests	\$59.40
1254			Liquorland - Hospitality Requirements	\$128.00
1255			Wanneroo Bakery - Catering - In House Catering Requests	\$18.60
1256			Wanneroo Fresh - Catering - In House Catering Requests	\$179.57
			Cultural Development	
1257			Aldi Stores - Catering - Be Connected & It's All About Play	\$75.60
1258			Bunnings - Mah-Jong Tables & Hardware Purchases	\$607.33
1259			Camera House Online - Digital Devices - Be Connected	\$229.00
1260			Cleverpatch Pty Ltd - Program Materials	\$239.12
1261			Coles - Catering Items - Program Activities	\$187.09
1262			Dymocks Online - Book Club Kit Replacements	\$132.91
1263			Harvey Norman Online - Garden Bench - Cockman House	\$134.95

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1264			Kmart - Program Materials	\$56.50
1265			Medihire & Sales - Mobility Walker - Girrawheen Library	\$165.00
1266			News Limited - Australian Newspaper - Wanneroo Library	\$144.00
1267			Officeworks - Stationery & Tech Items - Program Activities	\$1,499.46
1268			Salvos Wanneroo - Clothing Items - Cockman House	\$62.00
1269			Slimline Warehouse - Display Frame - Cockman House	\$128.61
1270			Spotlight - Calico Material - Cockman House	\$40.72
1271			Storyfest - Refund - Webinar Charge	\$25.00
1272			The Good Guys - Dustbuster - Girrawheen Library	\$79.00
1273			Wanewswbe - Local Stock Purchase	\$18.00
1274			wwc-communities - Working With Children Check	\$87.00
			Customer & Information Services	
1275			Digicert Incorporated - Multi Domain SSL	\$1,547.32
1276			Gethomesafe - Monthly Software Subscription - April 2021	\$370.26
1277			Google Cloud - Search Monthly Fee And Map API Fee - April 2021	\$81.34
1278			Paypal - 2 Silicon Power External Solid State Drive And 1 Gaming Mouse Pad	\$186.32
1279			Paypal - Charge Name: Standard Biz Monthly	\$338.68
1280			Paypal - Charge Name: Zoom Standard Pro Monthly	\$46.18
1281			Post Wanneroo Post - Return Of Master Sine Key To Supplier	\$9.15
			Marketing, Communications and Events	
1282			Campaignmonitor - Online Tool For Distribution Of Publications	\$1,100.87
1283			Facebook - Advertising Services	\$1,334.75
1284			Freshworks Incorporated - Cab Content Management System	\$349.18
1285			IAP2 Australasia - Online Training - Conflict In Engagement	\$344.00
1286			Leapfrogs Cafe - 2020 Race In Your Rates Voucher	\$100.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1287			Snap Joondalup - High-Vis Vests Stickers	\$50.00
1288			Spotify - Advertising Services	\$124.74
1289			Yumpu Publishing - Monthly Web Publishing	\$33.22
			Parks & Conservation Management	
1290			Landsdale Rose Gardens - Spirit Of Community Rose - Gift For Margaret Cockman	\$18.26
1291			DoT Police Infringement - Infringement Notice	\$224.10
			People & Culture	
1292			Kmart - Set Of 6 Glasses	\$8.00
1293			Red Dot Stores - Glass Water Bottle	\$2.00
			Property Services	
1294			Asic - Company Searches	\$18.00
			Waste Management	
1295			Kmart - Kitchen Items	\$196.00
			Total	\$32,509.47
			Total - National Australia Bank	\$87,744.51
			Total - National Australia Bank & EFT's	\$16,294,765.02
CANCELLED CHEQUES FROM PREVIOUS PERIOD				
1296	121734	15.06.2021	Barrier Reef Pools Northside	-\$2,000.00
1297	119209	04.03.2020	Laura Dunne	-\$100.00
1298	119227	04.03.2020	Christopher Hurlbatt	-\$61.65
1299	119229	04.03.2020	James McClarence	-\$23.40
1300	119395	25.03.2020	Vasco da Camara	-\$2,000.00
1301	119283	10.03.2020	Little Fitout Company	-\$30.00
1302	119284	10.03.2020	Christopher Evans	-\$123.30
1303	119318	17.03.2020	Angeth Deng	-\$100.00
1304	119508	31.03.2020	Shayna Taplin	-\$23.00
1305	119487	31.03.2020	Specialised Building Solutions Pty Ltd	-\$441.00
1306	119501	31.03.2020	Mammoth Investments Pty Ltd	-\$12,293.75
1307	118916	21.01.2020	Anthony Dundo	-\$21.20
1308	118917	21.01.2020	Brendon Bidwell	-\$104.80
1309	118968	29.01.2020	Nathan Ward	-\$30.00
1310	118975	29.01.2020	Carolyn Husten	-\$64.00
1311	118985	29.01.2020	Kirsty Giddens	-\$14.00
1312	119010	04.02.2020	Banksia Grove Development Nominees	-\$850.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1313	119052	11.02.2020	Susan Brown	-\$40.00
1314	119059	11.02.2020	Association of the Liberian Community of WA Inc	-\$350.00
1315	119066	11.02.2020	WA Plunge Pools	-\$61.65
1316	119266	10.03.2020	Dior Conveyancing	-\$94.96
1317	121289	30.03.2021	Balga Senior High School	-\$150.00
			Total	-\$18,976.71
MANUAL JOURNAL				
1318	12733/2022	27/07/2021	Lodgement Unpaid Infringements FER 8 & 22.07.2021	\$4,054.50
1319	12673/2021	30/06/2021	NAB Flexi Purchase June 2021	\$56,436.18
1320	12671/2021	30/06/2021	NAB Flexi Purchase May 2021	\$48,460.62
1321	12648/2021	30/06/2021	Lodgement Unpaid Infringements FER 25 & 30.06.21	\$1,925.00
			Total	\$110,876.30
GENERAL FUND BANK ACCOUNT				
			Payroll Payments - July 2021	
1322			13.07.2021	\$75,424.84
1323			13.07.2021	\$6,207.23
1324			13.07.2021	\$1,731,823.00
1325			27.07.2021	\$254.42
1326			27.07.2021	\$32,657.29
1327			27.07.2021	\$5,421.21
1328			27.07.2021	\$1,780,807.82
1329			29.07.2021	\$1,700.00
			Total	\$3,634,295.81
	00004190	14/07/2021		
			City of Wanneroo - Municipal Bank Account	
			Credit Cards - June 2021	
			N Smart	
1330			Soundcloud - Annual Subscription	\$145.00
1331			Mailchimp - Monthly Subscription	\$13.07
1332			Thomson Coachlines - Council Members Bus Tour	\$487.68
1333			Qantas Airways - Flights - 27th National General Assembly (Canberra)	\$3,290.24
			D Terelinck	
1334			Parking Fees	\$21.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1335			Fairfax Subscription - Subscription	\$59.29
			H Singh	
1336			Officeworks - Retirement Gift For Departing Employee	\$398.00
1337			WA Local Government - Registration - Transport And Roads Forum - 2 Attendees	\$140.00
1338			Terracycle - 4 Waste Recycling Boxes For Libraries	\$1,072.80
1339			Sea Spice India - Hospitality Meeting - Waste Management Meeting - Representatives From Stirling And Joondalup Councils	\$132.17
1340			Western Power - Installation Of Street Light	\$497.92
1341			Department Of Water And Environmental Regulation - Clearing Permit	\$400.00
1342			Western Power - Small Commercial Connection 27 Jindinga Way Wanneroo	\$497.92
			M Dickson	
1343			RM Williams Ltd - Retirement Gift For Departing Employee	\$374.00
			M Yildiz	
1344			Australian Post - Registered Mail Postage	\$7.20
1345			Parking Fees	\$37.17
			D Simms	
1346			Parking Fees	\$13.88
1347			Union Kitchen Mindarie - Business Hospitality – Coffee Catch Up With Cr Huntley	\$10.00
1348			Qantas Airways - ALGA NGA Congress Canberra - Extra Leg Room Seat	\$70.00
1349			Qantas Airways - ALGA NGA Congress Canberra - Additional Ticket Charges	\$5.29
1350			The Beach House Jindalee - Business Hospitality – New CEO Of City Of Joondalup	\$102.50
1351			Australian Local Government - Registration - ALGA NGA Congress Canberra	\$1,199.00

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
1352			Union Kitchen Mindarie - Business Hospitality – Catch Up With Cr Glynis Parker	\$10.09
1353			Aussie Capital Hill - ALGA NGA Congress Canberra – Coffees	\$11.00
1354			Department Parliament Services - ALGA NGA Congress Canberra – Morning Tea	\$13.00
1355			Canberra Cab - ALGA NGA Congress Canberra – Cab Charges	\$161.19
1356			Department Parliament Services - ALGA NGA Congress Canberra – Lunch	\$33.50
1357			Hyatt Hotel Canberra - Accommodation – ALGA NGA Congress Canberra	\$1,077.10
			Total	\$10,280.01
	00004203	30/07/2021		
			City of Wanneroo - Municipal Bank Account	
			Bank Fees June 2021	
1358			GLF Trans Fee	\$50.00
1359			CBA Merchant Fee	\$9,591.71
1360			Bpay Fee Debtors	\$49.63
1361			Bpay Fee Ungerboeck	\$58.09
1362			Bpay Fee Rates	\$7,019.24
1363			Bpoint Debtors	\$2.22
1364			Bpoint Rates	\$116.63
1365			Commbiz Fee	\$40.50
1366			Commbiz Fee	\$311.16
1367			Account Service Fee	\$204.60
1368			Trace Fee	\$25.00
			Total	17,468.78
			Credit Cards June 2021	
			N Smart	
1369			Mailchimp - Monthly Subscription	\$13.17
1370			Qantas - Airfare - Cr J Huntley - 27th National General Assembly	\$1,645.12
1371			A By Adina - Accommodation / Meals - Cr L Aitken & Cr Vinh Nguyen - 27th National General Assembly	\$2,987.22
1372			Hyatt Hotel Canberra - Accommodation - Cr J Huntley - 27th National General Assembly	\$1,559.25

WARRANT OF PAYMENTS JULY 2021				
ID	PAYMENT	DATE	DESCRIPTION	AMOUNT
			N Jennings	
1373			Digicert Incorporated - Renewal of Digicert Membership for 2 years	\$866.58
1374			Amazon Marketplace Australia -- Books - Project Management Office Training Resource Library	\$320.01
1375			Australasian Reporting Award Sydney - City's Annual Report Feedback Session	\$425.00
			Total	\$7,816.35
			Total Of Bank Fees & Credit Cards	\$35,565.14
			Recoup to Director Corporate Services Advance A/C	\$17,100,918.30
			Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	\$20,770,779.25

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of July 2021 is presented to the Council for information and recording in the minutes of the meeting, as required by the Local Government (Financial Management) Regulations 1996.

Statutory Compliance

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services

7.2 - Responsibly and ethically managed

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That, in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, Council RECEIVES the list of payments drawn for the month of July 2021, as detailed in this report.

Attachments: Nil

Chief Executive Office

Nil

Item 5 Motions on Notice

Nil

Item 6 Late Reports (to be circulated under separate cover)

Nil

Item 7 Public Question Time**Item 8 Confidential****8.1 Proposed Sale of Lot 502 (13) Innes Place, Girrawheen**

File Ref: 7251 – 21/342469
Responsible Officer: Director, Corporate Strategy & Performance

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting*

8.2 Chief Executive Officer Annual Performance Review 2020/21

File Ref: 3877 – 21/372401
Responsible Officer: Senior Governance Officer

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (a) *a matter affecting an employee or employees*
(b) *the personal affairs of any person*
(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting*

8.3 Variation to Chief Executive Officer Contract of Employment

File Ref: 3877 – 21/372412
Responsible Officer: Senior Governance Officer

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (a) *a matter affecting an employee or employees*
(b) *the personal affairs of any person*
(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting*

8.4 Council Member, Committee Member and Candidate Code of Conduct Complaint - Complaint Administrators Report 215021

File Ref: 28976 – 21/372322
Responsible Officer: Governance Specialist

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (b) the personal affairs of any person*
- (f)(i) a matter that if disclosed, could be reasonably expected to – impair the effectiveness of any lawful method of procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law*
- (h) such other matters as may be prescribed (consider regulations) (Schedule 2, Clause 12 of the Local Government (Model Code of Conduct) Regulations 2021 - a matter that relates to an alleged breach of the Council Member, Committee Member and Candidate Code of Conduct.)*

8.5 Council Member, Committee Member and Candidate Code of Conduct Complaint - Complaint Administrator's Report 215022

File Ref: 28976 – 21/372326
Responsible Officer: Governance Specialist

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (b) the personal affairs of any person*
- (f)(i) a matter that if disclosed, could be reasonably expected to – impair the effectiveness of any lawful method of procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law*
- (h) such other matters as may be prescribed (consider regulations) (Schedule 1, Clause 12 of the Local Government (Model Code of Conduct) Regulations 2021 - a matter that relates to an alleged breach of the Council Member, Committee Member and Candidate Code of Conduct.)*

Item 9 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 6:00pm on Tuesday 7 September 2021, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 10 Closure



COUNCIL CHAMBERS SEATING DIAGRAM

SCREEN

Daniel Simms
CEO

Mayor
Tracey Roberts
JP

Mustafa Yildiz
Exec Manager
Governance & Legal



Cr Hugh Nguyen

Cr Glynis Parker

Cr Dot Newton JP

Cr Jacqueline Huntley

Cr Sonet Coetzee

Cr Natalie Sangalli

Cr Linda Aitken JP

Cr Domenic Zappa

Cr Vinh Nguyen

Cr Brett Treby

Cr Paul Miles

Cr Frank Cvitan JP

Cr Chris Baker

Cr Lewis Flood

Harminder Singh
Director Assets

Noelene Jennings
Director
Corporate Strategy

Debbie Terelinck
Director
Community & Place

Mark Dickson
Director
Planning &
Sustainability

EXIT

MICROPHONE

MEDIA

PUBLIC GALLERY