

# COUNCIL AGENDA

## Ordinary Council Meeting

6:00pm, 15 February 2022

Council Chamber (Level 1), Civic Centre,  
23 Dundebur Road, Wanneroo

[wanneroo.wa.gov.au](http://wanneroo.wa.gov.au)

## PUBLIC QUESTION & STATEMENT TIME

The City encourages any members of the public who wish to raise a question to Council to submit this information via the **City's online forms** and/or contact **Council Support on 9405 5027**.

- [Public Question online form](#)

The City will make every endeavour to provide a response to any submissions at the meeting. All submissions will form part of the electronic meeting and will be recorded in the Minutes of the Council meeting.

### 1. Time Permitted

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

### 2. Protocols

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

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

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

### 3. General Rules

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

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

**Please ensure mobile phones are switched off before entering the Council Chamber.  
For further information, please contact Council Support on 9405 5000.**



# RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

## Objective

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

## Implementation

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

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

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

## Evaluation and Review Provisions

### *Recording of Proceedings*

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

### *Access to Recordings*

4. Members of the public may purchase a copy of the recorded proceedings or alternatively, listen to the recorded proceedings at the Civic Centre online if the recording is published on the City of Wanneroo website. Costs of providing a copy of the recorded proceedings to members of the public will include staff time to make the copy of the proceedings; as well as the cost of the digital copy for the recording to be placed on. The cost of staff time will be set in the City's Schedule of Fees and Charges each financial year.
5. Council Members may request a copy of the recording of the Council proceedings at no charge.
6. All Council Members are to be notified when recordings are requested by members of the public, and of Council.
7. COVID-19 Pandemic Situation  
During the COVID-19 pandemic situation, Briefing Sessions and Council Meetings that are conducted electronically, will be recorded. The CEO is authorised to make a broadcast of the audio recording of such meetings accessible to the public, as soon as practicable after the meeting.
8. Briefing Sessions and Council Meetings that are recorded. The CEO is authorised to make a broadcast of the audio recording of such meetings accessible to the public, as soon as practicable after the meeting.

## COMMONLY USED ACRONYMS AND THEIR MEANING

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



Notice is given that the next Ordinary Council Meeting will be held in the Council Chamber  
(Level 1), Civic Centre,  
23 Dundobar Road, Wanneroo on **Tuesday 15 February, 2022** commencing at **6:00pm**.

D Simms  
Chief Executive Officer  
10 February, 2022

## CONTENTS

<b>ITEM 1</b>	<b>ATTENDANCES</b>	<b>1</b>
<b>ITEM 2</b>	<b>APOLOGIES AND LEAVE OF ABSENCE</b>	<b>1</b>
<b>ITEM 3</b>	<b>PUBLIC QUESTION AND STATEMENT TIME</b>	<b>1</b>
<b>ITEM 4</b>	<b>CONFIRMATION OF MINUTES</b>	<b>1</b>
OC01-02/22	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 7 DECEMBER 2021	1
SOC02-02/22	MINUTES OF SPECIAL COUNCIL MEETING HELD ON 24 JANUARY 2022	1
<b>ITEM 5</b>	<b>ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION</b>	<b>1</b>
<b>ITEM 6</b>	<b>QUESTIONS FROM COUNCIL MEMBERS</b>	<b>1</b>
<b>ITEM 7</b>	<b>PETITIONS</b>	<b>1</b>
	<b>NEW PETITIONS RECEIVED</b>	<b>1</b>
	<b>UPDATE ON PETITIONS</b>	<b>1</b>
UP01-02/22	MAINTAIN THE SIGNAGE AT 12 TAPPING WAY, QUINNS ROCKS, 6030 (PT02-11/21)	1
<b>ITEM 8</b>	<b>REPORTS</b>	<b>2</b>
	<b>PLANNING AND SUSTAINABILITY</b>	<b>2</b>
	<b>APPROVAL SERVICES</b>	<b>2</b>
PS01-02/22	CONSIDERATION OF AMENDMENT NO. 8 TO THE MINDARIE KEYS HARBOURSIDE VILLAGE STRUCTURE PLAN NO. 13	2
PS02-02/22	FENCING LOCAL LAW 2021	18
	<b>ASSETS</b>	<b>36</b>
	<b>COMMUNITY &amp; PLACE</b>	<b>36</b>
	<b>COMMUNITY DEVELOPMENT</b>	<b>36</b>
CP01-02/22	COMMUNITY DEVELOPMENT PLAN 2021/22 TO 2025/26	36
	<b>COMMUNITY FACILITIES</b>	<b>77</b>
CP02-02/22	REQUEST FOR SKATE PARK UPGRADES AT GRANDIS PARK, BANKSIA GROVE	77

<b>COMMUNITY SAFETY &amp; EMERGENCY MANAGEMENT REPORT</b>	<b>86</b>
CP03-02/22 AMENDMENT TO THE ANIMALS LOCAL LAW	86
<b>CORPORATE STRATEGY &amp; PERFORMANCE</b>	<b>108</b>
<b>TRANSACTIONAL FINANCE</b>	<b>108</b>
CS01-02/22 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 30 NOVEMBER 2021	108
CS02-02/22 WARRANT OF PAYMENTS FOR THE PERIOD TO 30 NOVEMBER 2021	134
CS03-02/22 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 DECEMBER 2021	213
CS04-02/22 WARRANT OF PAYMENTS FOR THE PERIOD TO 31 DECEMBER 2021	236
CS05-02/22 ANNUAL AUDIT FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2021	251
CS06-02/22 REPORT ON MATTERS OF SIGNIFICANCE HIGHLIGHTED IN THE 2020-2021 AUDIT REPORT	365
<b>STRATEGIC &amp; BUSINESS PLANNING</b>	<b>371</b>
CS07-02/22 2020/21 ANNUAL REPORT	371
<b>PROPERTY SERVICES</b>	<b>375</b>
CS08-02/22 PROPOSED LEASE TO ORION CAFE PTY LTD (AS TRUSTEE FOR THE ALALID FAMILY TRUST) OVER A PORTION OF LOT 9740, BRAZIER ROAD, YANCHEP (ORION CAFE)	375
CS09-02/22 PROPOSED GROUND LEASE TO THE DEPARTMENT OF COMMUNITIES OVER LOT 800 (46) HIGHCLERE BOULEVARD, MARANGAROO (HEPBURN CENTRE)	395
CS10-02/22 PROPOSED AGREEMENT FOR LEASE AND GROUND LEASE TO THE NORTHERN SUBURBS MEN'S SHED INC OVER A PORTION OF RESERVE 28058, 100 KINGSWAY, MADELEY (KINGSWAY REGIONAL SPORTING COMPLEX)	402
CS11-02/22 PROPOSED AGREEMENT FOR LEASE AND GROUND LEASE TO THE WILDFLOWER SOCIETY OF WESTERN AUSTRALIA (INC.) OVER A PORTION OF RESERVE 28058, 100 KINGSWAY, MADELEY (KINGSWAY REGIONAL SPORTING COMPLEX)	414
CS12-02/22 PROPOSED AGREEMENT FOR LEASE AND GROUND LEASE TO SCOUTS WA OVER 76 ASHLEY ROAD, TAPPING	424
<b>COUNCIL &amp; CORPORATE SUPPORT</b>	<b>438</b>
CS13-02/22 APPOINTMENT OF MEMBERS TO THE AUDIT AND RISK COMMITTEE	438
<b>CHIEF EXECUTIVE OFFICE</b>	<b>447</b>
<b>ADVOCACY &amp; ECONOMIC DEVELOPMENT</b>	<b>447</b>
CE01-02/22 DRAFT GNANGARA GROUNDWATER ALLOCATION PLAN SUBMISSION	447
<b>GOVERNANCE &amp; LEGAL</b>	<b>466</b>
CE02-02/22 LOCAL GOVERNMENT ACT 1995 REFORM SUBMISSION	466
CE03-02/22 COVID-19 PANDEMIC AUTHORISATIONS	506
<b>ITEM 9 MOTIONS ON NOTICE</b>	<b>513</b>
MN01-02/22 CR CHRIS BAKER – CONSIDER NEED FOR A REVIEW AND UPDATE OF THE CITY'S CAT LOCAL LAW	513

MN02-02/22	CR NATALIE HERRIDGE – WARRADALE PARK LANDSDALE ECO LIGHTING PROJECT	517
MN03-02/22	CR PAUL MILES – EAST WANNEROO CELL 1 DEVELOPER CONTRIBUTION ARRANGEMENTS - PRE-PAYMENT OF ESTIMATED EXCESS FUNDS TO LANDOWNERS	522
<b><u>ITEM 10</u></b>	<b><u>URGENT BUSINESS</u></b>	<b><u>526</u></b>
<b><u>ITEM 11</u></b>	<b><u>CONFIDENTIAL</u></b>	<b><u>526</u></b>
CR01-02/22	BAKOTA & ANOR V CITY OF WANNEROO - LAND COMPENSATION CLAIM	526
<b><u>ITEM 12</u></b>	<b><u>DATE OF NEXT MEETING</u></b>	<b><u>526</u></b>
<b><u>ITEM 13</u></b>	<b><u>CLOSURE</u></b>	<b><u>526</u></b>

# A G E N D A

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

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

## **Item 1 Attendances**

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

## **Item 3 Public Question and StatementTime**

## **Item 4 Confirmation of Minutes**

### **OC01-02/22 Minutes of Ordinary Council Meeting held on 7 December 2021**

That the minutes of Ordinary Council Meeting held on 7 December 2021 be confirmed.

### **SOC02-02/22 Minutes of Special Council Meeting held on 24 January 2022**

That the minutes of Special Council Meeting held on 24 January 2022 be confirmed.

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

## **Item 6 Questions from Council Members**

## **Item 7 Petitions**

### **New Petitions Received**

### **Update on Petitions**

#### **UP01-02/22 Maintain the Signage at 12 Tapping Way, Quinns Rocks, 6030 (PT02-11/21)**

*Mayor Roberts presented a petition of 65 signatures requesting Council to maintain the signage at 12 Tapping Way, Quinns Rocks, 6030. (HPE 21/495678)*

#### **Update**

The Submitter of this petition has advised the City of Wanneroo that the petition has been withdrawn.

## Item 8 Reports

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

### Planning and Sustainability

#### Approval Services

#### **PS01-02/22 Consideration of Amendment No. 8 to the Mindarie Keys Harbourside Village Structure Plan No. 13**

File Ref: 3574-08 – 21/524615  
 Responsible Officer: Director Planning and Sustainability  
 Attachments: 4

#### Issue

To consider submissions received during public advertising of Amendment No. 8 to the Mindarie Keys Harbourside Village Agreed Structure Plan (ASP 13).

<b>Applicant</b>	Taylor Burrell Barnett
<b>Owner</b>	Joanne and John Richard Athans
<b>Location</b>	Lot 40 (9) Rosslare Promenade, Mindarie
<b>Site Area</b>	1,705m <sup>2</sup>
<b>MRS Zoning</b>	Urban
<b>DPS 2 Zoning</b>	Marina
<b>ASP 13 Zoning</b>	Marina R20

#### Background

On 5 July 2021, Taylor Burrell Barnett on behalf of Joanne Athans and John Richard Athans lodged Amendment No. 8 to ASP 13 for the City's consideration.

The amendment relates to Lot 40 (9) Rosslare Promenade, Mindarie (subject site), which is zoned Marina under District Planning Scheme No. 2 and Marina under ASP 13 with a residential density code of R20. A location plan is included as **Attachment 1**.

A memorandum was sent to all Council Members on 17 August 2021 notifying of Administration's intent to advertise Amendment No. 8 to ASP 13 under delegated authority.

#### Detail

Amendment No. 8 to ASP 13 proposes to recode the subject site from Marina R20 to Marina R40. In addition, the applicant is proposing to include built form provisions relating to the subject site to restrict the height of development and include an indicative building envelope based around the existing single dwelling on site.

It is noted that increasing the density code from R20 to R40 would increase the approximate number of apartments capable of being developed on-site from three units to 12 units.

**Attachment 2** includes the existing and proposed Structure Plan Map, and draft built form provisions.

## Consultation

In accordance with Clause 18 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed amendment was advertised for public comment for a period of 42 days by means of an advertisement in the Wanneroo Times, notice on the City's website, letters to surrounding landowners and the placement of a sign on the subject lot.

The advertising period commenced on 26 August 2021 and closed on 8 October 2021 with seven submissions being received. One submission supported the proposal and six objected to the proposal.

The main issues raised in the submissions are as follows:

- Increase in traffic and parking issues.
- The density increase (which could allow for multiple dwellings) is not conducive to the peaceful and quiet suburban area and existing character of District 1 Harbourside Village, which consists of mainly single dwellings and has a unified appearance.

A summary of the submissions received, including Administration's response to those submissions is included as **Attachment 3**.

## Comment

### Local Planning Policy 3.1 – Local Housing Strategy Implementation

This amendment has been considered against the City's Local Planning Policy 3.1 - Local Housing Strategy Implementation (LPP 3.1) Part 2 Other Infill Development, which provides guidance on the assessment of proposals seeking to increase housing density codes within the City of Wanneroo's DPS 2 and structure plans.

In accordance with LPP 3.1, where the site is subject to an approved structure plan, the amendment must demonstrate how the proposal:

- Is appropriate within the broader planning framework of the structure plan;
- Satisfies one or more of the criteria outlined in Table 3 of the policy;
- Supports objectives and recommendations of the City's Local Housing Strategy.

An assessment of the above criteria is outlined below.

### *Appropriateness within the Broader Planning Framework of ASP 13*

The subject site currently has a density code of R20. There is land located within the ASP 13 area which has a residential density code of R40, including land located to the west of the subject site, as shown in the location plan (**Attachment 1**). Therefore, it is acknowledged that the density is not out of character within the ASP 13 area.

Notwithstanding, the subject site is located within a street block of R20 coded lots. This amendment is proposing to 'spot' recode a single lot to a higher density. Such proposals are considered to be adhoc and inconsistent with the principles of orderly and proper planning under Clause 67(b) of the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015*. If recoding were to be considered, it should be based on a broader area and should be undertaken in a comprehensive manner to ensure good design outcomes and consistency of approach to the planning of the area.

In addition, the R40 coding would also permit multiple dwellings which is inconsistent with the immediate surroundings in the same street block which have been developed as single



dwelling. It is acknowledged that the amendment proposes site specific built form provisions, which is intended to control built form outcomes by restricting the height of future development to 7m (which could typically achieve a two storey building) and including a building envelope area similar to that of the existing single dwelling. However, the built form provisions also state that the building height and building envelope area can be varied through a development application, and therefore is unable to ensure future development would be consistent with its surroundings.

Given the above, Administration considers the amendment to recode this singular lot to R40 is not appropriate within the planning framework of ASP 13.

#### *Assessment against Table 3 of LPP 3.1*

An assessment of the application against the provisions of Table 3 of LPP 3.1 is outlined in the table below.

No.	Criterion	Policy Provision	Administration Comments
1	Close proximity to Activity Centres	This criterion has been applied based on walkable distances as follows: a) R60 within 400m from an edge of an Activity Centre excluding Local Centres. b) R40 between 401m and 800m from an edge of Activity Centre excluding Local Centres.	The subject site is located approximately 1.1km to Mindarie Local Centre and 1.1km to Clarkson Activity Centre. While it is located 400m from the Mindarie Marina, this is not classified as an activity centre and is not applicable. As such, this does not satisfy criterion 1.
2	Close proximity to public transport	This criterion has been applied based on walkable distances as follows: a) R80 within 250m from the entry of a rail station and R60 between 401m and 800m from the entry of a rail station; b) R60 within 250m of a high frequency bus route designated stops ('High Frequency Bus Routes' are defined as having a minimum of 4 services per hour during peak periods).pp	This criterion relates to R60 and R80 coded lots only. Notwithstanding, the subject site is not within close proximity to a rail station and is approximately 500m to the nearest bus stop on Rothesay Heights and Ocean Falls Boulevard which is a high frequency bus route. Given the above, this does not satisfy criterion 2.

In light of the above, the proposed amendment does not meet any of the criteria outlined in Table 3 of LPP 3.1.

#### *Assessment against the Objectives and Recommendations of the LHS*

The City's Local Housing Strategy 2005 (LHS) provides strategic direction relating to the future housing needs of the City and guides the City on the management of development applications and rezoning proposals to ensure appropriate and sustainable housing development. The LHS includes a number of objectives and recommendations, with the full list of objectives included as **Attachment 4**.

The proposed increase in density could satisfy some of these objectives such as providing a range of housing choice and could potentially be designed in a manner that is innovative, cost-effective and well designed for all ages and abilities, including incorporating universal design principles.

However, Objective (d) and recommendations of the LHS state that the higher densities should be considered in areas with easy access to, and/or within close proximity to public transport routes, major arterial routes, retail and employment centres, public open space and recreational facilities, educational institutions and community facilities. In addition, recommendation 9.2.1(d) of the LHS states that the City of Wanneroo will be guided by the following density settings:

- 12-20 dwelling units/site hectare general residential neighbourhoods;
- 20-30 dwelling units/site hectare within 250 metres of main bus routes and 400 metres of small neighbourhood centres;
- 30-40 dwelling units/site hectare within 400 metres of large neighbourhood centres;
- 40 dwelling units/site hectare within 800 metres, and 60 dwelling units/site hectare within 200 metres of train stations and bus stations; and
- 40 dwelling units/site hectare within 800 metres of town centres.

LPP 3.1 was prepared for implementing the recommendations contained within the LHS. Part 2 Other Infill Development and Table 3 of LPP 3.1 have been informed by the above objective and density settings recommendation. As assessed in the table above, the subject site does not satisfy any of the criteria to support an R40 density. Furthermore, Part 1 Housing Precincts of LPP 3.1 outlines five housing precincts (Wanneroo, Koondoola, Girrawheen, Yanchep and Two Rocks) which have been recommended within the LHS for increased residential density. Mindarie is not one of these suburbs. Rather, the LHS recommends Mindarie to fall within the 'existing suburbs' typology where most residential areas are coded R20 and should continue to afford protection of existing lifestyles.

Given the above, the proposed amendment is contrary to the objectives and recommendations of the LHS.

### Strategic Planning Framework

The Perth and Peel @ 3.5million is a land use planning and infrastructure strategy aiming to accommodate 3.5m million people by 2050. The framework defines the urban form for the next 30 years including limiting urban sprawl and encouraging housing diversity to meet changing community needs. Perth and Peel @ 3.5million acknowledges the need for infill development within established urban areas and provides 10 urban consolidation principles to guide infill development, including having good access to activity centres, located along transit corridors, and be in close proximity to public transport to allow for a highly connected community.

In addition, the North-West Sub-Regional Planning Framework builds upon the Perth and Peel @3.5 million and forms a comprehensive planning strategy of the North-West region which the City of Wanneroo is located within. The North-West Sub-Regional Planning Framework includes a key planning principle to achieve 'consolidated urban form' with the objective of creating sustainable communities and the consolidation of urban areas through efficient use of land. This is intended to be achieved through prioritising increased densities and accommodating projected growth within under-utilised land capable of being serviced with the required infrastructure, is located in proximity to activity centres, transit corridors and areas of high amenity.

As the proposed amendment and subject site is not located within close proximity to the City's activity centres, transit corridors and/or high frequency public transport, it is inconsistent with the urban-infill principles of the North-West Sub-Regional Planning Framework and the overall strategic planning direction of the state planning framework.

The City is also in the process of preparing a Local Planning Strategy (LPS) to inform a new Local Planning Scheme. The LPS is a high level strategic document that will set out the framework for local planning and development within City of Wanneroo. As part of the LPS,

housing needs and infill development will be considered holistically within the document to achieve the key principles and objectives within the North-West Sub-Regional Planning Framework and Perth and Peel @ 3.5million, and guide any changes to residential densities within the City of Wanneroo where appropriate.

### Precedence

The amendment is proposing to 'spot' recode a single lot to a higher density. If this amendment were to be supported, it would set an undesirable precedent and could result in a proliferation of spot recoding in areas in an unplanned manner which could change the overall character of an area. Administration does not support the proposal as it is adhoc and inconsistent with the principles of orderly and proper planning. Increasing housing densities should be considered strategically and in the context of the broader planning framework, and this will be undertaken as part of the City's preparation of the LPS.

### Conclusion

Proposed Amendment No. 8 to ASP 13 at Lot 40 (9) Rosslare Promenade, Mindarie has been assessed against the relevant provisions of DPS 2, LPP 3.1 and considered against the broader strategic planning framework. The proposal does not satisfy the criteria to increase the housing density to R40 as outlined within LPP 3.1, and is contrary to the objectives and recommendations of the LHS, Perth and Peel @ 3.5million, and the North-West Sub-Regional Planning Framework. Furthermore, this amendment is proposing to 'spot' recode a single lot to a higher density which is adhoc and inconsistent with the principles of orderly and proper planning, and if supported, would set an undesirable precedent. Therefore, it is recommended that the proposed amendment not be supported.

### **Statutory Compliance**

This application has been processed in accordance with the City of Wanneroo's District Planning Scheme No. 2.

### **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**

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

### **Policy Implications**

Administration's assessment of the proposed amendment has been undertaken in accordance the City's Local Planning Policy 3.1 - Local Housing Strategy Implementation.

### **Financial Implications**

Nil

## Voting Requirements





Simple Majority

## Recommendation

That Council:-

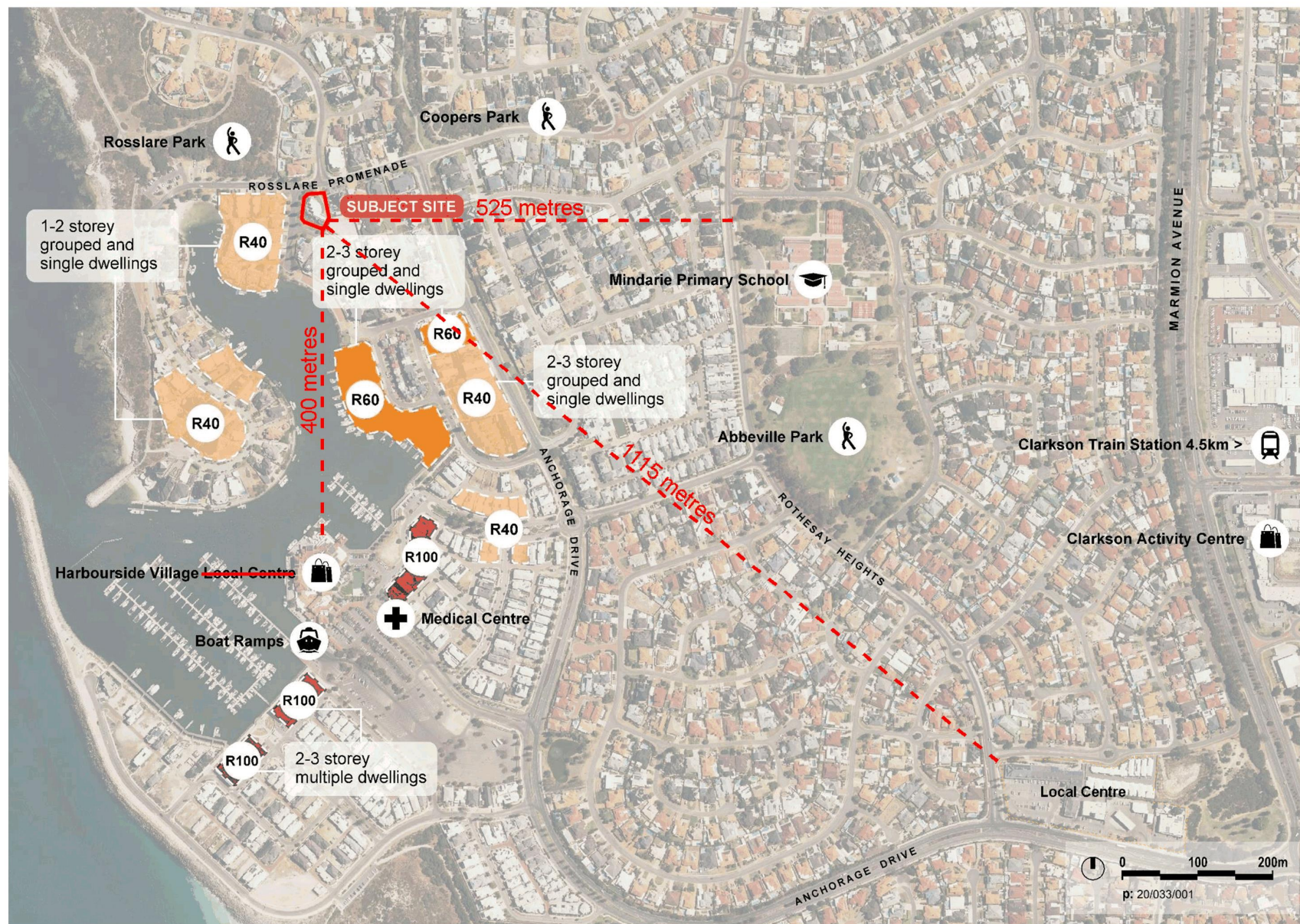
1. Pursuant to Clause 20(2)(e) of deemed provisions of the City of Wanneroo District Planning Scheme No. 2 **RECOMMENDS** to the Western Australian Planning Commission (WAPC) that Amendment No. 8 to Mindarie Keys Harbourside Village Structure Plan No. 13 to recode Lot 40 (9) Rosslare Promenade, Mindarie to Marina R40 and the associated Local Development Plan should not be approved for the following reason:
  - a. The amendment does not comply with Part 2 of the City of Wanneroo Local Planning Policy 3.1 - Local Housing Strategy Implementation as it is not located within 400 metres of an Activity Centre (excluding local centres) and it is not within close proximity to public transport routes;
  - b. The amendment is inconsistent with the urban-infill principles of Perth and Peel @ 3.5 million and the North-West Sub-Regional Planning Framework as the subject site is not located within close proximity to the City of Wanneroo's activity centres, transit corridors and/or high frequency public transport routes;
  - c. The amendment would set an undesirable precedent and may result in a proliferation of spot recoding in unplanned areas which could change the overall character of an area; and
  - d. The amendment is adhoc and contrary to the principles of orderly and proper planning, and is contrary to Clause 67(b) of the Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015* as the proposal is not supported by a strategic planning document.
2. Pursuant to Clause 20(1) of the deemed provisions of the District Planning Scheme No. 2 **PROVIDES** the WAPC with a copy of the report including the schedule of submissions along with the City's comments.
3. **ADVISES** the submitters of Council's decision.

### Attachments:

- |  |   |           |
|--|---|-----------|
| 1. <a href="#"></a> | Attachment 1 - Location Plan - Amendment 8 to the Mindarie Keys Harbourside Village Structure Plan No. 13                     | 21/351790 |
| 2. <a href="#"></a> | Attachment 2 - Existing and proposed map - Amendment 8 to the Mindarie Keys Harbourside Village Structure Plan No. 13         | 21/549838 |
| 3. <a href="#"></a> | Attachment 3 - Submission Schedule - Amendment No. 8 to the Mindarie Keys Harbourside Village Structure Plan 13               | 21/549854 |
| 4. <a href="#"></a> | Attachment 4 - Local Housing Strategy Objectives - Amendment No. 8 to the Mindarie Keys Harbourside Village Structure Plan 13 | 21/549914 |



## Attachment 1 - Location Plan





**EXISTING MAP****LEGEND****PLAN 1: STRUCTURE PLAN MAP**

- R-Code Boundary
- - - Breakwater Overlapping Line
- 0.1m wide P.A.W.
- 3m Wide P.A.W.
- 24 hour public access easement pursuant to section 195 and 196 of the land Administration Act 1997. 3 metres wide
- Public Open Space

**DISTRICT 1 HARBOUR NORTH****DISTRICT 2 HARBOURSIDE VILLAGE****PRECINCTS OF HARBOURSIDE VILLAGE**

- 2A: Harbourside Commercial Precinct
- 2B: Mixed Use Precinct
- 2C: Residential Precinct
- 2C.1
- 2C.2
- 2C.3

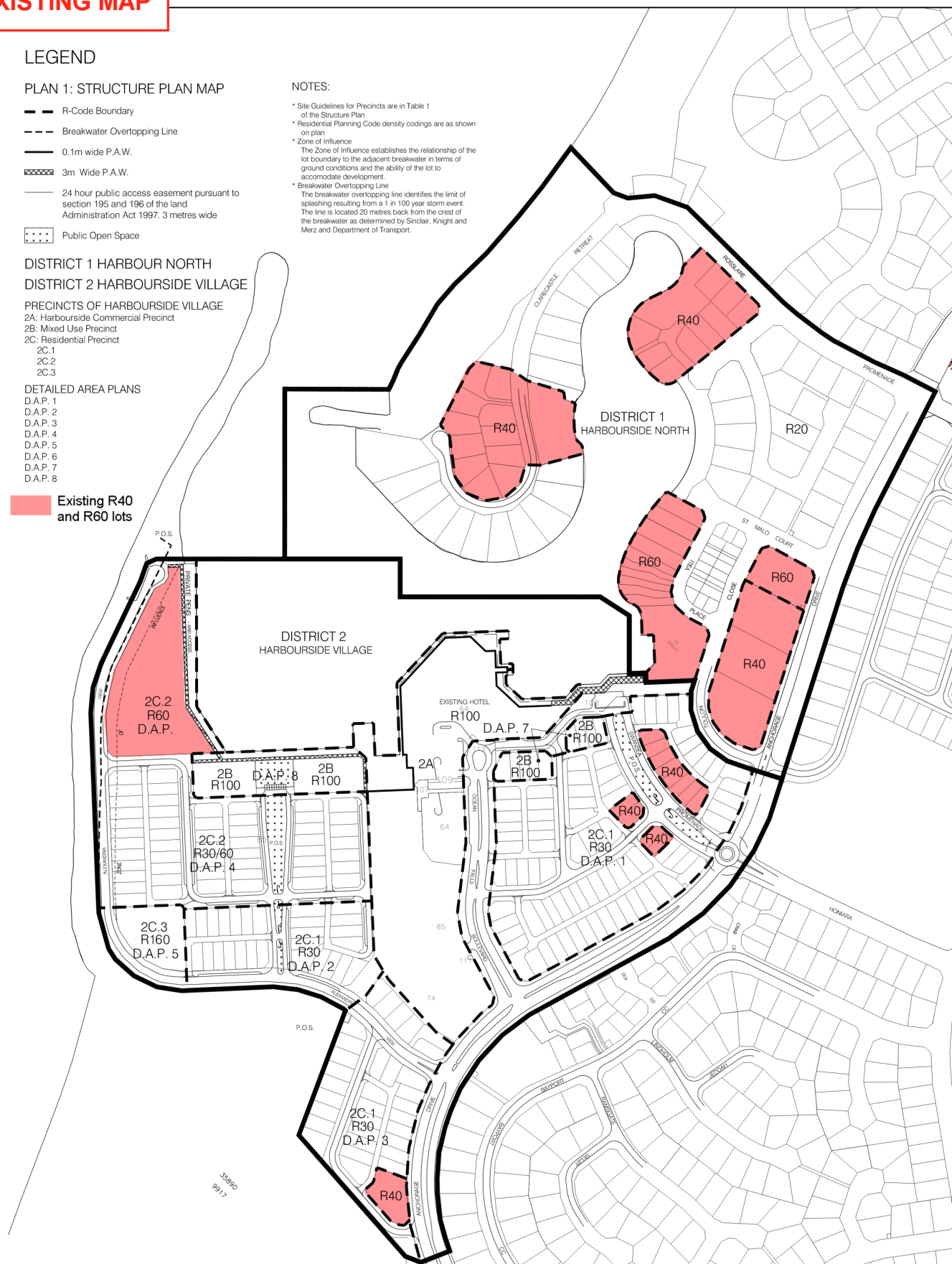
**DETAILED AREA PLANS**

- D.A.P. 1
- D.A.P. 2
- D.A.P. 3
- D.A.P. 4
- D.A.P. 5
- D.A.P. 6
- D.A.P. 7
- D.A.P. 8

Existing R40  
and R60 lots

**NOTES:**

- \* Site Guidelines for Precincts are in Table 1 of the Structure Plan
- \* Residential Planning Code density codings are as shown on plan
- \* Zone of Influence  
The Zone of Influence establishes the relationship of the lot boundary to the adjacent breakwater in terms of ground conditions and the ability of the lot to accommodate development.
- \* Breakwater Overlapping Line  
The breakwater overlapping line identifies the limit of splashing resulting from a 1 in 100 year storm event. The line is located 20 metres back from the crest of the breakwater as determined by Sinclair, Knight and Merz and Department of Transport.

**STRUCTURE PLAN**

MINDARIE KEYS HARBOURSIDE VILLAGE  
CITY OF WANNEROO



AREAS AND DIMENSIONS  
SUBJECT TO SURVEY

SOURCE: CHAPPELL LAMBERT EVERETT

TOWN PLANNING  
AND URBAN DESIGN



# PROPOSED MAP

## LEGEND

### PLAN 1: STRUCTURE PLAN MAP

- R-Code Boundary
- - - Breakwater Overtopping Line
- 0.1m wide P.A.W.
- 3m Wide P.A.W.
- 24 hour public access easement pursuant to section 195 and 196 of the land Administration Act 1997, 3 metres wide
- Public Open Space

### NOTES:

- \* Site Guidelines for Precincts are in Table 1 of the Structure Plan
- \* Residential Planning Code density codings are as shown on plan
- \* Zone of Influence  
The Zone of Influence establishes the relationship of the lot boundary to the adjacent breakwater in terms of ground conditions and the ability of the lot to accommodate development.
- \* Breakwater Overtopping Line  
The breakwater overtopping line identifies the limit of splashing resulting from a 1 in 100 year storm event. The line is located 20 metres back from the crest of the breakwater as determined by Sinclair, Knight and Merz and Department of Transport.

### DISTRICT 1 HARBOUR NORTH

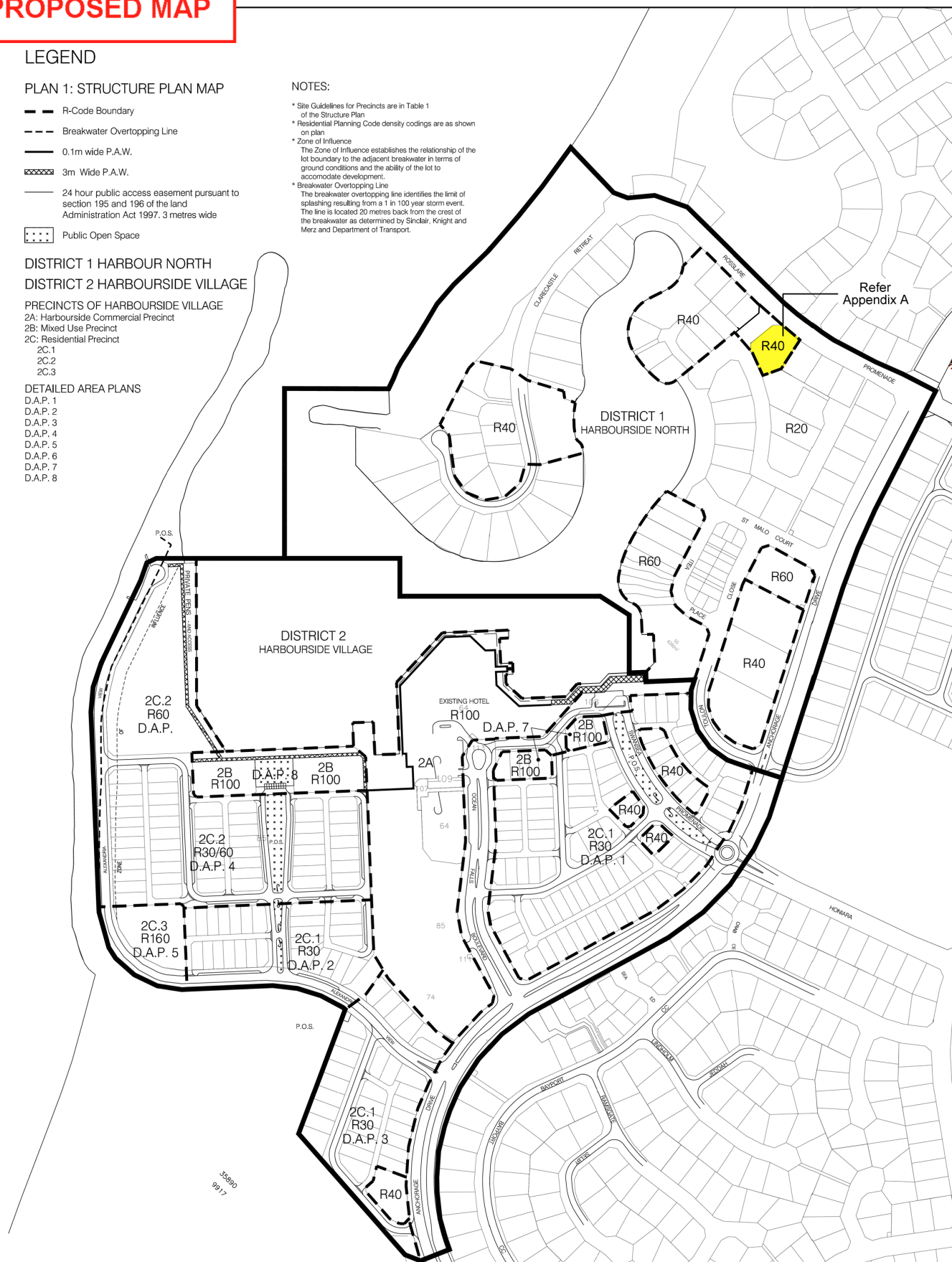
### DISTRICT 2 HARBOURSIDE VILLAGE

### PRECINCTS OF HARBOURSIDE VILLAGE

- 2A: Harbourside Commercial Precinct
- 2B: Mixed Use Precinct
- 2C: Residential Precinct
- 2C.1
- 2C.2
- 2C.3

### DETAILED AREA PLANS

- D.A.P. 1
- D.A.P. 2
- D.A.P. 3
- D.A.P. 4
- D.A.P. 5
- D.A.P. 6
- D.A.P. 7
- D.A.P. 8



## STRUCTURE PLAN

MINDARIE KEYS HARBOURSIDE VILLAGE  
CITY OF WANNEROO



AREAS AND DIMENSIONS  
SUBJECT TO SURVEY

0 50 100m  
p: 20/03/002

SOURCE: CHAPPELL LAMBERT EVERETT

TOWN PLANNING  
AND URBAN DESIGN



## Lot 40 Rosslare Promenade, Mindarie Keys - Built Form Provisions

### General

- The following provisions apply to Lot 40 Rosslare Promenade, in addition to any relevant provisions set out in the Mindarie Keys Harbourside Village Agreed Structure Plan (Structure Plan 13).

### Indicative Building Envelope

- All buildings are to be contained within the indicative building envelope. ^  
The building envelope excludes areas used for:
  - Car parking
  - Access driveways
  - Boundary fencing
  - Services

### Maximum Height (m)

- 7m ^

^ Development approval may be granted to permit building to be located outside the indicative building envelope, and / or be erected above the maximum height specified, provided that the approval authority is satisfied that:

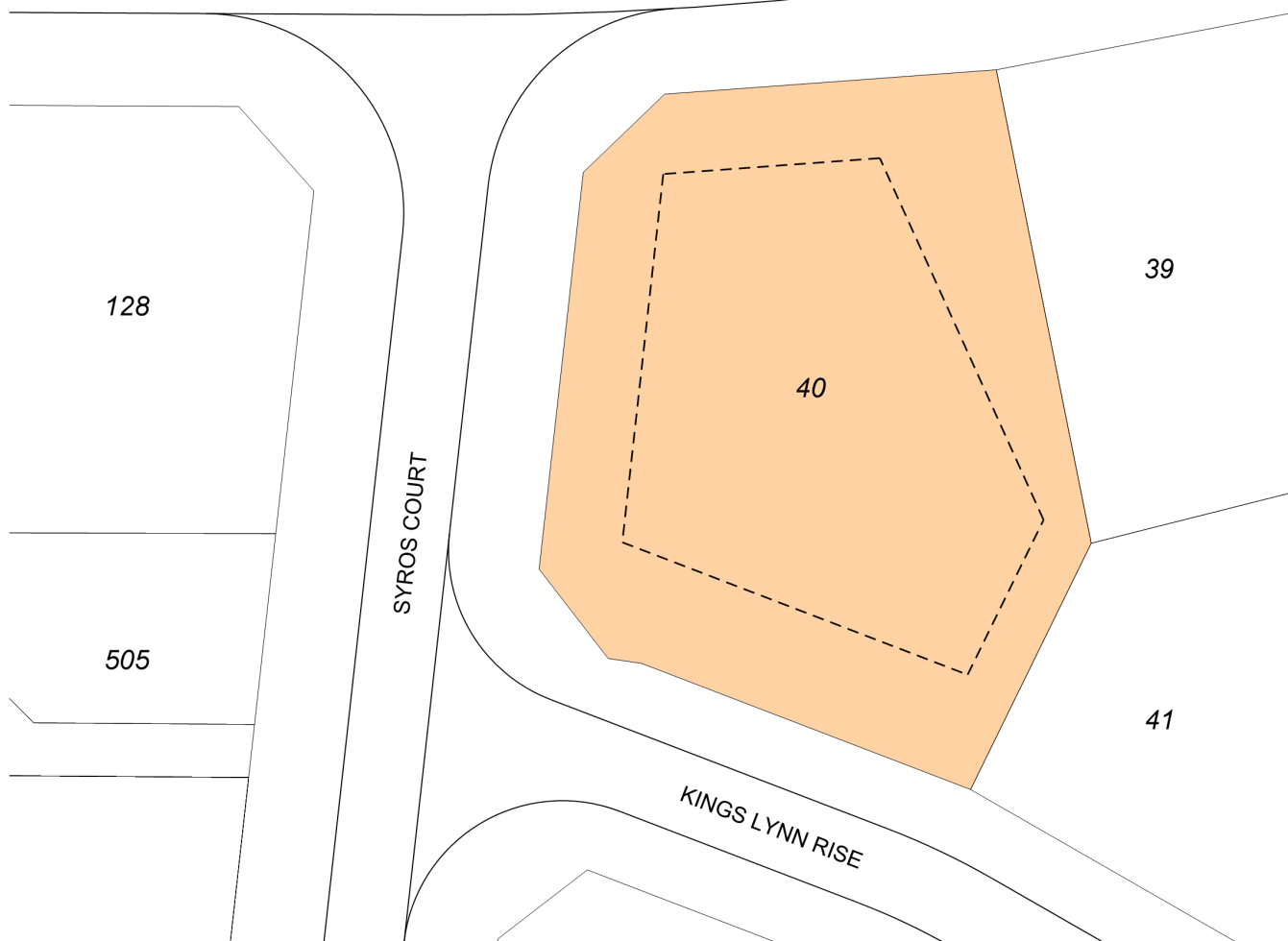
- The development is not detrimental to the amenity of adjoining owners or residential properties in the locality; and
- The height and scale of the development is compatible with the general streetscape of the locality.

### Legend

R40

Indicative Building Envelope

## BUILT FORM PROVISIONS



### Appendix A - Mindarie Keys Harbourside Village Agreed Structure Plan (Structure Plan 13) Addendum

LOT 40 ROSSLARE PROMENADE,  
MINDARIE KEYS

A Jonathan William Homes Project

**DRAFT**



0 5 10m

scale:  
1:500@A4

plan:  
20/033/003

date:  
2 Oct 2020

Taylor Burrell Barnett Town Planning & Design  
Level 7, 160 St Georges Terrace, Perth WA 6000  
e: admin@tbbplanning.com.au  
p: (08) 9226 4276

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ALL AREAS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.



Taylor  
Burrell  
Barnett



**CITY OF WANNEROO**  
**AMENDMENT NO. 8 TO THE MINDARIE KEYS HARBOURSIDE VILLAGE STRUCTURE PLAN NO. 13**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
*(Advertising Closed 8 October 2021)*

No.	Submitter no.	Summary of Submission	Administration Comment	Recommendation
<b>1. Position</b>				
1.1	5	Support	Noted.	No modification required.
1.2	1, 2, 3, 4, 7	Object	Noted.	No modification required.
1.3	6	Comments	Noted.	No modification required.
<b>2. Amenity</b>				
2.1	1, 3, 4, 7	The density increase (which could allow for multiple dwellings) is not conducive to the peaceful and quiet suburban area and existing character of District 1 Harbourside Village, which consists of mainly single dwellings and has a unified appearance.	<p>The proposal is seeking to modify the density of the subject site from R20 to R40. There is land located within the Agreed Structure Plan No. 13 Mindarie Keys Harbourside Village (ASP 13) which has land with a residential density code of R40, including land located directly across from the subject site. In addition, the maximum heights permitted under ASP 13 for the site is 12 metres which allows dwellings in the area to have three storeys. The heights permitted for R40 multiple dwellings under SPP 7.3 is two storeys which have an indicative overall height of 9 metres. Furthermore, the application is proposing to include development standards within the structure plan to ensure the built form is consistent with the character of the locality. On this basis, Administration considers that development to the R40 standards on the subject site is capable of being designed to be consistent with the existing character of Mindarie.</p> <p>Notwithstanding, the proposal does not comply with Part 2 of the</p>	Recommend the proposed amendment is not supported.

No.	Submitter no.	Summary of Submission	Administration Comment	Recommendation
			City's Local Planning Policy 3.1 Local Housing Strategy Implementation (LPP 3.1), which provides guidance on the assessment of increasing housing density within the City. Specifically, the proposal does not satisfy the locational criteria within Table 3 of LPP 3.1 and the objectives of the Local Housing Strategy. On this basis, Administration recommends the proposed amendment is not supported.	
2.2	1, 4	The proposal will cause an increase in traffic. The adjacent roads are used considerably. The beach near Rosslare Park is used regularly with many children running across the roads adjacent to the subject site.	The applicant has advised that the site can accommodate approximately 12 multiple dwellings on the subject site. Based on the rates specified in the WAPC's Traffic Impact Assessment Guidelines of 0.8 vehicle trips per dwelling for the AM and Peak hours, the development would result in a maximum of 9.6 vehicle trips during the peak hour. As it would generate less than 10 trips during the peak hour, this is considered to be a low impact, and no technical reports are required to be provided under the WAPC's Traffic Impact Assessment Guidelines at the structure plan amendment stage.	No modification required.
2.3	2, 3, 6	Streets already looks like a caryard due to vehicles being parked on the street and lawns, making it busier and the area overcrowded. Proposal will exacerbate parking issues.	If this amendment is approved, future development will be considered through the development application stage, and the proposal will need to comply with the parking requirements specified under the City's District Planning Scheme No. 2 and State Planning Policy 7.3 Volume 2 – Apartments (SPP 7.3). Therefore, this matter is not relevant at the structure planning stage.	No modification required.
2.4	2, 3	The proposal will increase in noise.	All future development is subject to the requirements of the <i>Environmental Protection (Noise) Regulations 1997 (Noise Regulations)</i> , which sets out permitted noise levels which must be adhered to. This can be considered at the development application stage including satisfying provisions within SPP 7.3 to manage the impact of noise on proposed and surrounding properties. Therefore, this matter is not relevant at the structure planning stage.	No modification required.
2.5	3	The subject site is located at the	See response to 2.3 and 2.4 above. Notwithstanding, if	No modification

No.	Submitter no.	Summary of Submission	Administration Comment	Recommendation
		corner of the only road that leads into King Lynn Rise and Syros Court, and most residents are retired and are at home most of the day. The development on the site would cause noise and disruption for local residents for 12 months or more.	development approval is granted for the site, all construction works is required to comply with the requirements of the Noise Regulations and any construction management plans (including but not limited to traffic management, parking of staff, storage locations) to reduce impacts to nearby residents during the construction period. Therefore, this is not a relevant planning matter.	required.
<b>3. Miscellaneous</b>				
3.1	1, 3	Proposal will increase crime rates.	There is no evidence to demonstrate that an increase in density to the subject site would increase crime rates. This is not a relevant planning consideration.	No modification required.
3.2	1	Beaches will get busier and nearby schools are already full. Increasing the number of household will put pressure on the existing amenities/services such as schools and beaches.	The subject site is located in District 1 of ASP 13. ASP 13 notes approximately 200 dwellings will be accommodated in District 1. The site in its current density is capable of accommodating 3 units or dwellings, and the proposed R40 density can accommodate 12, which results in a net increase of 9 dwellings (or 4.3% increase) in District 1.  Notwithstanding, Department of Education is responsible for determining whether there is demand/need to expand public schools. In addition, beaches are accessible by the public and capable of being used by visitors who do not live in close proximity to the beach. On this basis, it is considered a minor increase that would have minimal impacts on amenities, such as beaches.	No modification required.
3.3	2	Will bring in rentals where people won't look after their home.	The type of housing tenure is not a relevant planning consideration at the structure planning stage.	No modification required.
3.4	3	Existing area is already high density living.	Noted.	No modification required.
3.5	3	Many nearby residents are elderly and are not computer	The feedback is noted but it is not a relevant planning consideration. Notwithstanding, letters were sent out to nearby	No modification required.

No.	Submitter no.	Summary of Submission	Administration Comment	Recommendation
		literate, therefore they are unable to object. The online submission form does not work, making it difficult to lodge a submission.	residents and a sign was placed on site. Submissions can be submitted either through the online submission form or could be handwritten and sent through to the City.	
3.6	3	Concerns that the building contains asbestos and demolition works could pose a health risk to nearby residents.	This is not a relevant planning consideration. Notwithstanding, any demolition works requires a Demolition Permit to be obtained by a qualified demolition contractor, which requires any asbestos on the site to be removed in accordance with the relevant standards to ensure no health risk to nearby residents.	No modification required.
3.7	3	Water Corporation are replacing sewerage pipes which has been going on for a year and residents' peace and quiet are constantly disrupted by noise.	This is not relevant to the proposed structure plan amendment.	No modification required.
3.8	5	Requests the City to include two additional lots into the proposed amendment to recode the site to R40. The two additional lots could be developed as grouped dwellings (approximately 9) or multiple dwellings (approximately 14 – 16).	See response to 2.1 above.	No modification required.
3.9	5	The planning framework information set out in the proponent's Amendment is supported.	Noted.	No modification required.
3.10	6	Please ensure that if any works go ahead, all contractors/builders cannot block the roads.	See response to 2.5 above.	No modification required.
3.11	6	It would be good to see the property being used, provided that there is sufficient parking	See response to 2.3 above.	No modification required.

No.	Submitter no.	Summary of Submission	Administration Comment	Recommendation
		available on site.		
3.12	7	This would create a domino effect, promoting other owners in the area demanding such a change.	All applications are considered against their own merits. Notwithstanding this, Administration does not support this proposal as it does not comply with LPP 3.1.	No modification required.
3.13	7	The approval of this amendment could be seen as biased, and can lead towards adverse feelings to City of Wanneroo and create disputes between neighbours.	See response to 3.12 above.	No modification required.
3.14	7	A change from R20 to R40 is not warranted if the intent is to enable multiple dwellings to be provided, which appears consistent with the built form of the existing single dwelling.	The City is obligated to assess an application where submitted.	No modification required.
3.15	7	It is unfair for other landowners in the area who bought the land and accepted the deed requirements which does not allow more than one dwelling on each lot and minimum floor areas.	The original developer of Mindarie Estate placed restrictive covenants on most landholdings, restricting development to a single dwelling. The subject site previously had a restrictive covenant, however, this was removed in 2018 and therefore does not apply. Notwithstanding, the City is not a party to the developer imposed restrictive covenants and is required to consider this proposal against the planning framework. Therefore, this proposal is capable of being considered.	No modification required.

## 1.4 Objectives of the Strategy

The principal objectives of the strategy are to:

- (a) Ensure that a wide range and choice of housing is provided to meet the changing social and economic needs of the community, and to understand the community's attitude to housing choice.
- (b) Ensure that an adequate supply of affordable housing is provided particularly for first home buyers.
- (c) Promote innovative, cost-effective and well-designed forms of housing which incorporate environmentally beneficial features.
- (d) Promote appropriate forms of housing close to existing and proposed community facilities and services (eg. Employment centres, transport hubs) to enable more efficient and effective use of those facilities and services.
- (e) Ensure an overall density, which will improve the viability and range of transport alternatives.
- (f) Ensure that residential areas are designed for all people of all ages and abilities and that these areas are protected from inappropriate development.
- (g) Provide a greater degree of certainty to developers and the community in the development of new housing areas and the redevelopment of existing housing areas.
- (h) Provide the City for an improved basis for decision making in relation to development applications and rezoning proposals; and
- (i) Provide a component of a future Local Planning Strategy to support a future review of the City's district town planning scheme.
- (j) Promote universal design<sup>1</sup> principles to ensure that all housing has a core of accessible features to the main living areas of the house.

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<sup>1</sup> 'Universal design' refers to the design of products and environments so as to be usable by all people, to the greatest extent possible, without the need for adaption or specialised design.

## PS02-02/22 Fencing Local Law 2021

File Ref: 25247 – 21/564683  
 Responsible Officer: Director Planning and Sustainability  
 Attachments: 1

### Issue

To consider adopting the Fencing Local Law 2021 (**Local Law**).

### Background

The existing Fencing Local Law was made in 2016 and in that time it has been identified that some provisions of the local law are not working well. As a result, proposed amendments have been made through the Fencing Local Law 2021, presented to Council at its meeting of 12 October 2021.

Most matters relating to 'dividing fences' are dealt with by the *Dividing Fences Act 1961*, which in essence provides for property owners to build and maintain (by agreement) fences which separate their adjoining lots.

Amongst other things, the Dividing Fences Act 1961 provides:-

- That owners are liable (in equal shares) for the costs of erection and maintenance of a dividing fence;
- A process to decide what is to be built or repaired in the event that owners cannot agree; and
- That a local government may prescribe (by a local law) what constitutes a 'sufficient fence' in relation to a dividing fence or a boundary fence.

The main role for local government is to prescribe what is considered to be a 'sufficient fence' in the event that owners cannot agree, and to regulate some general matters.

### Detail

The draft Fencing Local Law 2021 was advertised for public comment for the duration of the statutory advertising period (not less than six weeks after the notice was given) and submissions closed on 10 January 2022. One submission was received from the Department of Local Government, Sport and Cultural Industries (**DLGSCI**) and relates to minor matters that do not alter the intent of the local law. Another submission was received from a member of the public. Details of the submissions and relevant Administration comments are included below.

### Consultation

The feedback received from the DLGSCI is summarised below –

No.	Clause	Department of Local Government, Sport and Cultural Industries	Administration Comment
1	4.1	Use of Australian Standards Clause 4.1 of the local law refers to Australian Standards. These documents are commercial in nature and not always publicly accessible. While the Delegated Legislation Committee	This clause has been amended to include a generic reference any applicable Australian Standards.

No.	Clause	Department of Local Government, Sport and Cultural Industries	Administration Comment
		<p>has allowed the use of Australian Standards, this is on the condition that:</p> <ul style="list-style-type: none"> <li>(a) Up to date references are used;</li> <li>(b) The full title of each standard must be used at least once, either in the applicable clause or in the interpretation area; and</li> <li>(c) The local government's website should specify where these standards can be freely viewed.</li> </ul> <p>It is suggested that clause 4.1 is amended accordingly and keep in mind the final point when the law is tabled with the Committee.</p>	
2		<p><b>Boxed References</b></p> <p>The draft local law currently contains a large number of boxes containing extracts from the Local Government Act 1995.</p> <p>The Delegated Legislation Committee has raised concerns with this practice in the Committee's 23rd Report. This is because:</p> <ul style="list-style-type: none"> <li>• The references have no legal effect in themselves; and</li> <li>• The references will become misleading if the part of the Act is amended.</li> </ul> <p>It is suggested that the boxed references should be deleted from the gazette version of the local law. In the event that the City chooses to maintain a public version of the local law in hard copy or electronic format, the City can choose to retain the references for the benefit of readers.</p>	The boxed references will be removed from the gazetted version of the local law.
3	1	<p><b>Head of Power</b></p> <p>The Delegated Legislation Committee has concluded that while the Dividing Fences Act makes references to local laws, the power to make these local laws is entirely provided by the Local Government Act 1995.</p> <p>It is suggested that the references to the Dividing Fences Act should be removed from the title clause and the enacting provision.</p>	Agreed and references to the Dividing Fences Act 1961 have been removed.
4	2.3(1) (a)	<p><b>Fencing within the front setback area</b></p> <p>It is suggested that clause 2.3(1)(a) be deleted.</p> <p>The Delegated Legislation Committee has concluded that local laws should not be used to punish people for failing to comply with a planning scheme. If a scheme has been breached, this should be addressed using the enforcement mechanisms available under the Planning and Development Act 2005. If this change is implemented, the penalty under Schedule 4 will also need to be deleted.</p>	This clause has been deleted.



No.	Clause	Department of Local Government, Sport and Cultural Industries	Administration Comment
5	2.7 (c)	Gates in fences This clause is unusual, since property owners would have a common law right to access their land by vehicle and this right of access would not normally require a local government's approval. The City may wish to review this subclause and determine whether it is necessary	This clause has been deleted.
6		Formatting General formatting comments	Amendments to formatting have been made where deemed appropriate.
No	Clause	Community Submission	Administration Comment
1	2.1(1) (b)	Dividing Fences This requires greater definition. In a scenario where neighbours are in dispute, or subsequently withdraw their agreement, this clause, with the use of the word "anything", could apply to any attachment even if it did not cross into the adjoining lot or cause any loss or amenity whatsoever. Something as simple as a trellis attached to the fence.	It is not proposed to amend the local law. The Building Commissions Dividing Fences Guide states:-  "An adjoining owner is not permitted to paint, render or attach anything (such as pot plants, clotheslines and basketball hoops) to the wall without the permission of the owner of the wall" (Page 17).  Although this refers to a boundary wall the intent is not to attach anything to a dividing fence without the neighbour's approval.  Attaching anything to a dividing fence potentially affects its structural integrity and may impact on future maintenance. The maintenance of a dividing fence is the responsibility of both adjoining neighbours.
2	2.2(1) (b)	Sufficient fence This clause appears to prohibit the erection of an open fence using metal posts. These are common around the City as front fences. This should be further clarified.	The submitter's comments refer to a front fence and this clause of the local law deals only with a dividing fence. It is not proposed to change the local law.
4	2.6(4)	Prohibited fencing materials As a standalone clause, this is contrary to the principals of re-use and recycle. Further, how is the satisfaction of the local government to (be) obtained, and especially before the fence is built? What are the specification that must be met so a person knows before spending money on a fence, possibly thousands of dollars? Further, how would this clause work in the construction of a rural fence with posts and wire? This clause needs refinement as to the type and circumstances of the use of pre-used material.	No changes are proposed. This clause does not warrant detailed specifications. It is designed to prevent residents from using inappropriate materials that are not in keeping with the amenity and it is recommended that residents liaise with Council prior to commencing construction.

## Comment

Administration recommends that Council make the Fencing Local Law 2021 as at **Attachment 1**. The agenda and minutes of the Ordinary Council meeting at which the local law is considered must include the purpose and effect of the proposed local law, which are set out below.

### **Purpose:**

To detail the requirements for a 'sufficient fence' (for the purposes of the Dividing Fences Act 1961) and to prescribe the materials to be used and safety measures to be undertaken in relation to some types of fencing.

### **Effect:**

Fencing within the district will need to comply with the definition of a 'sufficient fence' as stipulated in the Local Law.

## Statutory Compliance

*Local Government Act 1995: Section 3.12: Procedure for making local laws.*  
*Dividing Fences Act 1961.*

## 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

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

Introduction of the New Local Law will allow the City to continue to regulate fencing within the statutory framework set out in the Dividing Fences Act 1961.

## Financial Implications

The costs associated with making the Local Law, including advertising and gazettal have been included in the budget for the current financial year.

## Voting Requirements

Absolute Majority

## Recommendation

### That Council:-

1. **ADOPTS BY ABSOLUTE MAJORITY** in accordance with section 3.12(4) of the *Local Government Act 1995*, the Fencing Local Law 2021 as set out in Attachment 1;
2. **NOTES** the purpose and effect of the local law being:

#### Purpose

The purpose of the proposed Fencing Local Law 2021 is to detail the requirements for a 'sufficient fence' (for the purposes of the *Dividing Fences Act 1961*) and to prescribe the materials to be used and safety measures to be undertaken in relation to some types of fencing.

#### Effect

Fencing within the district will need to comply with the definition of a 'sufficient fence' as stipulated in the Fencing Local Law 2021;

3. **REQUESTS** Administration in accordance with s3.12(5) of the *Local Government Act 1995* publishes the Fencing Local Law 2021 in the Government Gazette and sends a copy to the Minister for Local Government and the Minister for Commerce;
4. **NOTES** that after Gazettal, in accordance with s3.12(6) of the *Local Government Act 1995*, local public notice be given for the local law:
  - a) Stating the title of the local law;
  - b) Summarising the purpose and effect of the local law (specifying the day on which it comes into operation; and
  - c) Advising that copies of the local law may be inspected or obtained from the City of Wanneroo; and
5. **NOTES** that following Gazettal, in accordance with the Local Laws Explanatory Memoranda Directions as issued by the Minister on 12 November 2010, a copy of the local law and a duly completed explanatory memorandum signed by the Mayor and Chief Executive Officer be sent to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation.

#### Attachments:

1. [Attachment 1 - Fencing Local Law 2021](#) 19/292080[v5]



## FENCING LOCAL LAW 2021

### ***PART 1 - PRELIMINARY***

- 1.1 Citation and application
- 1.2 Commencement
- 1.3 Repeal and transitional provisions
- 1.4 Definitions and interpretation
- 1.5 Relationship with other laws

### ***PART 2 - FENCING GENERAL***

- 2.1 Dividing fences
- 2.2 Sufficient fence
- 2.3 Fencing within the front setback area
- 2.4 Sightlines at vehicle access point
- 2.5 Maintenance of fences
- 2.6 Prohibited fencing materials
- 2.7 Gates in fences

### ***PART 3 - BARBED AND RAZOR WIRE FENCES***

- 3.1 Barbed and razor wire fences

### ***PART 4 - ELECTRIFIED FENCES***

- 4.1 Electrified fences

### ***PART 5 - Enforcement***

- 5.1 Offences and general penalty
- 5.2 Prescribed offences
- 5.3 Form of infringement notices

### ***Schedule 1 - A SUFFICIENT FENCE ON A RESIDENTIAL LOT BEHIND THE FRONT SETBACK***

### ***Schedule 2 - A SUFFICIENT FENCE ON A COMMERCIAL LOT OR INDUSTRIAL LOT***

### ***Schedule 3 - A SUFFICIENT FENCE ON A RURAL LOT***

### ***Schedule 4 - PRESCRIBED OFFENCES AND MODIFIED PENALTIES***

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**LOCAL GOVERNMENT ACT 1995****CITY OF WANNEROO****FENCING LOCAL LAW 2021**

Under the powers conferred by the *Local Government Act 1995* and under all other enabling powers, the Council of the City of Wanneroo resolved on [insert date] to make the following local law.

**PART 1 - PRELIMINARY****1.1 Citation and application**

This local law may be cited as the City of Wanneroo Fencing Local Law and shall apply throughout the district.

**1.2 Commencement**

This local law will come into operation 14 days after the date of its publication in the *Government Gazette*.

**1.3 Repeal and transitional provisions**

- (1) The *City of Wanneroo Fencing Local Law 2016*, published in the *Government Gazette*, Number 137 dated 28 July 2016, is repealed.
- (2) A permit or other authorisation under a repealed local law that is in force before the commencement day is to be regarded on and after that day as a permit under this local law and may be dealt with accordingly.

**1.4 Definitions and interpretation**

- (1) In this local law unless the context requires otherwise:

**Act** means the *Local Government Act 1995*;

**AS/NZS** means an Australian or Australian/New Zealand Standard (as applicable) published by Standards Australia, as amended from time to time;

**authorised person** means a person authorised by the local government under section 9.10 of the Act to carry out any of the functions of an authorised person under this local law;

**Building Code** has the meaning given to it in regulation 3 of the Building Regulations 2012;

**building permit** has the meaning given to it in the *Building Act 2011*;

**commercial lot** means a lot zoned commercial, mixed use or business or an equivalent commercial zone under the local planning scheme and/or structure plan, but does not include a lot occupied by a residential building;

**dangerous**, in relation to any fence, means:

- (a) an electrified fence, or one containing barbed or razor wire, other than a fence that is constructed and maintained in accordance with this local law;
- (b) a fence containing exposed broken glass, asbestos fibre or any other potentially harmful projection or material; or

- (c) a fence which is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause;

**district** means the district of the City of Wanneroo and includes any area placed under the jurisdiction of the City pursuant to any Act or Regulation;

**dividing fence** has the meaning given to it in the *Dividing Fences Act 1961* (as amended from time to time);

Section 5 of the Dividing Fences Act 1961 defines “dividing fence” to mean “a fence that separates the lands of different owners whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary”.

**electrified fence** means a fence carrying or designed to carry an electric charge;

**fence** means any structure, not including a retaining wall, that is used or functions as a barrier, irrespective of where it is located, and includes any gate;

**front boundary** means the boundary that separates a thoroughfare and the front of a lot;

**front fence** means a fence in the front setback area of a lot;

**front setback** means the horizontal distance between the front boundary and a wall of a building, measured at a right angle to the front boundary;

**height**, in relation to a fence, means the vertical distance between:

- (a) the top of the fence at any point; and
- (b) the ground level or, where the ground levels on each side of the fence are not the same, the higher ground level immediately below that point;

**industrial lot** means a lot situated within a general industrial or service industrial zone or an equivalent industrial zone under the local planning scheme and/or structure plan;

**land** means land in the district and includes a house, building, work or structure, in or on the land;

**local government** means the City of Wanneroo;

**local planning scheme** means a local planning scheme made by the local government under the *Planning and Development Act 2005*;

**lot** has the meaning given to it in the *Planning and Development Act 2005*;

**occupier** where used in relation to land means the person by whom or on whose behalf the land is actually occupied or, if there is no occupier, the person entitled to possession of the land;

**open fence** means a fence:

- (a) that has continuous vertical or horizontal gaps of 50 mm or greater width comprising not less than one third of the total surface area; or
- (b) that has continuous vertical or horizontal gaps less than 50 mm in width, comprising at least one half of the total surface area in aggregate; or
- (c) that has a surface offering equal or lesser obstruction to view; and

- (d) the lower portion of which may be closed up to a height of 1.2 m above the natural ground level measured from the primary street side of the fence;

**owner**, for the purposes of the definition of 'dividing fence', has the meaning given to it in the *Dividing Fences Act 1961*;

Section 5 of the Dividing Fences Act 1961 defines "owner" as follows:

"**owner**, in relation to land, includes every person who —

(a) jointly or severally, whether at law or in equity —

(i) is entitled to land for any estate of freehold in possession; or

(ii) is entitled to receive or is in receipt of or if the land were let to a tenant would be entitled to receive the rents and profits of the land, whether as beneficial owner, trustee, mortgagee in possession, or otherwise;

or

(b) is the holder of a lease of land the unexpired term of which is not less than 5 years at the time —

(i) notice to fence is given by or to him pursuant to section 8;

(ii) he makes application to the court under section 11(1);

(iii) a copy of an order made pursuant to section 11(2) is given to him;

(iv) notice is given by or to him pursuant to section 15,

but does not include any trustees or other persons in whom land is vested as a public reserve, public park or for such other public purposes as may be prescribed, or a person who has the care, control and management of a public reserve, public park or land used for such other public purposes as may be prescribed;"

**owner**, for all other purposes, has the meaning given to it in the Act;

**penalty unit** has the meaning given to it in the *City of Wanneroo Penalty Units Local Law 2015*;

**person** means any natural person, company, public body, association or body of persons, corporate or unincorporated and includes an owner, occupier, licensee and permit holder (as applicable), but does not include the local government;

**public place** means a place to which the public has access;

**reserve** means land (including a parkland or foreshore) in or adjoining the district that is:

- (a) set apart for the use and enjoyment of the public; or
- (b) acquired for public purposes and vested in or under the care, control and management of the local government;

**residential lot** means any lot:

- (a) situated within a residential, special residential or smart growth community zone as classified by the local planning scheme and/or structure plan; or
- (b) which is or will be predominantly used for residential purposes; but

does not include a rural lot;

**retaining wall** means any structure which prevents the movement of soil in order to allow ground levels of different elevations to exist adjacent to one another;

**rural lot** means any lot situated within a general rural, special rural, rural resource, rural community, landscape enhancement or an equivalent rural zone as classified by the local planning scheme;

**structure plan** has the meaning given to it in the local planning scheme;

**sufficient fence** means a fence described in section 2.2;

**thoroughfare** has the meaning given to it in the Act, but does not include a private thoroughfare which is not under the management or control of the local government; and

**uniform fence** means a fence erected by a developer or subdivider in accordance with a subdivision approval which divides a residential lot from a public place such as a pedestrian access way, public open space or road reserve.

- (2) Any other expression used in this local law and not defined herein shall have the meaning given to it in the Act or the *Dividing Fences Act 1961* (as applicable).

### 1.5 Relationship with other laws

- (1) In the event of any inconsistency between the provisions of a local planning scheme and the provisions of this local law, the provisions of the local planning scheme will prevail.
- (2) Except as described below, nothing in this local law affects the need for compliance, in respect of a fence, with any relevant provisions -
- (a) of a local planning scheme; and
  - (b) that apply if a building permit is required for a fence under the *Building Act 2011* or *Building Regulations 2012*.
- (3) A dividing fence constructed and maintained as a sufficient fence under this local law does not require a building permit.

## PART 2 - FENCING GENERAL

### 2.1 Dividing fences

- (1) Unless by agreement between the owners of adjoining lots, a person must -
- (a) not construct or alter a dividing fence on a lot so that it does not satisfy the requirements for a sufficient fence as set out in this local law;
  - (b) not attach anything to a dividing fence;
  - (c) maintain a dividing fence in a condition which satisfies the requirements of a sufficient fence; or
  - (d) not alter the level of the ground adjoining the boundary so as to change the height of a dividing fence unless the dividing fence is altered, reconstructed or relocated so as to satisfy the requirements of a sufficient fence.
- (2) An agreement in respect of a dangerous fence is taken not to be an agreement between owners of adjoining lots for the purposes of section 2.1(1) of this local law.
- (3) Without limiting section 1.5, an agreement between the owners of adjoining lots does not negate the need to obtain approval under any other written law.



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## 2.2 Sufficient fence

- (1) Subject to subsections (2) and (3), a sufficient fence -
- (a) on a residential lot is a dividing fence constructed and maintained in accordance with the requirements of Schedule 1.
  - (b) on a commercial lot or an industrial lot is a dividing fence constructed and maintained in accordance with the requirements of Schedule 2; and
  - (c) on a rural lot is a dividing fence constructed and maintained in accordance with the requirements of Schedule 3.
- (2) Where a fence is constructed on or near the boundary between a residential lot and any of the following-
- (a) an industrial lot;
  - (b) a commercial lot; or
  - (c) a rural lot,
- a sufficient fence is a dividing fence constructed and maintained in accordance with the requirements of Schedule 1.
- (3) Where -
- (a) the zoning of a lot is changed from 'Rural' to 'Residential' under a local planning scheme; and
  - (b) immediately before that zoning change a dividing fence on that lot is a sufficient fence,
- the requirements of Schedule 1 will not apply to that dividing fence until a residential use becomes the predominant use for that lot.
- (4) A dividing fence or any fence lawfully erected prior to this local law coming into operation constitutes a sufficient fence.

## 2.3 Fencing within the front setback area

- (1) On a residential lot, a front fence shall be constructed of face finished brick, concrete, stone or timber palings, or a combination of the aforementioned materials or similar (but excluding fibre cement sheeting or sheet metal), that complement the dwelling and do not detract from the streetscape.
- (2) On an industrial lot, a fence erected within the front setback area shall be constructed and maintained as an open fence and not exceed a height of 2.4m.
- (3) On a rural lot, a front fence shall be -
- (a) not greater than 1.2m in height; or
  - (b) if greater than 1.2m in height, constructed and maintained as an open fence and must not exceed 1.8m in height.

## 2.4 Sightlines at vehicle access point

A fence adjacent to any vehicle access point, or where two street intersect, must be truncated with the minimum dimension of the truncation being 1.5m or the fence reduced in height to no more than 0.75m.

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## **2.5 Maintenance of fences**

- (1) This section applies to a fence that is -
- (a) a front fence; or
  - (b) a fence that separates a lot and a thoroughfare.
- (2) An owner or occupier of a lot on which a fence is constructed must maintain the fence in good condition so as to prevent it from becoming dangerous, dilapidated, unsightly, or prejudicial to the amenity of the locality.
- (3) An owner or occupier of a lot adjacent to a uniform fence must, where that fence is damaged, dilapidated or in need of repair, ensure that -
- (a) it is repaired or replaced with the same or similar materials with which it was first constructed; and
  - (b) so as far as practicable the repaired or replaced section is the same, including of same height, as the original fence.

## **2.6 Prohibited fencing materials**

In constructing or maintaining a fence a person must not use -

- (a) except where specifically allowed by this local law, broken glass or any other potentially harmful projection or material;
- (b) asbestos fibre;
- (c) any material that is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause; or
- (d) pre-used materials, unless they are painted or treated to the satisfaction of the local government.

## **2.7 Gates in fences**

A person must not construct or maintain on a lot a gate in a fence, unless the gate opens -

- (a) into the subject lot; or
- (b) by sliding parallel on the inside of the fence, which it forms part of, when closed.

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### **PART 3 - BARBED AND RAZOR WIRE FENCES**

#### **3.1 Barbed and razor wire fences**

- (1) On a residential lot or any other lot abutting such a lot, a person shall not erect or affix to any fence any barbed wire, razor wire or other material with spiked or jagged projections.
- (2) On an industrial lot or a commercial lot, a person shall not erect or affix to any fence bounding that lot any barbed wire, razor wire or other materials with spiked or jagged projections unless the wire or materials are not less than 2.0m from ground level.
- (3) If the posts which carry the barbed wire, razor wire or other materials referred to in subsection (2) are angled towards the outside of the lot bounded by the fence, the face of the fence must be set back from the lot boundary a sufficient distance to ensure that the angled posts, barbed wire or other material do not encroach on adjoining land.
- (4) On a rural lot, a person shall not place or affix barbed wire upon a fence on that lot where the fence is adjacent to a thoroughfare or other public place unless the barbed wire is fixed to the side of the fence posts furthest from the thoroughfare or other public place.

### **PART 4 - ELECTRIFIED FENCES**

#### **4.1 Electrified fences**

- (1) On a residential lot or commercial lot or any other lot abutting such a lot, a person shall not erect or affix an electrified fence.
- (2) On a rural lot or industrial lot, an electrified fence shall -
  - (a) comply with any applicable AS/NZS;
  - (b) comply with any requirements of Western Power; and
  - (c) be inoperable during the hours of business, if any.

### **PART 5 - Enforcement**

#### **5.1 Offences and general penalty**

- (1) A person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.
- (2) A person who commits an offence under this local law is liable, on conviction, to a penalty not less than \$500 and not exceeding \$5,000 and, if the offence is of a continuing nature, to an additional daily penalty not exceeding \$500 for each day or part of a day during which the offence has continued.

#### **5.2 Prescribed offences**

- (1) An offence against a section of this local law specified in Schedule 4 is a prescribed offence for the purposes of section 9.16 of the Act.
- (2) The number of modified penalty units for a prescribed offence is that specified in the fourth column of Schedule 4.

- 
- (3) If this local law expresses a modified penalty as a number of penalty units, the monetary value of the modified penalty is the number of dollars obtained by multiplying the value of the penalty unit by the number of penalty units.

### **5.3 Form of infringement notices**

For the purposes of this local law -

- (1) the form of the infringement notice referred to in section 9.16 of the Act is Form 2 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*; and
- (2) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is Form 3 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.

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**Schedule 1**  
(section 2.2(1)(a))

**A SUFFICIENT FENCE ON A RESIDENTIAL LOT BEHIND THE FRONT SETBACK**

1. This Schedule does not apply to a uniform fence or a front fence.
2. Refer to section 2.3 of this local law for fences within the front setback area.
3. On a residential lot, a sufficient fence is a dividing fence that -
  - (a) is constructed of:
    - (i) corrugated fibre-reinforced pressed cement sheeting;
    - (ii) timber palings;
    - (iii) masonry (including brick, stone or concrete);
    - (iv) factory coloured sheet metal post and panelled fence;
    - (v) PVC panel (eg. Duralock); or
    - (vi) any combination of the materials described in paragraphs (i)-(v); and
  - (b) is between 1.75m and 1.85m in height; and
  - (c) where constructed of masonry, is in accordance with AS/NZS for masonry construction that has been adopted by the Building Code at the time of construction.

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**Schedule 2**  
(section 2.2(1)(b))

**A SUFFICIENT FENCE ON A COMMERCIAL LOT OR INDUSTRIAL LOT**

1. This Schedule does not apply to a uniform fence or a front fence.
2. Refer to section 2.3 of this local law for fences within the front setback area.
3. On a commercial lot or industrial lot, a sufficient fence is a dividing fence that -
  - (a) is constructed of:
    - (i) link mesh, chain mesh or steel mesh and is no higher than 2.0m, unless it is topped with up to three strands of barbed wire to a total height of no more than 2.4m;
    - (ii) fibre reinforced cement sheets;
    - (iii) painted or galvanized steel or aluminium sheeting; or
    - (iv) timber or masonry (including brick, stone or concrete); and
  - (b) is no more than 2.4m in height; and
  - (c) where constructed of masonry, is in accordance with AS/NZS for masonry construction that has been adopted by the Building Code at the time of construction.

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**Schedule 3**  
(section 2.2(1)(c))

**A SUFFICIENT FENCE ON A RURAL LOT**

1. This Schedule does not apply to a uniform fence or a front fence.
  2. On a rural lot, a sufficient fence is a dividing fence that -
    - (a) is at least 1.2m in height; and
    - (b) is constructed of posts and wire.
-

**Schedule 4**  
(section 5.2)

**PRESCRIBED OFFENCES AND MODIFIED PENALTIES**

Item No	Clause No	Nature of Offence	Penalty Unit
<b>Part 2 - Fencing - general</b>			
1	2.1(1)(a)	Constructing or altering a dividing fence which is not a sufficient fence	25
2	2.1(1)(b)	Attaching anything to a dividing fence	25
3	2.1(1)(c)	Failing to maintain a fence in a condition to satisfy requirements of a sufficient fence	25
4	2.1(1)(d)	Altering ground level of a fence without satisfying the requirements of a sufficient fence	25
5	2.3(1)	Constructing a front fence of a material that does not complement the dwelling or detracts from the streetscape	25
6	2.3(2)	Constructing a fence on an industrial lot that is not an open fence or is in excess of 2.4m	25
7	2.3(3)	Constructing a fence on a rural lot that is greater than 1.2m in height or, if greater than 1.2m in height, that is not an open fence or is in excess of 1.8m	25
8	2.4	Constructing a fence adjacent to a vehicle access point without a truncation	25
9	2.5(2)	Failure to maintain a fence in good condition to prevent fence becoming dangerous, dilapidated, unsightly	25
10	2.6	Using a prohibited material in the construction or maintenance of a fence	25
11	2.7	Constructing or maintaining a gate in a fence not opening into the lot or by sliding parallel and on the inside of the fence	25
<b>Part 3 –Barbed and razor wire fences</b>			
12	3.1(1)	Using barbed or razor wire, spiked or jagged projections in a fence on a residential lot, special residential lot or any other lot abutting such a lot.	25
13	3.1(2)	Having and using a barbed or razor wire fence on a commercial or industrial lot at a height lower than 2m	25
14	3.1(3)	Constructing a fence with barbed wire that encroaches into adjoining land	25
15	3.1(4)	Placing or affixing barbed wire on the side of a fence on a rural lot that faces a thoroughfare or other public place	25
<b>Part 4 – Electrified fences</b>			
16	4.1	Having and using an electrified fence on a residential lot, commercial lot or any other lot abutting such a lot	25
17	4.1(2)(a)	Having and using an electric fence on a rural lot or industrial lot that is non-compliant with any applicable AS/NZS	25
18	4.1(2)(b)	Having or using an electric fence on a rural lot or industrial lot that does not comply with the requirements of Western Power	25
19	4.1(2)(c)	Operating an electric fence on a rural lot or industrial lot during business hours	25
20	5.1	Other offences not specified	25

**Note:** Penalty Units are prescribed in the City of Wanneroo Penalty Units Local Law 2015. At 14 November 2015 when the local law came into effect one penalty unit was \$10.00.



## **Assets**

### **Community & Place**

#### **Community Development**

#### **CP01-02/22      Community Development Plan 2021/22 to 2025/26**

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File Ref:	40730 – 21/563386
Responsible Officer:	Director Community and Place
Attachments:	5
Previous Items:	CP01-12/21 - Draft Community Development Plan - Ordinary Council - 07 Dec 2021 6:00pm

#### **Issue**

To adopt the City's Community Development Plan 2021/22 – 2025/26.

#### **Background**

The draft Community Development Plan 2021/22 – 2025/26 (**CDP**) was presented to Council in December 2021 where it was resolved to be released for public comment.

The City currently has six separate community development related plans as below that were due for review:

- Access & Inclusion Plan 2018/19 – 2021/22
- Age Friendly Plan 2017/18 – 2020/21
- Early Childhood Plan 2017/18 – 2020/21
- Youth Plan 2018/19 – 2020/21
- Reconciliation Action Plan 2018/19-2021/22
- Regional Homelessness Plan 2018/19-2021/22

An extensive community and stakeholder engagement process was undertaken using community focus groups, a Community Wellbeing survey and targeted questions within the consultation from the City's new Strategic Community Plan. Synergies between different cohorts were acknowledged with focus groups recommending an integrated approach, specifically related to four of the six social plans, these being:

- Access & Inclusion Plan 2018/19 – 2021/22 (AIP)
- Age Friendly Plan 2017/18 – 2020/21 (AFP)
- Early Childhood Plan 2017/18 – 2020/21 (ECP)
- Youth Plan 2018/19 – 2020/21 (YP)

It was also recommended that the Reconciliation Action Plan (RAP) and the Regional Homelessness Plan (RHP) remain as separate plans as both plans have specific areas of focus.

The CDP aims to provide a framework and plan that supports the creation of healthy, active, safe and connected communities recognising the City's diverse community, in age and cultures. It provides a whole-of-City plan that enables an integrated community approach to delivering these outcomes, whilst continuing to maintain a strong focus on the uniqueness and needs of specific cohorts.

## Detail

The draft CDP was made available for public comment, for a four week period, between 9 December 2021 and 5 January 2022. General feedback was sought with reference being made to the change to a whole-of-community approach which is inclusive of all people, while also recognising diversity.

The final draft of the CDP (**Attachment 1**) is now presented for Council endorsement.

As the CDP will be superseding the current Access and Inclusion Plan 2018/19 – 2021/22 (**AIP**), the Multicultural Advisory Group (**MAG**) Terms of Reference, which make reference to the AIP, have been updated (**Attachment 2**) to reference the new Community Development Plan and has been amended to a format consistent with other Advisory Groups. Accordingly, Council endorsement of the attached draft MAG Terms of Reference is sought.

## Consultation

The consultation was published on the City's 'Your Say' page, supported by a social media campaign, inclusive of paid boosted posts for higher visibility. The Facebook post was viewed by 13,816 people with 436 engagements including 13 shares and 52 link clicks.

Additionally, direct communications were sent to 116 stakeholders and community groups that were involved with the initial consultation process. This included the City's Disability Access and Inclusion Reference Group, Multicultural Advisory Group and Aboriginal and Torres Strait Islander Community Reference Group members.

The CDP 'Your Say' consultation portal received 710 views from 258 unique visitors. There were five responses received (**Attachment 5**). Two comments voiced the opinion that City residents do not require community plans and that they would prefer to see money spent on roads, rubbish, parks and verges. The other three comments expressed concerns that funding a multicultural festival was not a priority for the City of Wanneroo.

## Comment

The following response is provided to comments made that residents do not require community plans and that they would prefer to see money spent on roads, rubbish, parks, verges etc.

- To meet the purpose of the City's Strategic Community Plan 2021-2031 to: '*create a strong community with local opportunities to participate, be active, feel secure, contribute and belong*', plans such as the CDP are required to have a strategic, planned approach to this work.
- Globally, risks associated with a lack of social cohesion, inequality and social disruption have become increasingly recognised particularly in response to the COVID-19 pandemic (for example see the World Economic Forum report *Global Risks 2021: Fractured Future*). This has been recognised by the City through the inclusion of resilient and productive communities as a strategic risk during a recent review of strategic and corporate risks. The CDP and associated actions supports the mitigation of these risks and provides strategies to promote community connection, inclusion and wellbeing and build a culture of participation, collaboration and leadership in the community.
- Additionally, the City is required to comply with the *WA Disability Services Act 1993* and in particular, requirements for Local Governments to address access and inclusion planning detailed within the *Disability Services Regulations 2004*. This requirement is addressed through the proposed CDP and has been endorsed by the Department of Communities.

The following response is provided to comments made that funding a multicultural festival was not a priority for the City of Wanneroo.

- In response to the significant number of people from multicultural backgrounds residing and having connection with the City of Wanneroo, the City hosted a multicultural festival in 2020 that attracted approximately 8,000 attendees. The event was well received, with many community members commenting that they would like to see the event repeated. This is one way in which the City can continue to recognise and celebrate its diverse community.

Taking the above into consideration, no amendments to the draft CDP have been recommended.

Following adoption by Council, the CDP will be designed aligned to the City's corporate branding.

The Terms of Reference for the MAG require updating to align to the proposed new CDP and a format consistent with other Advisory Groups. The updated Terms of Reference are recommended for Council approval.

## Statutory Compliance

As noted above, the City is required to comply with the *WA Disability Services Act 1993* and in particular requirements for Local Governments for access and inclusion planning and outcome areas detailed within the *Disability Services Regulations 2004 (Schedule 2 Standards for disability access and inclusion plans)*. These include provision for equal opportunities regarding access to services, events, buildings, and facilities; information in accessible formats; access to the same level and quality of services; a complaints process; and reducing barriers to obtaining and maintaining employment with the City. The draft CDP adheres to these requirements as confirmed by Department of Communities.

## 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
ST-23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
ST-26 Resilient and Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risk/s 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

Nil

## Financial Implications

Financial requirements for implementing the CDP will be considered as part of the City's annual budgeting processes, noting that the majority of actions can be implemented with existing resources.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:**

- 1. APPROVES the Community Development Plan 2021/22 to 2025/26 as per Attachment 1; and**
- 2. APPROVES the Multicultural Advisory Group Terms of Reference as per Attachment 2.**

*Attachments:*

<a href="#"><u>1</u></a>	<a href="#"><u>Download</u></a> Attachment 1 - FINAL DRAFT Community Development Plan 2021/22 – 2025/26	21/249086	Minuted
<a href="#"><u>2</u></a>	<a href="#"><u>Download</u></a> Attachment 2 - Terms of Reference Multicultural Advisory Group - PROPOSED CLEAN VERSION	18/282687[v3]	
<a href="#"><u>3</u></a>	<a href="#"><u>Download</u></a> Attachment 3 - Terms of Reference Multicultural Advisory Group - TRACKED CHANGES	21/575887	
<a href="#"><u>4</u></a>	<a href="#"><u>Download</u></a> Attachment 4 - Terms of Reference Multicultural Advisory Group - CURRENT	18/282687[v2]	
<a href="#"><u>5</u></a>	<a href="#"><u>Download</u></a> Attachment 5 - Draft Community Development Plan: 'Your Say' responses	22/10691	

[Cover page artworks and graphic design.]

# **A thriving community**

## **A Community Development Plan for the City of Wanneroo**

2021/22 – 2025/26



[Insert full page graphic design image]

[Contents page to be included at graphic design stage]

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## Acknowledgements

### Acknowledgement of Country

Kaya (hello) and Wandjoo (welcome) to Wanneroo.

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people. We pay our respects to the Elders of the Noongar nation, past, present and future, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.

The City is committed to building stronger relationships based on mutual respect and cultural inclusion to ensure opportunities to support and strengthen connections between Aboriginal and Torres Strait Islander peoples and the broader community.

We value the input and contribution of our Aboriginal and Torres Strait Islander peoples and encourage their engagement with the City and participation in local decision-making processes.

#### **Mooro Boodja**

Aboriginal and Torres Strait Islander peoples have lived in Australia for more than 60,000 years.

The City of Wanneroo is located within 'Noongar Country' which extends across the south west of Western Australia. Two Noongar language groups, the Whadjuk and Yued peoples, lived and shared cultural areas in the northern parts of the City. They moved around the coastal sand-plain according to the six Noongar seasons, living sustainably off the land. This region was part of Mooro Country, the district of the important Whadjuk Noongar elder and leader Yellagonga.

Water was vital for both survival and spiritual connections. This made Wanneroo, with the abundant food sourced on the shores of its lakes, an important environment for local Whadjuk Noongar families.

The name 'Wanneroo' comes from the word 'Wanna', meaning digging stick used by Aboriginal women and 'Roo' meaning 'the place of'.

### Acknowledgement of contribution

The City would like to thank and acknowledge all those members of the community, agencies, and community organisations who took part in the consultation process that contributed to the development of this Plan. We would also like to acknowledge the assistance of the Western Australian Department of Communities and thank them for their assistance in ensuring alignment to the access and inclusion requirements under the WA Disability Services Act.

## A message from the Mayor

[Mayoral message to be included at graphic design stage]

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## Introduction

We are committed to building the strengths in our community and to putting people at the centre of everything we do. We work with the community and stakeholders to foster community connection, build capacity in the community and improve quality of life for people of all ages, backgrounds and abilities.

### Purpose

This Community Development Plan (the Plan) provides a framework to support the creation of healthy, active, safe and connected communities.

Thriving communities foster belonging through strong social connections, support positive lifestyle choices for health and wellbeing, have equitable access to services and facilities, provide opportunities to learn, collaborate and build on strengths, and are welcoming and inclusive of all people.

### What is Community Development?

*Community Development is a process based on social justice and mutual respect and assists Local Government to work with their communities to develop active, sustainable and supportive environments in which people live and work.*

WA Local Government Association

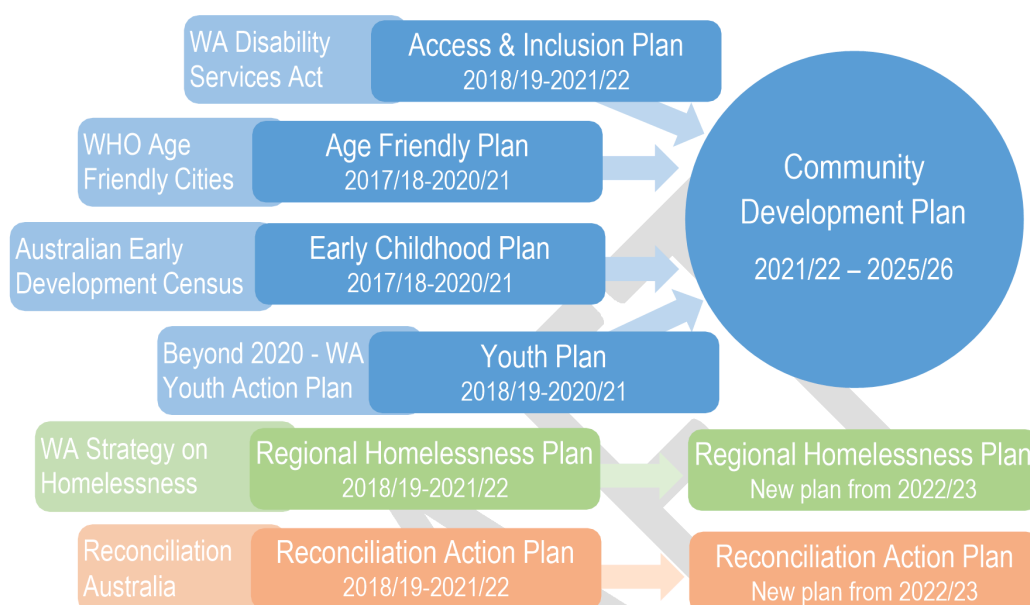
This Plan provides:

- The vision, principles and focus areas for communities in the City of Wanneroo over the next four years.
- A roadmap to inform decision making about initiatives and actions that build and empower community.
- An integrated whole-of-community approach to focus areas, objectives and priorities.
- A commitment and framework for measuring success.



## Background

This Community Development Plan builds on the work undertaken by the City in previous years through social plans that categorised a group of people with the same characteristics (cohorts) i.e. seniors, youth, etc. The graphic below lists these plans (with reference to legislation or examples of public policy frameworks that apply) and how they relate to our new plans.



Under the previous cohort approach we delivered a number of actions in collaboration with community, stakeholders and partners. Some of the key achievements from these plans are listed below.

Previous social plans	Key achievements
Access and Inclusion Plan 2018/19-2021/22	<ul style="list-style-type: none"> <li>Auditing and renewing our buildings and open spaces to improve physical accessibility to our facilities.</li> <li>Providing free beach wheelchairs and beach matting at City beaches.</li> <li>Accommodating the needs of children with disability through programs such as low sensory time sessions and the use of Auslan at Rhyme Time and Story Time sessions.</li> </ul>
Age Friendly Strategy 2017/18-2020/21	<ul style="list-style-type: none"> <li>Building the North Metro Regional Age Friendly Partnership with the Cities of Joondalup and Stirling to deliver a strategic regional focus and range of collaborative projects.</li> <li>Providing seniors' virtual reality sessions at Clarkson Library and exploring other new technology opportunities.</li> <li>Creating our first Memory Café at Jamaica Blue at the Ocean Keys Shopping Centre.</li> </ul>
Early Childhood Strategic Plan 2017/18-2020/21	<ul style="list-style-type: none"> <li>Sharing the Australian Early Development Census (AEDC) information, including the 5 developmental domains, to families participating in early years programs including 'It's All About Play'.</li> </ul>

#### Youth Plan 2018/19-2020/21

- Creating and publishing 4 community books, each one a picture book featuring families in a local area of the City, with their own unique story, such as 'What do hands do?'
- Delivering local opportunities for families and children to participate in research projects in association with Telethon Kids Institute.
- Providing young people opportunities to lead the development and delivery of projects that proactively identify and respond to local matters and interests of young people, support skill development and inform future planning through the City's Youth Leadership Program.
- Bringing youth education providers together from across the City to work together to create strong supports for young people through an annual Youth and Education Support Services (YESS) collaborative event.
- Delivering locally relevant youth services across the City through Youth Centres, Outreach and school holiday programs.

### An integrated approach

An integrated Plan will enable a holistic, whole-of-community approach to delivering community development outcomes.

In moving to this approach, we are recognising the connection between the priorities of different people within the community and that no one individual fits into or relates to just one cohort. This approach provides the flexibility and scope to implement initiatives that effectively support more people.

It will also enable cross-cohort collaboration across the focus areas to address issues that affect the whole community, facilitate integrated approaches to addressing needs within communities, and enable a stronger place-based approach.

In developing an integrated plan, we continue our commitment to recognising and delivering initiatives for specific cohorts within the community. It enables us to take a more comprehensive and holistic approach, while still being guided by relevant legislation and policy frameworks. This particularly includes meeting our obligations for disability access and inclusion under the WA Disability Services Act. We have designed this Community Development Plan to meet these requirements and it effectively serves as our new Access and Inclusion Plan.

In 2019, the City of Wanneroo became a member of the World Health Organisation (WHO) Global Network for Age Friendly Cities and Communities. This Plan continues our commitment to the values and principles inherent in creating a more age-friendly City across the WHO's age-friendly topic areas.

Our current Plan is inclusive of all people, but it also recognises diversity and maintains a strong focus on access and inclusion. Consideration has been given to the challenges faced by specific cohorts to deliver

*'...There are so many ways of living. The City should focus on locations and take a more holistic approach. The end result will be better with people working and living and talking to each other.'*

Resident's survey comment



increased equity through targeted access and inclusion strategies.

This includes people with disability, children, youth, seniors, Aboriginal and Torres Strait Islander peoples, people from culturally and linguistically diverse backgrounds, the LGBTIQ+ community, and people at risk, including those experiencing homelessness.

Improving access and inclusion for people of all ages, backgrounds and abilities is not only ethical but makes good economic sense. A 2019, report found that social inclusion could boost the Australian economy by \$12.7 billion a year through higher productivity, improved employment and health outcomes and lower social service costs<sup>1</sup>. Community based organisations and businesses can also benefit through increased productivity and innovation, better employment outcomes and improved mental and physical health of their employees.

In addition to the current Plan, and in recognition of the critical importance of reconciliation, we continue to maintain a dedicated Reconciliation Action Plan which outlines our particular commitment to reconciliation action. We also recognise the importance of regional partnerships in relation to homelessness, and collaborate with the City of Joondalup on a separate Regional Homelessness Plan which outlines key actions aimed at reducing and responding to homelessness.

<sup>1</sup> Deloitte Access Economics, August 2019, *The economic benefits of improving social inclusion*. Available from: <https://www2.deloitte.com/content/dam/Deloitte/my/Documents/risk/my-risk-sdg10-economic-benefits-of-improving-social-inclusion.pdf>

## Context

### Relationship to other strategic planning tools

Our Strategic Community Plan (SCP) 2021-2031 highlights aspirations for the City across seven (7) key goals. Central to the SCP is the notion of community – putting community and people at the heart of everything we do. Integrating community themes across the seven goals underscores our commitment to community and people-centred outcomes. The vision and purpose adopted in the new SCP also provide the vision for this Plan.

**Our vision:** A welcoming community, connected through local opportunities

**Our purpose:** To create a strong community with local opportunities to participate, be active, feel secure, contribute and belong.

Our Social Strategy details our approach to delivering on the vision for our community, and provides direction on how social outcomes identified in the SCP will be achieved. The Social Strategy provides a framework for how social outcomes are to be developed, delivered and evaluated through guiding principles, roles and approaches. The Social Strategy will continue to provide this role, including by providing the principles that underpin this Plan.

### Our guiding principles:

We:

1. Place the health and wellbeing of the community as the paramount consideration in all our interactions
2. Demonstrate a proactive approach to community engagement by consistently promoting accessible and inclusive opportunities for participation
3. Focus on community driven solutions to address local needs
4. Meet governance standards and accountability measures that reflect quality and value for money
5. Plan for new and/or repurposed spaces that are accessible to and inclusive of all, and that represent character and distinctiveness of place taking into account local heritage and the natural environment
6. Lead information sharing, partnerships and collaboration to strengthen the City's social, environmental and economic wellbeing
7. Develop self-sufficiency of individuals and communities through the provision and promotion of volunteer opportunities, leadership and capacity building initiatives
8. Strengthen our cultural capability and commitment to reconciliation



The following diagram illustrates how our social planning tools work together. Other plans or strategies not shown below but that also link to the SCP include the Customer First Strategy, Economic Development Strategy and Local Environmental Strategy. All City plans and strategies are available on our website, [wanneroo.wa.gov.au](http://wanneroo.wa.gov.au).

[Drafting note: This is a placeholder graphic yet to be professionally designed.]



The Plan identifies four key focus areas to guide the City's actions. Within each focus area, measurable objectives and priorities will direct our community development work over the next 4 years. Implementation of the Community Development Plan is underpinned by annual internal implementation and work plans with detailed actions.

## Role of the City

The City undertakes a number of roles to deliver on our vision. These roles are outlined below, together with some examples of activities that contribute to creating healthy, safe and connected communities.

### Information and Engagement

*Ensure the community is provided with information and opportunities to engage, connect and inform the City*

For example, an online Community Directory is now available to help residents find out what's happening across the whole City. It is freely available for community services and local groups to join and share information and is at

<https://www.wanneroo.wa.gov.au/communitydirectory>

### Advocacy and Support

*Listen to community need and promote the interests of the community to other decision-makers*

Through the #ConnectWanneroo advocacy campaign, the City has helped to deliver rail and freeway extensions to the northern parts of the City. The City has also been successful in securing \$15m towards a new Alkimos aquatic and recreation centre which is proposed to be delivered in early 2026. Other successful advocacy outcomes include increased social services for the region, such as financial counselling services.

### Community leadership and empowerment

*Facilitate and promote opportunities for community leadership, community capacity and self-sufficiency*

We developed a process for assessing requests for community led initiatives and collaboration arrangements from local residents, community groups and organisations. This streamlines requests, reduces red tape and supports the creation of distinctive, activated places and connected communities by encouraging and supporting community led initiatives.

### Service and Facility Provision

*Provide services and facilities directly and in partnership with other organisations*

We maintain a large portfolio of community infrastructure with 17 community centres, 4 libraries, 2 recreation centres, and more than 225 sporting facilities, skate parks and BMX tracks. We have 4 dedicated youth centres from which we deliver youth outreach services and deliver a diverse range of events and activities every school holidays through our School Holidays Program.

### Partnership development

*Develop partnerships to deliver projects and ensure service provision is maximised in the City*

A City-initiated project, delivered in partnership with Alzheimer's WA, Ocean Keys Shopping Centre and Jamaica Blue saw the City's first Memory Café for people with dementia and their carers open at Jamaica Blue café at Ocean Keys in September 2020. Now operating independently, this initiative has provided improved social connection for patrons attending the monthly Memory Café events.

### Policy and Planning

*Develop appropriate policies and plans to deliver on obligations and key objectives*

A key responsibility and goal for us is to ensure a healthy and sustainable natural environment that supports community wellbeing. A number of policies and plans support this work including the new Climate Change Adaptation and Mitigation Strategy. The Strategy's development was influenced heavily by community, particularly a local Youth Forum on Climate Change. It includes a range of actions and mandates targets for the first time.

## About our community (Data Snapshot)

[To be graphically designed]

### Population data<sup>2</sup>

- 2021 population forecast is 216,162 rising in 2031 to 285,013
- The median age of residents is 33
- 36% of residents are aged under 25
- The estimated number of people aged 60+ in 2031 will be 48,626
- 40% of households are made up of couples and children
- Aboriginal and Torres Strait Islander peoples make up 1.4% of the City's population
- 41% of residents were born overseas from 138 different countries
- 20% of residents speak a language other than English at home and 6,275 people have difficulty speaking English
- Top 6 languages other than English spoken
  - Vietnamese
  - Afrikaans
  - Arabic
  - Gujarati
  - Filipino/Tagalog
  - Mandarin
- 3.5% of residents need help in their day-to-day lives due to disability
- 14.3% of the population are doing some form of voluntary work
- About 9% of the 15+ population provide unpaid assistance to a person with a disability, long term illness or old age
- The median weekly household income is \$1,692, while 23% of households earn a high income and 13% are low income households

### Infrastructure

- 600 parks and gardens totalling 2650 hectares, 44 with exercise equipment
- 50 active parks comprising golf courses, sporting complexes and sports grounds
- 153 conservation reserves such as bushland and wetlands
- 1370 kilometres of pathway
- 21 community centres, 4 seniors centres and 4 youth centres
- 4 libraries, 3 museums and a performing arts centre
- 216 sporting facilities such as an aquatic facility, sports reserves, golf courses and tennis courts
- 12 skate parks and 12 BMX tracks
- 295 playgrounds (45 nature play)

<sup>2</sup> Source – [forecast.id.com.au/Wanneroo](https://forecast.id.com.au/Wanneroo) (as at June 2021). Some data based on 2016 Census data.



## Our changing region

### Trends

- Strong population growth – our 2021 population is estimated at 216,000 people; this is expected to reach 370,000 by 2041, an increase of over 150,000 new residents<sup>3</sup>.
- Housing growth – our dwelling count will almost double between 2021 and 2041 from almost 78,000 to over 138,000. The majority of this growth is in Alkimos, Eglinton and Yanchep (28,000), Landsdale, Madeley and Darch, new residential development and infrastructure renewal in Koondoola and Girrawheen, as well as development planned for areas to the east of Wanneroo<sup>4</sup>.
- A youthful population – with a young median age of 33 and a large proportion of families with children, we will see rising numbers of children with an estimated additional 17,514 children by 2031 (a 30% increase on 2021 numbers). The young adult category (18-24 years) will see an increase of almost 6,000. Services for children and families, schools and educational opportunities are vital to meet these growing needs.
- More people are living alone – 18% or 1 in 5 residents currently live in lone person households<sup>5</sup>.

### Influences

- Ageing in place – the number of residents aged over 70 is set to increase by 48% or 7,875 people in the ten years to 2031 and will more than double between now and 2041, resulting in increasing demand for community support services to enable people to age in place.
- Recognition of diversity – the City is large, with multiple diverse groups highlighting the ongoing need to ensure access and inclusion for all. This includes consideration for multicultural community members, Aboriginal and Torres Strait Islander peoples, people with disability, and the LGBTQIA+ community.
- COVID-19 – since March 2020 when the COVID-19 pandemic began in Australia, we have been involved in monitoring the impact on community wellbeing. Immediate and longer-term concerns include poor mental health; loneliness and loss of social connection; financial hardship due to economic impacts; and ongoing effects on educational and career opportunities for young people.
- Mental health – 1 in 5 Australians experiences a mental illness in any year. Our Community Wellbeing Survey highlighted this as a commonly held concern across multiple segments of the community, particularly youth.
- The 'digital divide' – another issue highlighted by the COVID-19 pandemic is the 'digital divide' between those with the access to and confidence with digital technology and those without. Digital connection and literacy has been important not only during lockdown but also due to our ongoing isolation from other parts of the world. There is significant need for segments of the community to have opportunities to improve their digital literacy, particularly as technology becomes ever more prevalent and sophisticated.

### Challenges

- Geography – delivering and facilitating infrastructure and facilities as well as community development initiatives and programs across the whole of our large geographic area of 685 square kilometres and 36 suburbs.

<sup>3</sup> All population data from ID community population forecasts for City of Wanneroo at July 2020

<sup>4</sup> ID community housing approval forecasts for City of Wanneroo at July 2020

<sup>5</sup> ID community data for City of Wanneroo

- Diverse communities – local area planning requires close engagement with local communities and has shown how diverse our communities are and how much their priorities can differ.
- Local jobs and skills – our local unemployment rate sits higher than that of Greater Perth and remains higher than it was at the beginning of the COVID-19 pandemic<sup>6</sup>. To ensure people can work close to where they live, our jobs growth rate needs to keep pace with rapid population growth. Opportunities to develop skills matched to areas of future demand, especially for young people, will be important if they are to seek meaningful local employment.
- The increasing cost of living – the City has a higher percentage of families that are dependent on additional financial support<sup>7</sup>. Poor availability of rental properties and the needs of particular cohorts for accessible housing make meeting the demand for housing choice and affordability of increasing importance.
- Changing social needs – increasing recognition of issues such as family and domestic violence, disadvantage and financial hardship, community impacts of climate change, and the influence of alcohol and drug abuse make it more important than ever for us to understand these issues in the local context.

### **Opportunities**

- Evolving technology is providing new ways for us to engage with the community and to improve customer service through online engagement tools, while ensuring we continue to be highly accessible for all. It also offers opportunities to provide innovative solutions to social problems. Our Smart City Strategy (under development) will provide an opportunity to consider how technology can assist us in better understanding and supporting our community.
- Place based communities – our place based approach is continuing to evolve and strengthen. Based on engagement, activation and empowerment, the place approach seeks to empower local communities to improve the lives of people, support inclusive growth and create successful places.
- Strengthening ties with LGAs and other organisations – we have continued to strengthen ties with neighbouring local governments and a range of other organisations involved in delivering positive community outcomes. This regional approach and close collaboration across the sector will be of continuing importance to delivering the objectives of this Plan.
- Innovation - through our new consolidated approach there is more opportunity to consider increased innovation across the whole community development spectrum.

<sup>6</sup> Department of Education, Skills and Employment, Small Area Labour Markets quarterly data

<sup>7</sup> Primary Health Networks Needs Assessment for Perth North 2019-2022

## Community Engagement

In developing the integrated Community Development Plan, we engaged with the community to learn about the priorities, ideas and insights of our community members.

### Process

Our strategy was to engage with a broad cross-section of the community, and to ensure representation of diverse groups across our community. We engaged extensively with the community through surveys, community development workshops and online forums.

To engage a broad representation of people, we promoted workshops and surveys publicly through our website, social media, postcards and posters. We also wanted to ensure we consulted particular cohorts of people, so we sent direct invitations through City advisory groups and networks including:

- Disability Access and Inclusion Reference Group
- Disability Interagency Network
- Multicultural Advisory Group
- Reconciliation Advisory Group
- seniors groups
- schools
- other community groups and local organisations.

Our community consultation provided us with many insights into the community's needs and aspirations. We looked at key themes across all of the data and also connected with some great ideas and thoughts from our community members.

Strategic community workshops and surveys focused on participants' vision, aspirations, challenges and priorities for Wanneroo. Workshops were attended by representatives from particular community cohorts, members of the wider Wanneroo community and City staff and 632 people provided feedback through the online and hard copy survey.

Community development workshops and surveys focused on gaining insights into inclusion and accessibility, community connection, community support and wellbeing in Wanneroo. Representatives from particular community cohorts and City staff attended the workshops and 642 people responded to a comprehensive Community Wellbeing Survey. The survey focused on improving our understanding of community wellbeing and developing insights into what the community sees as most important to achieving this, including community priorities over the next four years.

In developing this Plan, we also reviewed relevant existing community engagement results, strategies and plans from across the organisation and considered City demographics, growth and challenges.

Going forward, we will continue to listen to the different voices in our region and establish new ways for people to share their ideas and concerns, and drive positive change.

## What you said

We asked community members what they think we should focus on in our plans for the community over the next 4 years, and here is some of what you told us....

### Create opportunities for community connection

*'Provide activities for the aged to meet with others in a safe and warm environment, youth programs for art, music and dance and regular cultural awareness programs for families to enjoy together'*

*'Provide opportunities for improved connection between community and the natural world, and also with local Noongar people'*

*'We love community run events like the skate park events...more small events like this would be great'*

### Increase opportunity and empower local communities

*'Focus on opportunity, resilience building and sustainability across all projects, whether they be social or infrastructure'*

*'Create everyday education and lifelong learning opportunities'*

*'Support community groups and clubs that offer opportunities for participation and connection, through a range of capacity building initiatives'*

*'Foster an inclusive community with multi-language documents and disability accessibility'*

### Collaborate and Engage

*'Continue to build a culture of open communication for different community groups'*

*'Increase transparency and co-design through active two-way communication with the community'*

*'Ensure communication is visible in all areas of Wanneroo and there's engagement that meets the different needs of the community'*

### Celebrate diversity, increase inclusion and support greater access for all

*'Increase accessibility (through active and public transport and accessible infrastructure) to public spaces for the elderly, people with disability and young people'*

*'Educate young people about available services in their communities and remove barriers to accessing services'*

*'Increase awareness and support for Aboriginal and Torres Strait Islander language and culture'*

*'Build strong connected communities where people feel they belong through culture - history, art, theatre, dance, events. Programming and events should be targeted and relevant to their communities - no one size fits all'*



## Focus areas

Determined through the results of the community consultation together with a review of our previous social plans, 4 focus areas within the Community Development Plan will guide our work over the next 4 years.

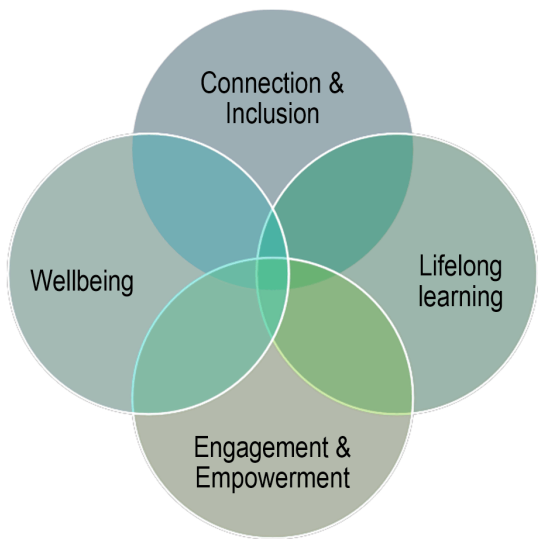
The focus areas and their associated objectives and priorities include disability access and inclusion across the seven outcome areas detailed in the *Disability Services Regulations 2004 (Schedule 2 Standards for disability access and inclusion plans)*. These include:

- provision for equal opportunities regarding access to services, events, buildings, and facilities
- information in accessible formats
- access to the same level and quality of services
- a complaints process
- reducing barriers to obtaining and maintaining employment with the City.

The focus areas also align with the 8 domains that the City is required to address under the WHO Age-Friendly Framework, these being:

- community support and health services
- outdoor spaces and buildings
- transportation
- housing
- social participation
- respect and social inclusion
- civic participation and employment
- communication and information.





Our four focus areas are not separate concepts but overlap in a range of important ways.

Our connection to others influences our social and emotional wellbeing and our opportunities for lifelong learning deliver us empowerment and engagement. Positive wellbeing enables us to engage more fully in lifelong learning and community life; being empowered and engaged enables us to connect more strongly with others and deliver better community solutions for local wellbeing; access and inclusion to all of these things ensure equity for all; and so on.

Objectives and key initiatives across each of these focus areas will simultaneously build and enrich the others.



## Focus Area 1: Connection & Inclusion

Our aim is to build local communities that have a strong sense of place and belonging for all community members. We will work to ensure there are opportunities for connection and participation in community life, a diverse range of social and cultural activities and events, and to ensure that these opportunities are inclusive of all.

### What you told us

Being able to access and participate in a variety of activities and connect with others in the community is highly important to our community members. Community also identified the need to recognise diversity and ensure all people have opportunities for inclusion.

70% of people are involved or would like to be involved in community activities! But outside of sport and recreation, there is lower awareness of other opportunities to participate

Feeling safe in the community (46%), having more opportunities to participate (38%), and increasing acceptance of all cultures (37%) are the top 3 priorities for culturally and linguistically diverse individuals

60% of older singles consider local social events and activities as a top priority, while parents/guardians of young kids consider social programs (43%) and child friendly events (79%) are top community development priorities

*'Community connections. People need the ability to find social activities whether it is a group activity like sport or art classes or just a place to connect with other people if you are socially isolated'*

*'Being the best city in WA for inclusion [and] working on how people with disabilities access the community and venues better.'*

*'More community drop-in places where people can have a coffee, chat or just be with people. There are too many lonely people in our society who just need to know that someone cares'*

*'Regular cultural awareness programs for families to enjoy together... [and provide] more opportunities for communities to understand Aboriginal and Torres Strait Islander culture.'*

*'Bring community together...[and] continue to improve community services and provide opportunities for community to get involved together'*

*'Facilities and mechanisms that improve inclusion and connection...and activities for the elderly and young to participate together within their communities'*

### Objectives

People feel welcomed and connected to their local community and have a strong sense of belonging

Our communities are inclusive and celebrate diversity

The community is supported to deliver inclusive and accessible events, activities and other opportunities for community participation

## Priorities

### 1.1 Local history, culture and place

Celebrate and share local history and culture to provide a strong sense of place, connection and inclusion

### 1.2 Services and events for all

Ensure that services and events delivered by us and on our behalf are accessible and inclusive for people of all ages, abilities and backgrounds

Traditionally part of Mooro Country and home of the Whadjuk people, we engage with our Aboriginal and Torres Strait Islander peoples in multiple ways including our Reconciliation Advisory Group and through relationships with local Aboriginal groups, organisations and businesses.

### 1.3 Community connection

Support and facilitate the delivery of inclusive activities and events that foster community connection

Research shows that one in four Australians is lonely, with loneliness proven to be a significant factor in poor health and wellbeing<sup>8</sup>

### 1.4 Opportunities to participate

Encourage and support community to connect through shared interests and diverse local opportunities for participation in community, sporting, recreational, arts and cultural activities

### 1.5 Accessible information

Provide information in formats and languages that are accessible and culturally appropriate and support others within our community to do the same

Across Australia, close to half (47%) of all working-age people with disability are not in the labour force. Of these nearly 1 in 4 intend to work or look for work. There over 17,000 people of working age living with disability residing in the City (as at 2018)<sup>9,10</sup>

### 1.6 Inclusive employment and procurement

Continue our commitment to accessible and inclusive employment and procurement, with a focus on people with a disability and Aboriginal and Torres Strait Islander peoples

#### Spotlight Project

##### **Deliver a multicultural festival**

Deliver a large multicultural festival during Harmony Week in 2022 in collaboration with community stakeholders to celebrate the many cultures that make up the City of Wanneroo. The festival will provide an opportunity to bring community members together to learn about, acknowledge, respect and share our diverse cultures.

#### Spotlight Project

##### **Significant Aboriginal sites**

Work with the local Aboriginal community and Department of Planning, Lands and Heritage to protect significant Aboriginal/Noongar sites in the City of Wanneroo to preserve, recognise and celebrate this unique culture now and into the future.

<sup>8</sup> Australian Psychological Society, 2018, Australian loneliness report, retrieved from [2017 Psy Week Survey \(psychweek.org.au\)](https://www.psychweek.org.au)

<sup>9</sup> Australian Institute of Health and Welfare, 2020, People with disability in Australia

<sup>10</sup> ABS, Survey of Disability, Ageing and Carers (SDAC) 2018, LGA modelled estimates retrieved from [Disability, Ageing and Carers, Australia: Summary of Findings, 2018 | Australian Bureau of Statistics \(abs.gov.au\)](https://www.abs.gov.au)



## Focus area 2: Wellbeing

Our aim is to increase the wellbeing of residents across the City of Wanneroo. We will work to deliver increased opportunities for our community to access services and spaces that foster wellbeing, live healthier lifestyles, improve social connection and promote community safety and resilience.

### What you told us

Our residents want safe spaces where they can be active, and that there is a need for improved access to a range of health and wellbeing services. Mental health in particular is seen as vitally important.

Access and perceived adequacy of local primary and allied health services to meet personal wellbeing needs was rated as 'poor' or 'fair' by 1 in 5 people

Many in the community desire more shaded areas (41%) and improved facilities (45%) across our parks, reserves and open spaces to meet wellbeing needs

Awareness and perceived adequacy of mental health services is considered relatively low by 40% of the community.

*'All parks should have shade over the play area so the children can play safely through summer. Parks also require some lighting. I walk my dog around 7:30pm and we don't enter any parks because they are pitch black.'*

*'Promote physical activity...to address trend to overweight, chronic disease and mental health issues...make the most of paths and open spaces, encourage participation, enable walking and bike riding'*

*'For local parks and playgrounds less plastic and hot metal, more shade... a nature themed playground... more exercise equipment and fitness areas...shaded fitness equipment aimed at various ages'.*

*'Youth mental, social and emotional health and support for parents raising teenagers. Prevention events rather than so much lived experience learning.'*

*'Educate and encourage the community to build healthy relationships...and improve systems where people who need help can get the help that they need'*

*'Mental health!!! More community support services as COVID-19 has had a big impact on people...[provide] activities around mental health, awareness and services'*

### Objectives

Improved community safety, health and wellbeing
Access to user-friendly places and spaces that provide opportunities for living healthy, active lifestyles for all people
Increased access to health and wellbeing services across the City

## Priorities

### 2.1 Support services

Understand the community need for support services and develop a partnership and advocacy approach to facilitate an improved mix of service provision and other resources that support positive health and wellbeing across the City

### 2.2 Health and wellbeing

Develop an improved understanding of the health and wellbeing of our community and facilitate opportunities to address areas of need

### 2.3 Facilities and spaces

Support the creation of environments that encourage healthy living; deliver and advocate for accessible and user-friendly facilities and spaces that enable healthy lifestyles

### 2.4 Safety and resilience

Facilitate opportunities to improve safety in public places and spaces, build preparedness and resilience, and promote a sense of safety in the community

### 2.5 Children and youth safety

Implement initiatives and legislative requirements to improve the safety of children and young people

### 2.6 Diversity of needs

Recognise and raise awareness of diversity within our community, and facilitate accessible and inclusive solutions for improved health and wellbeing that cater to differing needs

Our community has been identified as having high rates of lifestyle behaviours that can contribute to the development and poor management of chronic disease, together with lower usage rates and access to critical primary health care services<sup>11</sup>. We are working with the WA Public Health Alliance on a project to better connect community to primary health care.

The Royal Commission into Institutional Responses to Child Sexual Abuse identified "local government as being fundamental in providing support that enables organisations to implement the National Principles and create child safe environments<sup>12</sup>

#### Spotlight project

##### A social advocacy agenda

Develop a social advocacy agenda focussed on improving social infrastructure and services available in the City of Wanneroo that have a positive impact on health, wellbeing and improved social outcomes.

#### Spotlight project

##### Social connection for isolated people

Investigate gaps, resources and models to improve social connection for isolated people and trial models to develop tailored approaches to reduce loneliness across the City.

<sup>11</sup> Commonwealth Department of Health, Perth North Primary Health Network, Needs Assessment, 2019

<sup>12</sup> Government of Western Australia, A Safer WA for Children and Young People, 2020 Progress Report on implementing the recommendations of the Royal Commission into Institutional Responses to Child Sexual Abuse

## Focus Area 3: Lifelong Learning

We will work to deliver opportunities and environments that enable a curious, creative and skilled community. Our aim is to build a knowledgeable, skilled and capable community that is empowered to realise greater opportunities. We will work to facilitate and support accessible and inclusive lifelong learning and education opportunities across our diverse community.

### What you told us

Older residents highlighted building new skills for the future as a significant challenge, while culturally and linguistically diverse people would like educational resources and programs including English language courses and employment learning opportunities

The choice of post school aged education and secondary schools are perceived as less adequate by nearly 40% of the community, and including youth, people with a disability, Aboriginal and Torres Strait Islanders and older people

Opportunities to improve employment readiness were consistently mentioned across different groups in the community

parents/guardians with teenagers would like to see a focus on local education and training programs (36%)

*'Adult learning classes at night...There's a lot of classes for seniors and parents with young children but not much for adults who work and are looking to do leisure courses or even night school or TAFE'*

*'Access to better secondary schools.' '...quality schools and more [local] social activities for younger children at community centres'*

*'More local training opportunities for youth [and] workshops for youth (debating, how to set up businesses, digital marketing, social influencer courses) [and opportunities for] learning new software'*

*'Socialising & education builds communities. Focus on practical help: educational courses, financial counselling and social courses / classes for seniors. We should also all learn more about Indigenous culture and how it relates to our City.'*

*'More services and schooling options for special needs. I know that goes higher up, but you asked. I have 2 children with special needs and we travel to Joondalup for our schooling and all our therapy.'*

*'Building resilience at household/community level [for] environmental and economic challenges... e.g. managing finances, living well on less, growing food at home, cooking healthy / low cost food, minimising water, power and transport costs, sharing practical skills etc.'*

### Objectives

People living in the City are engaged in lifelong learning

People have access to a range of formal developmental, education and training opportunities within the City of Wanneroo

People have improved opportunities for access to pathways towards employment



## Priorities

### 3.1 Digital literacy

Deliver and support opportunities for improved digital literacy across the community

### 3.2 Education and skills

Facilitate partnerships and encourage the provision of targeted education opportunities and skills development, with a focus on those who have greater needs

### 3.3 Childhood and Youth development

Facilitate increased access to and offerings of social programs for children, youth and their parents to support their development

### 3.4 Informal learning

Deliver, facilitate and promote opportunities within the community to participate and engage in informal learning opportunities

### 3.5 Employment readiness

Advocate for and support opportunities for the creation of locally available employment readiness pathways, with a focus on those who have greater needs

#### Australia's digital divide

The Australian Digital Inclusion Index 2020 identifies that gaps between digitally included and excluded Australians are widening for some groups. People aged 65+ remain Australia's least digitally included age group putting them at increased risks of social isolation and loneliness<sup>13</sup>.

As at 2021, the City has over 17,000 pre-school aged children and over 40,000 school aged children; this will rise by an estimated 8.8% by 2031<sup>14</sup>.

The City of Wanneroo's overall unemployment rate at March 2021 was 8.8% - higher than the Greater Perth average of 7.2% and the City's pre-COVID rate of 6.9% (March 2020)<sup>14</sup>. The City has high pockets of youth unemployment such as Yanchep, Two Rocks and Girrawheen-Koondoola. Young people have been disproportionately impacted by the COVID-19 pandemic with predictions this impact is likely to continue for some time.

#### Spotlight Project

##### Youth Innovation Hub

Deliver a Youth Innovation Hub within the library development at Landsdale focussed on developing 21<sup>st</sup> century skills and fostering creativity and innovation.

#### Spotlight Project

##### Youth unemployment

Undertake a collaborative project to develop improved understanding of the factors driving and sustaining higher rates of youth unemployment within the City of Wanneroo. Use findings to better understand and define the role local government can play in developing solutions.

<sup>13</sup> ADII Research Team, RMIT and Swinburne University of Technology for Telstra, Measuring Australia's Digital Divide: The Australian Digital Inclusion Index 2020

<sup>14</sup> City of Wanneroo, Community Profile, .ID community

<sup>15</sup> Commonwealth Department of Education, Skills & Employment, Small Area Labour Markets data tables

## Focus Area 4: Engagement & Empowerment

We will work to enable community-led initiatives, build community capacity and increase community participation and engagement with local government. Our aim is to build a culture of participation, collaboration and leadership through which the City and community can build a better Wannon together. We will work to engage and empower volunteering, community leadership and community organisations and provide increased opportunities for community to engage with the City.

### What you told us

A high number of young people surveyed (78%) said they would like to be more involved with community activities as a participant or volunteer

More than half of culturally or linguistically diverse people want to be more active in the community but are more likely to have limited knowledge and worry about not feeling welcomed

Over a third of Aboriginal and Torres Strait Islanders that were engaged identified open communication with the City as a top 5 priority area

*'Providing practical help and advice to communities and groups to stimulate programs and activities and support citizen-led initiatives'*

*'Engage with community organisations [and]... support them to enable community involvement and positive social outcomes'*

*'Provide opportunities for community groups to collaborate together to achieve community outcomes'*

*'Continue transparency of information regarding major infrastructure projects and listen to minority groups, e.g. people with a disability, carers, diverse cultures to meet the needs of our community'*

*'Enable community groups to learn how to form [and]... learn the skills they need to really contribute so that community groups work well and help the community'*

*'Build the capacity of community groups to enable a future where all community members have the opportunity to be actively engaged in decision making for the City.'*

### Objectives

Community members are highly involved in engagement opportunities for better local outcomes

Community leaders and groups are supported to deliver local solutions and innovation through capacity building and development opportunities that enable them to thrive and be sustainable

There is a culture of community support and volunteering across the community

## Priorities

### 4.1 Engagement and communication

Develop, promote and continually improve engagement and two-way communication between us and the community

### 4.2 Consultation for improved planning

Investigate opportunities for enhanced community involvement in the design, planning and implementation of spaces, places, facilities and initiatives, including co-design between us and the community where appropriate

### 4.3 Community led initiatives

Support and encourage community led initiatives and solutions to local needs and interests

### 4.4 Community capacity

Provide and support opportunities for local community organisations and groups to continually learn and build capacity to meet their goals

### 4.5 Volunteering

Promote and support a culture of volunteering across the community and strengthen our Volunteer Program

### 4.6 Knowledge sharing and support

Facilitate opportunities for community groups and leaders to share knowledge, support each other and work together

### 4.7 Community leadership

Facilitate the growth, development and empowerment of community leaders, with a focus on supporting emerging leaders and young people

#### Community Funding Program

We supported community led initiatives through the community funding program to the value of \$165,000 in the 2020/21 financial year. Our funding and capacity building support enabled 79 community associations to deliver events and projects that fostered community connection and wellbeing.

Our Volunteer Program involved 135 volunteers in the delivery of City programs throughout 2020/21 and promoted other volunteering opportunities on behalf of a number of other volunteer-involving organisations.

Since commencing in 2019, our Youth Leadership Programs have engaged 450 young people in delivering beneficial projects in their local communities.

#### Spotlight project

##### Sustainable groups and clubs

Develop a framework, tools and resources that help local community groups and organisations to thrive and be sustainable in the long term.

#### Spotlight project

##### Working with Town Teams

Test approaches to using a community-led, place based model that works collaboratively with residents, businesses and community groups to activate main streets and retail precincts.



## Implementation

This Community Development Plan will be widely shared with the community and supported by an internal implementation and action plan.

### Communicating the Plan

We will make this Plan freely available to the public in both digital and hard copy form, and promote it through our website, social media and print media. The Plan will be directly provided and promoted through the City's networks, advisory groups and broad range of stakeholders such as government agencies, community organisations, service providers, schools, clubs and associations. This will include targeted communication to cohort specific groups such as people with a disability, youth, seniors, multicultural groups and Aboriginal and Torres Strait Islander peoples. Accessible formats of the Plan will be made available, including screen reader and easy read versions.

### Implementing the Plan

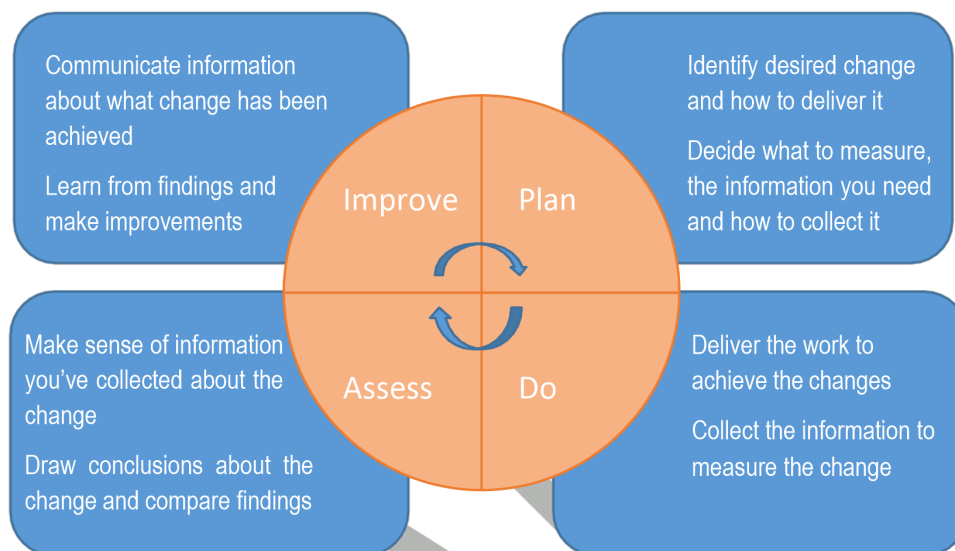
This Plan will be operationalised through our integrated planning framework, including the four-year Corporate Business Plan (CBP) and annual Service Unit Plans (SUPs). These are updated annually in line with the City's planning and budget cycles. The annual SUPs focus on delivery of services, projects and initiatives at the service unit level. Delivering successful social and community outcomes also involves working with others including Commonwealth and State government, community members and associations, service providers, other agencies and peak bodies. This is where we focus efforts in the areas of advocacy and collaborative initiatives to reach shared outcomes.

Throughout the engagement process in developing this Plan, members of the community expressed the importance of being empowered to continue to contribute to the planning, policies and programs that impact community life. Ongoing consultation with the community and key stakeholders will inform our implementation planning from year to year.

Initiatives delivered to achieve the outcomes of the plan will be publicly shared through the City's annual reports and ongoing City communications and promotions, including online via our website, social media, and community directory, through e-mail and hard copy newsletters such as What's Happening and e-newsletters sent to library and business subscribers, and via other promotional hard copy resources.

## Measuring success

We will take a systematic approach to measuring progress, evaluating performance, learning and adapting strategies and actions. This is detailed in an accompanying outcomes measurement framework<sup>16</sup> available as a separate document. An overview is provided in the graphic below.



Integral to our approach is ensuring that evaluation is embedded into all activities at an operational and implementation level. As specific activities are planned for implementation, we will work to ensure we consider ways to understand the impact of our work.

Successful evaluation frameworks ensure that evaluation is considered during the design of programs and activities. For this reason, evaluation of specific measures will be developed along with those measures during annual implementation planning. This planning phase will enable us to map the relationships between inputs, outputs and outcomes, which will be used to clarify what is to be measured, focus the evaluation questions, inform data collection and assist with the interpretation of findings for activities and initiatives delivered at an operational level.

Outcomes measured against specific actions will feed into a broader picture to assess our progress towards objectives in each of the Focus Areas. This will also be informed by a range of in-depth measurements tools and resources that the City has available including:

- A biannual Community Wellbeing Survey
- A biannual Community Perceptions Survey

<sup>16</sup> The Framework has been informed by *Measuring our impact: Evaluation framework for measuring the impact of community development work across local government in Western Australia*, developed by the Centre for Social Impact University of Western Australia and Local Government Professionals Australia WA: Perth.





## Terms of Reference

<b>Title:</b>	<b><i>Multicultural Advisory Group</i></b>
<b>Purpose</b>	
<p>The purpose of this Group is to:</p> <ul style="list-style-type: none"> <li>a) Support the development and implementation of the City of Wanneroo's (the City) Community Development Plan, including access and inclusion requirements.</li> <li>b) Provide advice to the City on issues relating to communities and people of a multicultural background.</li> </ul>	
<b>Aims &amp; Functions</b>	
<ul style="list-style-type: none"> <li>a) Provide input and feedback on the development and review of the City's Community Development Plan.</li> <li>b) Inform the City of challenges and opportunities relating to communities and people of a multicultural background and identify initiatives to respond.</li> <li>c) Provide input into other City multicultural strategies, plans and engagement on a case by case basis.</li> <li>d) Share cultural knowledge and practices with the City to increase awareness and community education.</li> </ul>	
<b>Membership</b>	
<p>The Group shall consist of the following representation:</p> <ul style="list-style-type: none"> <li>a) The Mayor (or nominee) and optional membership of a maximum of three (3) Council Member representatives appointed by Council.</li> <li>b) A maximum of twelve (12) CaLD community representatives. However, the maximum number of representatives can be reviewed by the Manager Community Development should a wider community representation be required.</li> <li>c) A maximum of four (4) agencies or organisations that support community members within the CaLD community.</li> <li>d) Maximum of four (4) City staff members including a Director that attends each meeting on rotation.</li> <li>e) Guests and guest speakers when appropriate, including young people who are being mentored by Group members to encourage future generation of cultural knowledge and youth leadership.</li> <li>f) Community membership will be structured to provide diversity of culture.</li> <li>g) Members will be appointed for a period of two years, in line with Ordinary Council elections.</li> <li>h) Members must comply with the City's Code of Conduct.</li> <li>i) The Advisory Group have authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.</li> <li>j) Membership will be reviewed should a community member be absent for more than three consecutive meetings without reason.</li> </ul>	

### Facilitation of Meetings

- a) Group Members will select a community representative Chair and Deputy Chair at the first meeting.  
*(For transparency and accountability it is recommended that Council Members and City Officer's not be appointed to the position of Chair or Deputy Chair.)*
- b) The Chair will facilitate all meetings.
- c) In the absence of the Chair, the Deputy Chair will assume the Chair.
- d) In the absence of both the Chair and Deputy Chair, the group members present at the meeting are to choose one of themselves to preside at the meeting.

### Meeting Procedures

- a) The Advisory Group shall meet at least four times per year, with dates of these meetings determined by the Group.
- b) The City will provide an agenda and keep clear notes to be registered in the City's record keeping system.
- c) A Group meeting may be held without a quorum, but every effort should be made to hold meetings with a quorum present. The quorum is at least 50% of the number of endorsed members.
- d) An Advisory Group outcome or recommendation will have effect if it is supported by general consensus of the meeting or through a vote made by simple majority.

### Decision Making

- a) The Group has no delegated power and has no decision making authority.
- b) The Group has no authority to commit Council to the expenditure of monies.
- c) Majority group consensus is required for suggestions to be progressed on behalf of the group.

Administration Use Only			
Date of Council Establishment of Group:			
Council Minute – Ref:			
Terms of Reference - HPE Ref:			
HPE Container – Ref:			
Operational Procedures - HPE Ref:			
Last Review Date:		Next Review Date:	



## TERMS OF REFERENCE

### *Multicultural Advisory Group*

CP09-11/18,CP05-06/20

Name:	Multicultural Advisory Group
<del>Role/Purpose:</del>	<p><u>The purpose of this Group is to:</u></p> <p><u>a) Support the development and implementation of the City of Wanneroo's (the City) Community Development Plan, including access and inclusion requirements.</u></p> <p><u>b) Provide advice to the City on issues relating to communities and people of a multicultural background.</u></p> <p><del>To provide a strong link between the City of Wanneroo (the City) and its Culturally and Linguistically Diverse (CaLD) community by supporting the development and implementation of the City's Access and Inclusion Plan (AIP).</del></p> <p><del>The group will be engaged to support, provide advice and implement actions, where appropriate, on issues pertaining to the CaLD community.</del></p>
<del>Definition:</del>	<p><del>The role of an Advisory Group is to act in an Advisory capacity, providing the City's Administration and the Council with its views and/or proposals relevant to the objectives for which the group was established.</del></p> <p><del>It is put together to get opinions and make Recommendations and/ or provide key information and materials to the Council, usually of a strategic nature. It may be ongoing (standing) or ad hoc (one-time) in nature. In operation, the Advisory Group cannot direct City Employees, expend monies, direct Volunteers or do anything, which is the responsibility of the City.</del></p>
Aims & Functions:	<p><u>a) Provide input and feedback on the development and review of the City's Community Development Plan.</u></p> <p><u>b) Inform the City of challenges and opportunities relating to communities and people of a multicultural background and identify initiatives to respond.</u></p> <p><u>c) Provide input into other City multicultural strategies, plans and engagement on a case by case basis.</u></p> <p><u>d) Share cultural knowledge and practices with the City to increase awareness and community education.</u></p> <p><del>The City's Multicultural Advisory Group (the Advisory Group) will:</del></p> <p><del>1.1 Provide advice on the development and review of the City's AIP;</del></p> <p><del>1.2 Guide the City by identifying ideas and opportunities to support the implementation of actions outlined in the AIP;</del></p> <p><del>1.3 Broadly engage and communicate the views of the wider CaLD community in the City of Wanneroo;</del></p> <p><del>1.4 Comment on multicultural issues and opportunities within the City; and</del></p> <p><del>1.5 Provide input into, and be utilised as a reference group, for other</del></p>

	<p><del>City</del>  <del>multicultural strategies, plans and engagement on a case-by-case basis.</del></p>
Membership:	<p><u>The Group shall consist of the following representation:</u></p> <ul style="list-style-type: none"> <li><u>a) The Mayor (or nominee) and optional membership of a maximum of three (3) Council Member representatives appointed by Council.</u></li> <li><u>b) A maximum of twelve (12) CaLD community representatives. However, the maximum number of representatives can be reviewed by the Manager Community Development should a wider community representation be required.</u></li> <li><u>c) A maximum of four (4) agencies or organisations that support community members within the CaLD community.</u></li> <li><u>d) Maximum of four (4) City staff members including a Director that attends each meeting on rotation.</u></li> <li><u>e) Community membership will be structured to provide diversity of culture.</u></li> <li><u>f) Members will be appointed for a period of two years, in line with Ordinary Council elections.</u></li> <li><u>g) Members must comply with the City's Code of Conduct.</u></li> <li><u>h) The Advisory Group have authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.</u></li> <li><u>i) Membership will be reviewed should a community member be absent for more than three consecutive meetings without reason.</u></li> </ul> <p><del>2.1 The Advisory Group shall consist of the following representation:</del></p> <ul style="list-style-type: none"> <li><del>• The Mayor (or nominee) and one Councillor representative per ward appointed by Council;</del></li> <li><del>• Relevant City staff as per the responsibilities of their role;</del></li> <li><del>• A maximum of 12 CaLD community representatives (individuals differing according to religion, race, language and ethnicity). However, the maximum number of representatives can be reviewed by the Director Community and Place should a wider community representation be required.</del></li> <li><del>• A maximum of four agencies or organisations that support community members within the CaLD community.</del></li> </ul> <p><del>2.2 Community representatives are to be approved by the appropriate Director.</del></p> <p><del>2.3 Community membership will be structured to provide diversity of culture.</del></p> <p><del>2.4 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council Elections, with retiring members eligible to apply.</del></p> <p><del>2.5 Members must comply with the City's Code of Conduct.</del></p> <p><del>2.6 The Advisory Group have authority to second individuals from outside of the Advisory Group, on a voluntary basis, for their expert advice.</del></p> <p><del>2.7 Consideration will not be given to any nomination received from a</del></p>

	<p><del>person who is currently serving as an Elected Member of a neighbouring Council.</del></p> <p><del>2.8 Membership will be reviewed should a community member be absent for more than three consecutive meetings without reason.</del></p>
Operating proceduresFacilitation of Meetings:	<p><del>a) Group Members will select a community representative Chair and Deputy Chair at the first meeting.</del></p> <p><del>(For transparency and accountability it is recommended that Council Members and City Officer's not be appointed to the position of Chair or Deputy Chair.)</del></p> <p><del>b) The Chair will facilitate all meetings.</del></p> <p><del>c) In the absence of the Chair, the Deputy Chair will assume the Chair.</del></p> <p><del>d) In the absence of both the Chair and Deputy Chair, the group members present at the meeting are to choose one of themselves to preside at the meeting.</del></p> <p><del>3.1 Chairperson:</del></p> <p><del>a) The members of the Advisory Group are to elect a community representative Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. (For transparency and accountability it is recommended that Elected Members or City Officer's not be appointed to the position of Chairperson and Deputy Chairperson.)</del></p> <p><del>b) The Chairperson will preside at all meetings.</del></p> <p><del>c) In the absence of the Chairperson, the Deputy Chairperson will assume the Chair, and in their absence, a person is to be elected by the Advisory Group present to assume the Chair.</del></p> <p><del>d) The Chairperson is responsible for the proper conduct of the Advisory Group.</del></p> <p><del>3.2 Meetings:</del></p> <p><del>a) The Advisory Group shall meet at least four times per year, with dates of these meetings determined by the Advisory Group.</del></p> <p><del>b) All meeting dates are to be provided in the Elected Members Diary in the 'Wanneroo Wrap' and in the City's Corporate Calendar.</del></p> <p><del>c) A Notice of Meetings including an Agenda to be circulated to the Group members at least 72 hours prior to each meeting where possible.</del></p> <p><del>d) Administration shall ensure that detailed Minutes of all meetings are kept and that copies are made available to all Group members as soon as practicable after the meeting. The Minutes are to be available for public inspection.</del></p> <p><del>e) Copies of all Minutes are to be forwarded electronically, through HPE Content Manager (the City's electronic record keeping system), to Council Support for filing in the Elected Members' Reading Room, and a copy placed on the Elected Members Hub Portal.</del></p> <p><del>f) All Agenda and Minute documentation to be generated through Council's Info Council software reporting system.</del></p> <p><del>g) An Advisory Group outcome or recommendation will have effect if it is supported by general consensus of the meeting or through a vote made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting.</del></p> <p><del>h) In the event that a vote is taken, all endorsed members (or the proxy attending in lieu of the Community Member) of the</del></p>



	<p><del>Advisory Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.</del></p> <p><del>3.6 Quorum:</del>  <del>A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum (50% of voting Delegates) or at least to ensure a reasonable spread of representation in the Group. Particularly in circumstances where Recommendations will be made for Councils consideration.</del></p> <p><del>3.7 Administration:</del>  <del>3.7.1 Advisory Group Administrator Support</del>  <del>Administration support for the Advisory Group will be provided by the City</del>  <del>of Wanneroo. That support person will be a Community Development</del>  <del>Planner.</del></p> <p><del>3.7.2 Motions on Notice</del>  <del>A Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Committee, in the form of a Motion, of which seven days notice has been given in writing to the Advisory Group Administrator prior to the compilation of the Agenda for that meeting. An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.</del></p>
<u>Meeting Procedures:</u>	<p><u>a) The Advisory Group shall meet at least four times per year, with dates of these meetings determined by the Group.</u></p> <p><u>b) The City will provide an agenda and keep clear notes to be registered in the City's record keeping system.</u></p> <p><u>c) A Group meeting may be held without a quorum, but every effort should be made to hold meetings with a quorum present. The quorum is at least 50% of the number of endorsed members.</u></p> <p><u>d) An Advisory Group outcome or recommendation will have effect if it is supported by general consensus of the meeting or through a vote made by simple majority.</u></p>
<u>Delegated Authority Decision Making:</u>	<p><del>a)4.1—The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council decision making authority.</del></p> <p><del>b)4.2—The Advisory Group has no delegated authority to commit Council to the expenditure of monies.</del></p> <p><del>c)4.3—Majority group consensus is required for suggestions to be progressed on behalf of the group. Matters requiring Council consideration will be subject to separate specific reports to Council.</del></p>

18/282687



## Terms of Reference Multicultural Advisory Group

<b>Name:</b>	<b>Multicultural Advisory Group</b>
<b>1. Purpose</b>	<p>To provide a strong link between the City of Wanneroo (the City) and its culturally and linguistically diverse (CaLD) community by supporting the development and implementation of the City's Access and Inclusion Plan (AIP).</p> <p>The group will be engaged to support, provide advice and implement actions, where appropriate, on issues pertaining to the CaLD community.</p>
<b>2. Aims and Functions</b>	<p>The City's Multicultural Advisory Group (the Advisory Group) will:</p> <ul style="list-style-type: none"> <li>2.1 Provide advice on the development and review of the City's AIP;</li> <li>2.2 Guide the City by identifying ideas and opportunities to support the implementation of actions outlined in the AIP;</li> <li>2.3 Broadly engage and communicate the views of the wider CaLD community in the City of Wanneroo;</li> <li>2.4 Comment on multicultural issues and opportunities within the City; and</li> <li>2.5 Provide input into, and be utilised as a reference group, for other City multicultural strategies, plans and engagement on a case by case basis.</li> </ul>
<b>3. Membership</b>	<ul style="list-style-type: none"> <li>3.1 The Advisory Group shall consist of the following representation: <ul style="list-style-type: none"> <li>a) The Mayor (or nominee) and one Councillors per ward appointed by Council;</li> <li>b) A maximum number of 12 CaLD community representatives (individuals differing according to religion, race, language and ethnicity). However, the maximum number of representatives can be reviewed by the Director Community and Place should a wider community representation be required;</li> <li>c) Community membership will be structure to provide diversity of cultural representation; and</li> <li>d) A maximum of four agencies or organisations who support community members within the CaLD community.</li> </ul> </li> <li>3.2 Community representatives are to be approved by the appropriate Director.</li> <li>3.3 Community membership will be structured to provide diversity of culture.</li> <li>3.4 Membership shall be for a period of up to two years, with retiring members eligible to apply.</li> <li>3.5 Members must comply with the City's Values and Code of Conduct;</li> <li>3.6 Consideration will not be given to any nomination received from a person who is currently serving as an Elected Member of a neighbouring council; and</li> <li>3.7 Membership will be reviewed should a community member be absent for more than three consecutive meetings without reason.</li> </ul>
<b>4. Operating procedures</b>	<ul style="list-style-type: none"> <li>4.1 The City's Community Development unit will coordinate all logistics for the Advisory Group and will attend meetings to provide advice and guidance on matters for consideration and the operations of the Advisory Group.</li> <li>4.2 A maximum of two additional guest attendees representing CaLD interests may be called upon to provide expert advice when required.</li> <li>4.3 Members should make every effort to attend scheduled meetings, however should circumstance prevent attendance the availability of conference calling can be made available (upon request).</li> <li>4.4 Chairperson: <ul style="list-style-type: none"> <li>a) The members of the Advisory Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group (for transparency and accountability Council officers should not be appointed to the position of Chairperson and Deputy Chairperson);</li> <li>b) The Chairperson will preside at all meetings;</li> <li>c) In the absence of the Chairperson, the Deputy Chairperson will</li> </ul> </li> </ul>

18/282687

18/282687

	<p>assume the chair, and in their absence, a person is to be elected by the Advisory Group members present to assume the Chair;</p> <p>d) The Chairperson is responsible for the proper conduct of the group.</p> <p>4.5 Meetings:</p> <p>a) The Advisory Group will meet at least four times per year, with dates of these meetings determined by the Advisory Group;</p> <p>b) All meeting dates are to be provided in Councillors' Clipboard and in the City of Wanneroo diary;</p> <p>c) The Notice of Meetings including an agenda will be circulated to the Advisory Group members (including Deputy Delegates) at least 72 hours prior to each meeting where possible;</p> <p>d) The Chairperson shall ensure that minutes of all meetings are kept and that copies are made available to all Advisory Group members (including Deputy Delegates) as soon as is practicable after the meeting;</p> <p>e) An Advisory Group outcome or recommendation will have effect if it is supported by general consensus of the meeting, or through a vote made by simple majority. A simple majority is the agreement of no less than half of the votes present at the meeting;</p> <p>f) In the event that a vote is taken, all endorsed members of the Advisory Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail.</p> <p>4.6 Quorum A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum or at least to ensure a reasonable representation of members, particularly in circumstances where recommendations will be made for Council's consideration.</p> <p>4.7 Administration</p> <p>4.7.1 Administration Support Administration support, including catering for the Advisory Group will be provided by the City. That support person will be the Community Development Planner/s.</p> <p>4.7.2 Motions on Notice An Advisory Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Advisory Group, in the form of a motion, of which seven days' notice has been given in writing to the Diversity Officer/s prior to the compilation of the Agenda for that meeting. An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.</p>
<b>5. Delegated Authority</b>	<p>5.1 The Advisory Group has no delegated power and has no authority to implement its recommendations without approval of Council;</p> <p>5.2 The Advisory Group has no delegated authority to commit Council to the expenditure of monies;</p> <p>5.3 Matters requiring Council consideration will be subject to separate specific reports to Council.</p>



Draft Community Development Plan: 'Your Say' responses.

9 December 2021 – 5 January 2022

Date and person	Comments	Administration action
Ratepayer 05/01/2022	Stop wasting rate payer's money on schemes like this. It's not consistent with rates, roads and rubbish as key themes of councils. Leave this to other governments and do what rate payers want. We don't want this. All these "plans" are covered under state and federal schemes already. Stop this duplication of multi-government agency spending and get back to the basics of councils. I want my rates to go down not up to pay for these duplicated schemes.	Comment addressed in 15 February 2022 Council report. No changes made to draft Community Development Plan
Ratepayer 05/01/2022	Please stop waste ratepayers money and concentrate on the basics of government that are not being looked after. Parks, verges etc. these things are all being neglected at the expense of spending more and more money on nonsense things. The only thing that needs addressing at this stage is the Homeless issues and also a much better hardship policy that helps and does not punish people.	Comment addressed in 15 February 2022 Council report. No changes made to draft Community Development Plan
Ratepayer 05/01/2022	A multicultural festival is a waste of our, the rate payer's \$\$\$\$. There is no need for a festival in "harmony week" or at any other time.	Comment addressed in 15 February 2022 Council report. No changes made to draft Community Development Plan
Ratepayer 05/01/2022	A multicultural social event is a complete waste of us, the rate payers \$\$\$\$	Comment addressed in 15 February 2022 Council report. No changes made to draft Community Development Plan
Ratepayer 05/01/2022	Of concern is the use of council funds to deliver a large multicultural festival. People from different cultural groups live together in the suburbs and work together in workplaces throughout the City of Wannon. And have done so for many decades. <a href="#">Researchers</a> have demonstrated that competent English literacy is crucial for intercultural communication. The CoW revealed thousands of residents have difficulty speaking English. Instead of funding a festival. I recommend the CoW promote English literacy skills and learning in community libraries or through other means.	Comment addressed in 15 February 2022 Council report. No changes made to draft Community Development Plan

## Community Facilities

### **CP02-02/22 Request for Skate Park Upgrades at Grandis Park, Banksia Grove**

File Ref: 14683 – 21/506877  
 Responsible Officer: Director Community and Place  
 Disclosure of Interest: Nil  
 Attachments: 3

#### Issue

To consider petition PT01-11/21 seeking upgrades and repairs to the skate park at Grandis Park, Banksia Grove.

#### Background

At the November 2021 Ordinary Council Meeting, petition PT01-11/21 was received from residents seeking upgrades and repairs to the skate park at Grandis Park, Banksia Grove (**the Park**). An update to the petition was presented to the December 2021 Ordinary Council Meeting.

Grandis Park (**Attachment 1**) is located at 2 Grandis Boulevard, Banksia Grove and is located within the approved structure plan 21a. The Park is approximately 5.99ha and is classified as a Neighbourhood (Recreation) Park with a reserve purpose of public recreation. However, combined with the adjacent Department of Education oval, the entire site has the capacity to act as a District level reserve under the functionality requirements of Local Planning Policy 4.3 (LPP 4.3).

The Park has a pavilion, soccer goals, sports field floodlighting (50 lux), play equipment, skate park, internal path network, shade and barbeque facilities provided. The current skate park has an approximate footprint of 750m<sup>2</sup> and is located at the north west corner. The skate area (**Attachment 2**), constructed in 2018 consists of the following items:

- Skate aspects;
- Picnic shelter and barbeque;
- Three picnic tables and seats;
- Seven park seats; and
- Playground.

Up until 17 December 2021, the maintenance responsibilities for the Park were conducted by Banksia Grove Development Nominees Pty Ltd (**the Developer**), however this responsibility has since been transferred to the City.

Other existing skate parks within the City include:

Park	Location	Skate Park Lighting
Butler Skate Park	Kingsbridge Park (10.1km North West)	Yes
Clarkson Skate Park	Clarkson Youth Centre (7.1km West)	Yes
Girrawheen Skate Park	Hainsworth Park (17.4km South East)	No
Landsdale Skate Park	Warradale Park (13.4km South East)	No

Park	Location	Skate Park Lighting
Marangaroo Skate Park	Paloma Park (16km South East)	Yes
Two Rocks Skate Park	Charnwood Park (29.5km North West)	No
Wanneroo Skate Park	Wanneroo Showgrounds (6.9km South)	Yes
Yanchep Skate Park	Splendid Park (22.7km North West)	No

## Detail

Petition PT01-11/21 specifically states the following:

1. *Seating to be situated in a safe distance near and around the skate park bowl where the garden bed is now. This will give all spectators and enthusiasts a better view and will allow more seating;*
2. *An extension of the concrete around the bowl needs to be extended out into the garden bed area as this will allow us to safely have a better landing instead of landing into the dirt and will prevent further injuries from happening;*
3. *Request for concrete surface repairs to all damaged areas; This will stop our front wheels from landing into these damaged areas and causing any further injuries and damage to our scooters and skateboards;*
4. *Everyone at Banksia Grove Skate Park that I have spoken to have all agreed that a fixed lighting tower or equal too will allow us all to enjoy Banksia Grove Skate Park. As the seasons change so does our riding times. This will allow us to skate safely at night or early mornings which ever.*

The petition contains 48 signatures, of which 35 signatories reside within the City of Wanneroo, and 13 from outside of the City.

With regards to the requests, the provision of facility infrastructure is governed by LPP 4.3.

## Consultation

To date, no community consultation has occurred. If required, consultation will occur in line with the City's Community Engagement Policy.

## Comment

Each request is specifically addressed below:

### Request for Seating

Currently, seven park bench seats and three picnic shelters are located to the east of the skate park, each with a minimum of five metres of run off distance which is considered safe and appropriate. As the Park is considered a Neighbourhood Sports POS, the number of park benches allowable under LPP 4.3 is six, and a maximum of four picnic shelters. Under the policy, another picnic shelter is permissible, however there is an over-provision of park benches, which are all concentrated within the skate park area.

Investigations into the feasibility of locating additional infrastructure to the west of the skate park have highlighted a number of difficulties, namely the gradient that slopes from the skate park down to the adjacent footpath, and environmental constraints. To allow for a safe and appropriate run off distance, the seating should be located at a minimum five metres from the edge of the skate park. To achieve this on the west side would be difficult as the vegetated area slopes from the edge of concrete down to the footpath adjacent to Pinjar Road. This would

require earthworks to locate the seats in this location. The vegetation within this area includes both remnant vegetation that has regrown and endemic vegetation planted under subdivision conditions.

It is advised that a vegetation assessment of the project area would need to be completed. A vegetation assessment usually consists of both a Biological Survey and Environmental Considerations Report. These reports will identify the types of vegetation at the site, and thus provide a pathway for the City to determine what approvals/permits (if any) may be required. It is standard for projects of this nature to ensure that the existing (or future vegetation) is not negatively impacted by the works. Ultimately, the assessment will determine whether the City needs to apply for a clearing permit for the site.

#### Extension of the Concrete around the Bowl

The skate park, constructed in 2018 has an approximate footprint of 750m<sup>2</sup>. The skate park in its entirety was designed by Emerge Associates who have experience in landscape architecture and design.

The concrete edge, or buffer around the bowl section is approximately 1.5m – 2.0m in width and fully encloses this section of the park, other than the transition at the north end of the bowl. Other than a decorative rock at the south end, this section is free from obstructions. The buffer zone itself is typical of parks with a bowl, and matches the run off buffer distances at the Wanneroo skate park. The concrete buffer of the entire skate park is shown at **Attachment 3**.

The bowl, located at the south of the park is bound by a concrete path and benches to the east, grass to the south and vegetation to the south and west. The petition requests an extension to the concrete buffer by the garden bed, which is the south west corner of the bowl. As per the request for the seating, any extension into the vegetated area may require the City to apply for a clearing permit. In addition, any extension of the concrete buffer in this area would need to consider the slope of that vegetated area.

To date, the City has not received any reports of issues with the buffer. Administration is able to monitor for any reports and may consider any modifications to the buffer zone if required.

#### Concrete Surface Repairs

The responsibility for the maintenance of Grandis Park was under the control of the Developer until 17 December 2021 after which it was handed over to the City. As a result of the hand over, the skate park has now been included on the City's maintenance schedule. Prior to hand over, a visual inspection by City staff on 17 November 2021 did not uncover areas of concern, and the concrete appeared to be in an appropriate condition without evidence of damage to the surface.

#### Request for Lighting

Under the City's Sport Floodlighting Policy, the lighting of skate parks can be supported. The lighting would be to 100 lux utilising LED lighting. To date, four of the City's nine skate parks are lit with varying levels of lighting, with the two most recent installations being Wanneroo (2018) and Marangaroo (2019).

Based on previous installations the lighting would require the following:

- Community engagement;
- Design and documentation by a qualified consultant;
- Trenching and/or directional drilling for the installation of conduit and cabling;
- Installation of ~15m poles with LED luminaires; and
- Timer control by push button (with the lighting to be automatically switched off no later than 10pm).

Including design, documentation and construction, it is estimated that the works would cost approximately \$170,000 which is dependent on the amount of cabling and ground conditions present. Alternate solutions such as solar lighting are not considered feasible due to the inability of the solar lighting to provide sufficient illumination to reach 100 lux lighting to the required area.

The closest property boundaries are approximately 50m away from the skate park, which would need to be considered by the consultant to ensure that the lighting adheres to the requirements of the AS4282:2019, which limits the effects of the obtrusive lighting on nearby properties.

It is suggested that community engagement is conducted to determine the level of support for floodlighting, with the results to be presented to Council for consideration. A lighting concept plan will be developed to inform the community engagement process. The complete process is expected to take approximately four months following Council approval. If the provision of floodlights is supported, detailed design and cost estimates would be prepared for consideration in a future budget process.

### 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
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

### Policy Implications

The above requests are governed by LPP 4.3 – Public Open Space and the City's Sports Floodlighting Policy.

### Financial Implications

The cost to design and install lighting to the skate park is estimated at \$170,000 dependent on ground conditions. This is currently not captured in the City's Long Term Financial Plan or annual budget.

## Voting Requirements




Simple Majority

## Recommendation

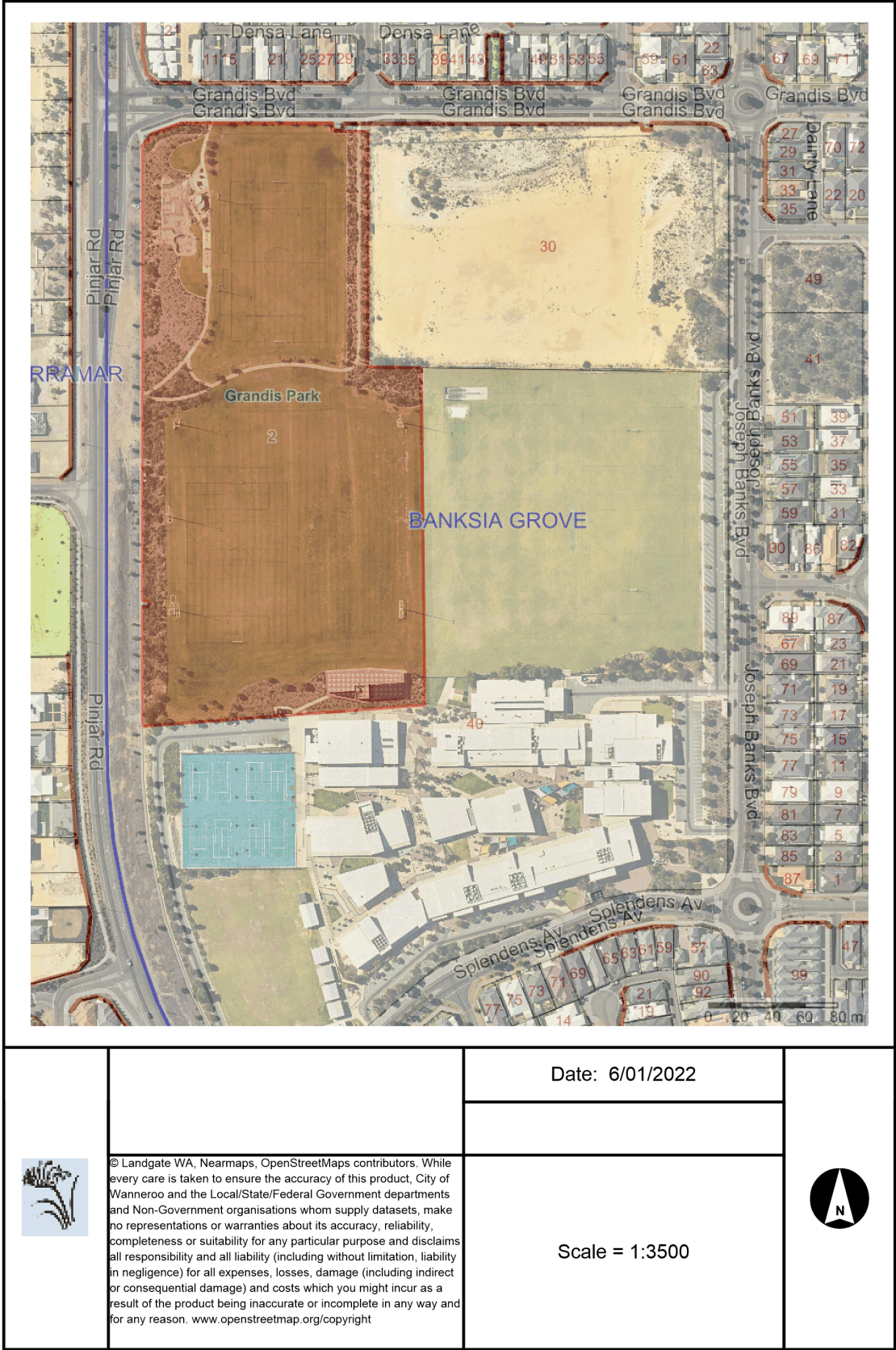
That Council:-

1. **NOTES** the Petition PT01-11/21 tabled at its Ordinary Council Meeting of 7 December 2021;
2. **DOES NOT SUPPORT** the request for additional seating;
3. **NOTES** that Administration will monitor for any reports of issues with the buffer zone of the concrete bowl;
4. **NOTES** that regular maintenance inspections will be undertaken by the City;
5. **NOTES** that Administration will conduct community engagement in accordance with the City's Community Engagement Policy to assess the level of community support for floodlights at the skate park at Grandis Park, Banksia Grove, with the results to be presented to Council for consideration; and
6. **AUTHORISES** the Director Community and Place to advise the petition organisers of the outcomes of this report.

Attachments:

- |   |   |          |
|---|---|----------|
| 1    | Attachment 1 - Grandis Park Aerial Map        | 22/4728  |
| 2   | Attachment 2 - Photos of Skate Park           | 22/9224  |
| 3  | Attachment 3 - Grandis Skate Park Buffer Zone | 22/51922 |







### Concrete Bowl Area – Facing South



Adjacent Benches to East of Skate Park







## Community Safety & Emergency Management Report

### CP03-02/22 Amendment to the Animals Local Law

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File Ref: 2019V02 – 21/563594  
Responsible Officer: Director Community and Place  
Attachments: 2

#### Issue

To consider required amendments to the Animals Local Law (the **Local Law**) to comply with a direction from the Joint Standing Committee on Delegated Legislation (**JSCDL**)

#### Background

The City of Wanneroo (the **City**) adopted the Animals Local Law 2021 on 12 October 2021 (CE01-10/21) (**Attachment 1**). The Local Law was subsequently gazetted on 27 October 2021 (GG182/2021) and an Explanatory Memorandum provided to the JSCDL on 4 November 2021 as required by the legislative local law making process.

The JSCDL is a committee of the Western Australian Parliament consisting of eight members, with equal representation from the Legislative Council and Legislative Assembly.

The JSCDL wrote to the City on 15 December 2021 requesting that the:

1. City undertake to amend its Local Law within the next six months; and
2. Mayor write to the JSCDL confirming that the Council has resolved to give the undertakings.

Apart from a minor typographical change, the requested amendments apply to the requirement for 'Council' to make decisions relating to determinations, as opposed to the 'local government' and therefore removing the ability for decisions relating to determinations to be delegated.

Once a local law is gazetted, it is referred to the committee to consider under its terms of reference. Where the JSCDL finds that a local law offends one or more of its terms of reference, it will usually seek a written undertaking from the local government to amend or repeal the instrument in question.

Where a local government does not comply with the JSDCL's request for an undertaking, the JSDCL may, as a last resort, resolve to report to the Parliament recommending the disallowance of the instrument in the Legislative Council.

#### Detail

Clause 3.5 of the Local Law provides a determination mechanism allowing a decision to be made to set aside a reserve or foreshore as a horse exercise area by the local government. In legislation (included subsidiary delegated legislation including local laws), where the word/s:

1. 'local government' are used for the decision maker, the decision may be delegated by Council to the CEO (and on-delegated by the CEO); and
2. 'Council' is used for the decision maker, the decision making power can only be exercised by a resolution of Council and cannot be delegated.

Notwithstanding that other local government local laws, the WALGA model local laws and even some of the City's other local laws allow for determination decisions to be delegated, the JSCDL's current position is that the *Local Government Act 1995* (**Act**) authorises local

government councils to make local laws, it does not authorise legislative powers to be exercised by City employees. This clause as currently worded, effectively allows the sub-delegation of the exercise of law making (legislative) powers.

The typographical errors relate to Items 24 and 25 of the Schedule specifically clauses 4.3(1) and 4.3(2) which should be 4.3(2) and 4.3(3).

## **Consultation**

The local government is to give local public notice stating that it proposes to make an amendment local law, the purpose and effect of which is summarised in the notice and provide a copy of the proposed local law at locations specified in the notice. Section 1.7 of the Act states that the notice must be given in at least three of the ways prescribed. The notice will be published on the City's website, on the City's notice boards at the Civic Centre and all libraries and published in Perth Now – Wanneroo.

Submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than six weeks after the notice is given and as soon as the notice is given, is to provide a copy of the proposed local law and a copy of the notice to the Minister.

## **Comment**

The JSCDL requires that Council provide an undertaking to amend its local law within six months and where the local law is made publically available by the City, whether in hard copy or electronic form, ensure that a copy of the undertaking accompanies it.

To progress the JSCDL's directive an amendment local law has been drafted for Council's consideration and is provided at **Attachment 2**.

The agenda and the minutes of the Ordinary Council meeting at which the local law is considered is to include the purpose and effect of the proposed local law, which are set out below.

### **Purpose**

The purpose of this local law is to amend the City of Wanneroo Animals Local Law 2021.

### **Effect**

The effect of this local law is to amend the requirement that Council make a determination rather than the local government and to correct typographical errors in Schedule 1, items 24 and 25.

## **Statutory Compliance**

Section 3.12 of the Act prescribes the procedures for making and finalising the process of adopting Local Laws.

Whilst the Act does not expressly prescribe a time frame in which the procedural requirements for making local laws are to be completed, the procedures should be undertaken with 'all convenient speed' in line with the *Interpretations Act 1984*.

## 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

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

The cost of giving public notice, advertising and gazettal is met through an operational budget.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. In respect of the Animals Local Law 2021 **RESOLVES** to undertake to the Joint Standing Committee on Delegated Legislation that the City will:
  - a) within the next six months, make the following amendments:
    - i) clauses 3.5(1), 3.6(1) and 3.10 to ensure the Council makes the determination under clause 3.5(1), not the local government;
    - ii) correct the typographical errors in items 24 and 25; and
  - b) any consequential amendments arising from undertaking the amendments in respect of 1a) above; and
  - c) not enforce clauses 3.5(1), 3.6(1) and 3.10 of the local law in a manner contrary to undertaking 1a); and
  - d) where the local law is made publicly available by the City, whether in hard copy or electronic form, ensure that it is accompanied by a copy of the undertaking.
2. Subject to Council's resolution 1 above, **ACKNOWLEDGES** that the Mayor will provide a formal letter of undertaking to the Joint Standing Committee on Delegated Legislation in respect of the matters prescribed in resolution 1 above;
3. In accordance with sections 3.12(3)(a) of the *Local Government Act 1995*, **GIVES** local public notice stating that it proposes to make an Animals Amendment Local Law 2022 as shown at Attachment 2, a summary of the purpose and effect of the local law being;

### Purpose

The purpose of this local law is to amend the City of Wanneroo Animals Local Law 2021.



**Effect**

The effect of this local law is to amend the requirement that Council make a determination rather than the local government and to correct a drafting anomaly in Schedule 1, items 24 and 25.

**4. NOTES that:**

- a) copies of the proposed local law may be inspected at the City's offices and will be made available on the City's website;
- b) submissions about the proposed local law may be made to the City within a period of not less than six weeks after the notice is given;
- c) in accordance with section 3.12(3)(b) of the *Local Government Act 1995*, as soon as the notice is given, a copy of the proposed local law will be supplied to the Minister for Local Government;
- d) in accordance with section 3.12(3)(c) of the *Local Government Act 1995*, a copy of the proposed local law will be supplied to any person requesting it; and
- e) all submissions received will be presented to Council for consideration.

**Attachments:**

- 1  Attachment 1 - Animals Local Law 2021 21/483783
- 2  Attachment 2 - Animals Amendment Local Law 2022 - DRAFT 21/562837





Animals Local Law 2021

Local Government Act 1995

City of Wanneroo

# Animals Local Law 2021

Published in the Government Gazette on 27 October 2021; Number 182
Amended:
Disclaimer: <i>This is an administrative version which incorporates all the amendments made since Gazettal and while all efforts have been made to ensure its accuracy, versions and subsequent amendments published in the Gazette should be used in proceedings or legal actions.</i>

## Contents

PART 1	PRELIMINARY .....	3
1.1	Citation and application .....	3
1.2	Commencement .....	3
1.3	Repeal and transitional provisions.....	3
1.4	Interpretation .....	3
PART 2	LIVESTOCK .....	6
2.1	Livestock Not to Stray.....	6
2.2	Land to be Fenced.....	6
PART 3	ANIMALS.....	7
3.1	General.....	7
3.2	Keeping of Large Animals .....	7
3.3	Manure Receptacle .....	7
3.4	Burial of Animals.....	7
3.5	Horse Exercise Area.....	8
3.6	Procedure for making a determination .....	8
3.7	Discretion to erect sign .....	9
3.8	Determination to be complied with .....	9
3.9	Register of determinations.....	9
3.10	Amendment or revocation of a determination.....	9
PART 4	POULTY AND PIGEONS .....	10
4.1	Limitation on Numbers of Poultry .....	10
4.2	Conditions of Keeping Poultry .....	10
4.3	Limit on Number of Pigeons .....	11
4.4	Conditions of Keeping Pigeons .....	11
4.5	Pigeon Cage, Enclosure or Loft Requirements .....	12
4.6	Exercise of Pigeons.....	13
PART 5	OBJECTIONS AND REVIEW.....	13
5.1	Objection and review rights .....	13
PART 6	ENFORCEMENT .....	13
6.1	Notice requirements .....	13
6.2	Local government may undertake requirements of notice.....	13
6.3	Offence to fail to comply with notice .....	13
6.4	Offences and general penalty.....	13
6.5	Prescribed offences.....	14
6.6	Form of Infringement Notices .....	14

**LOCAL GOVERNMENT ACT 1995****CITY OF WANNEROO****ANIMALS LOCAL LAW 2021**

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Wanneroo resolved on 12 October 2021 to make the following local law.

**PART 1 PRELIMINARY****1.1 Citation and application**

This local law may be cited as the *City of Wanneroo Animals Local Law* and shall apply throughout the district.

**1.2 Commencement**

This local law will come into operation 14 days after the day on which it is published in the *Government Gazette*.

**1.3 Repeal and transitional provisions**

- 1) The *City of Wanneroo Animals Local Law 1999*, published in the *Government Gazette*, Number 163 dated 27 August 1999, is repealed.
- 2) An application for, or an application for the renewal of, a licence, permit or other authorisation made under a repealed local law that has not been finally determined before the commencement day is (to the extent that it is applicable) to be dealt with and determined as if it were an application under this local law.
- 3) A licence, permit or other authorisation under a repealed local law that is in force before the commencement day is to be regarded on and after that day as a licence under this local law and may be dealt with accordingly.

**1.4 Interpretation**

- (1) In this local law, unless the context specifies otherwise –

**Act** means the *Local Government Act 1995*;

**animal** includes any living animal, tame or wild, kept by a person;

**applicant** means a person who applies for a Certificate of Registration;

**authorised person** means a person authorised under section 9.10 of the Act to perform any of the functions of an authorised person under this local law;

**caravan park** has the meaning given to it in the *Caravan Parks and Camping Grounds Act 1995*;

**Certificate of Registration** means a certificate of registration to keep pigeons issued pursuant to this local law;

**Code of Practice** means the Code of Practice for Pigeon Keeping and Racing in Western Australia as prescribed by the *Animal Welfare Act 2002* and *Animal Welfare (General) Regulations 2003*, as amended from time to time;

**commercial lot** means a lot zoned commercial, mixed use or business or an equivalent commercial zone under the local planning scheme and/or structure plan, but does not include a lot occupied by a residential building;

**cow** includes an ox, calf or bull;

**district** means the district of the City of Wanneroo and includes any area placed under the jurisdiction of the City pursuant to any Act or Regulation;

**dwelling** means a building or portion of a building being used, adapted or designed, or intended to be used, for the purpose of human habitation;

**food premises** means a premises where food is stored, kept, prepared, manufactured, processed, cooked or served or otherwise dealt with for subsequent sale to the public;

**grouped dwelling** means a dwelling which is one of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata plan with common property;

**horse** includes an ass, mule, donkey, Shetland pony, pony or miniature horse;

**industrial lot** means a lot situated within a general industrial or service industrial zone or an equivalent industrial zone under the local planning scheme and/or structure plan;

**land** means land in the district and includes houses, buildings, works and structures, in or upon the land;

**large animal** includes a horse, cow, sheep, goat, pig, buffalo, deer, camel, llama, alpaca, emu, ostrich, or any other animal so classified by the local government;

**livestock** means any horse, cattle, sheep, goat, pig, buffalo, deer, camel, llama and alpaca;

**local government** means the City of Wanneroo;

**local planning scheme** means a local planning scheme made by the local government under the *Planning and Development Act 2005*;

**lot** has the meaning given to it in the *Planning and Development Act 2005*;

**multiple dwelling** means a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:

- (a) does not include a grouped dwelling; and
- (b) includes any dwellings above the ground floor in a mixed use development;

**nuisance** means:

- (a) an activity or condition which is harmful or annoying and which constitutes a reasonable basis for legal liability in the tort of public or private nuisance at law;
- (b) an unreasonable interference with the use and enjoyment of a person of his or her ownership or occupation of land; or
- (c) interference which causes material damage to land or other property on the land affected by the interference;

**occupier** where used in relation to land means the person by whom or on whose behalf the land is actually occupied or, if there is no occupier, the person entitled to possession of the land;

**owner** has the meaning given to it in the Act;

**penalty unit** has the meaning given to it in the *City of Wanneroo Penalty Units Local Law 2015*;

**person** means any person, company, public body, association or body of persons, corporate or unincorporated and includes an owner, occupier, licensee and permit holder, but does not include the local government;

**pigeon** includes homing pigeon and racing pigeon;

**poultry** means any domestic fowl or chicken, bantam, duck, goose, guinea fowl, pheasant, turkey, peahen or peacock and other bird kept for the production of eggs or meat for domestic consumption;

**pound** means a building or yard established by the local government for the impounding of animals for the purposes of this local law;

**premises** includes the following:

- (a) land (whether or not vacant);
- (b) the whole or part of a building or structure (whether of a permanent or temporary nature); and
- (c) a vehicle;

**public place** means:

- (a) a street;
- (b) any local government property; or
- (c) a place to which the public have access;

**reserve** means any land:

- (a) which belongs to the local government;
- (b) of which the local government is the management body under the *Land Administration Act 1997*; or

- (c) which is an otherwise unvested facility within section 3.53 of the Act.

**residential lot** means any lot:

- (a) situated within a residential, special residential or smart growth community zone as classified by the local planning scheme and/or structure plan; or
- (b) which is or will be predominantly used for residential purposes; but

does not include a rural lot.

**rural lot** means any lot situated within a general rural, special rural, rural resource, rural community, landscape enhancement or an equivalent rural zone as classified by the local planning scheme;

**Schedule** means a schedule to this local law;

**street** means any highway or thoroughfare which the public are entitled to use, and includes every part of the highway or thoroughfare, including the verge and other things including bridges and culverts appurtenant to it;

**thoroughfare** has the meaning given to it in the Act;

**young bird** means any pigeon under 24 days of age and, unless the contrary can be shown, a pigeon shall be deemed under this local law to be a young bird if it is without feathers on the flesh under the wings.

- (2) Any other expression used in this local law and not defined herein shall have the meaning given to it in the Act.
- (3) Where in this local law a duty, obligation or liability is imposed on an “owner” or “occupier” the duty shall be deemed to be imposed jointly and severally on each owner and occupier.
- (4) Where under this local law the local government is authorised to carry out actions or cause to be undertaken works as a consequence of the failure of any person to comply with the terms of a notice or other conduct, the right to enter land is at all times subject to the provisions of Part 3, Division 3, Subdivision 3 of the Act.

## PART 2 LIVESTOCK

### 2.1 Livestock Not to Stray

The owner or person in charge of livestock shall not permit that livestock to stray or to be at large in a street, public place or upon private land without the consent of the land owner.

### 2.2 Land to be Fenced

The owner or occupier of land on which livestock is kept shall cause the land or the portion of the land (as applicable) to be fenced in a manner capable of confining the livestock to where the livestock is kept.

## **PART 3     ANIMALS**

### **3.1     General**

The owner or occupier of premises where an animal is kept shall -

- (1) keep the premises free from excrement, filth, food waste and all other matter that is likely to become offensive or injurious to health or to attract rats, vermin or insects;
- (2) when so directed by an authorised person, clean and disinfect the premises; and
- (3) not keep animals, or permit animals to remain on any premises in such numbers that they are, or are likely to be in the opinion of the local government, a nuisance or injurious or dangerous to health.

### **3.2     Keeping of Large Animals**

Subject to the provisions of the local planning scheme, an owner or occupier of premises shall not -

- (1) keep a large animal on any land less than 2,000m<sup>2</sup> in area or in a commercial lot or industrial lot;
- (2) permit any large animal to be within 9 metres of any dwelling, food premises, shop, public building, hospital or school; and
- (3) keep an ostrich or emu on any residential lot, commercial lot or industrial lot.

### **3.3     Manure Receptacle**

An owner or occupier of premises where a large animal is kept shall:

- (1) provide in a convenient position, an impervious receptacle with a tight fitting lid, for storage of manure;
- (2) keep the lid of the receptacle closed except when manure is being deposited or removed;
- (3) cause the receptacle to be emptied at least once a week and more often as necessary to prevent it becoming offensive or a breeding place for flies or other insects; and
- (4) cause all manure produced on the premises to be collected daily and placed in the receptacle.

### **3.4     Burial of Animals**

- (1) The operators of a commercial poultry farm, licensed piggery or similar intensive animal farming shall not dispose of any dead animals or poultry on their premises without written approval from the local government or an authorised person.
- (2) Owners and occupiers of land in any rural area who occasionally need to bury an animal on their land, shall cover the carcass with lime before burial.



### **3.5 Horse Exercise Area**

- (1) Subject to section 3.6, the local government may make a determination to set aside a reserve or foreshore or portion of a reserve or foreshore as an area upon which a person may ride or drive a horse or into which a person may bring a horse.
- (2) A person shall not ride, drive or bring a horse onto any reserve or foreshore or any part thereof that has not been set aside for those purposes.
- (3) A person shall not ride, drive, exercise or train a horse on any part of a reserve or foreshore set aside under section 3.5(1) faster than walking pace or in a manner likely to create a danger or become a nuisance to the public or to any person.
- (4) Any person liable for the control of a horse who permits that horse to excrete in any public place or on any land within the district without the consent of the occupier of that land commits an offence unless the excreta is removed forthwith and disposed of either:
  - (a) on private land with the written consent of the occupier; or
  - (b) in such other manner as the local government or an authorised person may approve in writing.
- (5) A person shall not bring a horse onto any reserve or foreshore or any part thereof that is set aside specifically for the exercise of dogs.

### **3.6 Procedure for making a determination**

- (1) The CEO or an authorised person is to give local public notice of the local government's intention to make a determination pursuant to section 3.5 of this local law.
- (2) The local public notice referred to in subclause (1) is to state that –
  - a) the local government intends to make a determination, the purpose and effect of which is summarised in the notice;
  - b) a copy of the proposed determination may be inspected and obtained from the offices of the local government; and
  - c) submissions in writing about the proposed determination may be lodged with the local government within 21 days after the date of publication.
- (3) If no submissions are received in accordance with subclause (2)(c), the local government may decide –
  - a) to give local public notice that the proposed determination has effect as a determination on and from the date of publication;
  - b) to amend the proposed determination, in which case subclause (5) is to apply; or
  - c) not to continue with the proposed determination.
- (4) If submissions are received in accordance with subclause (2)(c), the local government –
  - a) is to consider those submissions; and

- b) may decide –
  - (i) whether or not to amend the proposed determination; or
  - (ii) whether or not to continue with the proposed determination.
- (5) If the local government decides to amend the proposed determination, it is to give local public notice –
  - a) of the effect of the amendments; and
  - b) that the proposed determination has effect as a determination on and from the date of publication.
- (6) If the local government decides not to amend the proposed determination, it is to give local public notice that the proposed determination has effect as a determination on and from the date of publication.
- (7) A proposed determination is to have effect as a determination on and from the date of publication of the local public notice referred to in subclauses (3), (5) and (6).

### **3.7 Discretion to erect sign**

The local government may erect a sign on local government property to give notice of the effect of a determination, which applies to that property.

### **3.8 Determination to be complied with**

A person must comply with a determination.

### **3.9 Register of determinations**

- (1) The local government is to keep a register of determinations made under clause 3.5, and of any amendments to or revocations of determinations made under clause 3.10.
- (2) Sections 5.94 and 5.95 of the Act apply to the register referred to in subclause (1) and for that purpose the register is to be taken to be information within section 5.94(u)(i) of the Act.

### **3.10 Amendment or revocation of a determination**

- (1) The local government may amend or revoke a determination.
- (2) The provisions of clause 3.6 are to apply to an amendment of a determination as if the amendment were a proposed determination.
- (3) If the local government revokes a determination it is to give local public notice of the revocation and the determination is to cease to have effect on the date of publication.

## PART 4      POULTRY AND PIGEONS

### 4.1 Limitation on Numbers of Poultry

- (1) Subject to the provisions of this Part 4, an owner or occupier of land must not keep more than the following poultry (including restrictions on the type of poultry) without the written approval of the local government:

Lot size	Maximum number of poultry
Up to 600m <sup>2</sup>	2 poultry (no ducks permitted)
601m <sup>2</sup> to 800m <sup>2</sup>	4 poultry (no ducks permitted)
801m <sup>2</sup> to 1,000m <sup>2</sup>	6 poultry (including a maximum of 2 ducks)
1,001m <sup>2</sup> to 5,000m <sup>2</sup>	12 poultry (including ducks)
5,001m <sup>2</sup> to 10,000m <sup>2</sup>	25 poultry (including ducks)
Over 10,000m <sup>2</sup>	50 poultry (including ducks)

- (2) An owner or occupier of a residential lot must not keep, or permit to be kept, a rooster, goose, turkey, peafowl or any other poultry that is likely to cause a nuisance.
- (3) An owner or occupier of land on which is situated a grouped dwelling or multiple dwelling (except for land on which no more than two grouped dwellings are permitted) must not keep, or permit to be kept, any poultry.

### 4.2 Conditions of Keeping Poultry

- (1) On lot sizes up to and including 1,000m<sup>2</sup>, the following conditions apply to the keeping of poultry:
- (a) Poultry must be kept in a securely fastened cage or in a shed within an enclosure, and if fitted, the roof of the cage or shed shall have sufficient slope to shed storm water.
  - (b) The cage, shed and enclosure must be of sound construction and must not be located within:
    - (i) 1 metre of any lot boundary; and
    - (ii) 5 metres of any neighbouring dwelling or street.
- (2) On lot sizes between 1,001m<sup>2</sup> and 5,000m<sup>2</sup>, the following conditions apply to the keeping of poultry:
- (a) Poultry must be kept in a shed or in a shed within an enclosure, provided that the shed has a concrete floor at least 50 millimetres thick.
  - (b) The shed and enclosure must be of sound construction and must not be located within:
    - (i) 1 metre of any lot boundary; and
    - (ii) 9 metres of any neighbouring dwelling or street.
- (3) On lot sizes over 5,000m<sup>2</sup>, the following conditions apply to the keeping of poultry:
- (a) Poultry must be kept in a shed or in a shed within an enclosure, provided that the shed has a concrete floor at least 50 millimetres thick.
  - (b) The shed and enclosure must be of sound construction and must not be located within:

- (i) 1 metre of any lot boundary; and
  - (ii) 15 metres of any neighbouring dwelling or street.
- (4) All structures or enclosures within which poultry are kept must be maintained in a clean condition and free from offensive odours.

#### **4.3 Limit on Number of Pigeons**

- (1) In this section **registered pigeon fancier** means a current financial member of a recognised incorporated pigeon or pigeon fancier body.
- (2) A person shall not keep pigeons on any land in the district without having first obtained a Certificate of Registration from an authorised person.
- (3) Subject to section 4.3(4), the maximum number of pigeons which may be kept on land pursuant to a Certificate of Registration shall not exceed 20, excluding young birds.
- (4) A person who produces satisfactory proof that they are a current financial member of a recognised incorporated racing pigeon body or are a registered pigeon fancier, may be permitted by an authorised person to keep up to 150 pigeons, excluding young birds, on any residential lot or rural area subject to section 4.3(6).
- (5) Pigeons shall not be kept within a caravan park or on any land on which is situated a grouped dwelling or multiple dwelling, except for land on which no more than two grouped dwellings are permitted.
- (6) Unless previously approved by the local government prior to this local law coming into effect, pigeons shall not be kept on any land which has an area of less than 600m<sup>2</sup>.

#### **4.4 Conditions of Keeping Pigeons**

- (1) An application for a Certificate of Registration must:
  - (a) be on the form approved by an authorised person from time to time;
  - (b) include specifications, site and construction plans of proposed cages, enclosures or lofts;
  - (c) be accompanied by the written signed consent of all owners and occupiers whose land is adjacent to or adjoins the land upon which the applicant intends to keep or is keeping pigeons; and
  - (d) be accompanied by the registration fee set by the local government.
- (2) The holder of a Certificate of Registration shall:
  - (a) keep all pigeons confined continuously in cages, enclosures and lofts approved by an authorised person except that homing pigeons and racing pigeons registered in accordance with this local law may be released in accordance with this local law;
  - (b) keep all cages, enclosures, lofts and their immediate surrounds clean and maintained in good order and condition at all times, with the minimum standard to be adhered to being that specified in the Code of Practice; and

- (c) dispose of all loft litter by immediate burial or by being bagged and deposited in a household rubbish bin to ensure no nuisance occurs.
- (3) At any time an authorised person may:
  - (a) amend the conditions contained in or relating to a Certificate of Registration; and
  - (b) where any complaint of a nuisance is received, vary the hours for release of pigeons and impose any other conditions deemed necessary to minimise any nuisance from the keeping of pigeons or any associated activity.
- (4) An authorised person may cancel or refuse to approve a Certificate of Registration if any one or more of the following occurs:
  - (a) the land is not maintained in accordance with this local law;
  - (b) the cages, enclosures or lofts have fallen into disrepair, are unclean or infested with vectors of disease;
  - (c) the pigeons are being released outside the times permitted in section 4.6;
  - (d) a condition imposed in accordance with this local law or a Certificate of Registration has not been complied with in the time limits set out for doing so;
  - (e) the applicant or holder of the Certificate of Registration, as the case may be, has two or more convictions under this local law; or
  - (f) non-payment of registration fees.

#### **4.5 Pigeon Cage, Enclosure or Loft Requirements**

- (1) A cage, enclosure or loft used to house pigeons shall aesthetically blend with its surrounds, be constructed of new materials and shall be constructed to the following minimum requirements:
  - (a) the base floor of any loft shall be of 50mm thick concrete;
  - (b) in the case of an elevated loft the suspended floor shall be constructed and maintained in accordance with the requirements in the Code of Practice;
  - (c) cladding of a loft, including the roof, shall be of smooth fibro cement sheeting, sheet metal or other smooth material;
  - (d) except as provided in section 4.5(1)(e), a loft height shall not exceed 2.4 metres at any point when measured from ground level;
  - (e) where a loft has a gable roof, the loft height shall not exceed 3 metres at any point when measured from ground level; and
  - (f) otherwise comply with the Code of Practice in relation to construction requirements.
- (2) A cage, enclosure or loft shall not be located within:
  - (a) 1 metre of the lot boundary with any land adjacent to or adjoining the land used to house the pigeons; or

- (b) 9 metres of any street, dwelling, food premises, shop, public building, school, hospital, hall, factory or dairy.

#### **4.6 Exercise of Pigeons**

- (1) A person who is registered to keep homing pigeons or racing pigeons may only release such homing pigeons or racing pigeons for exercise between the hours set out in the Code of Practice.
- (2) A person shall not release more than 60 registered homing pigeons or racing pigeons for exercise or training at any one time.

### **PART 5 OBJECTIONS AND REVIEW**

#### **5.1 Objection and review rights**

Division 1 of Part 9 of the Act and regulation 33 of the *Local Government (Functions and General) Regulations 1996* apply to a decision under this local law in respect of the grant, renewal, transfer, amendment, suspension or cancellation of a Certificate of Registration.

### **PART 6 ENFORCEMENT**

#### ***Division 1 - Notices***

#### **6.1 Notice requirements**

A notice under this Division must:

- (1) be in writing;
- (2) be given to a person who has failed to comply with a provision of this local law; and
- (3) specify the reason for giving the notice, the work or action that is required to be undertaken and the time within which it is to be undertaken.

#### **6.2 Local government may undertake requirements of notice**

This local law is subject to section 3.25, 3.27 and Schedule 3.1 and 3.2 of the *Local Government Act 1995* and any power of entry exercised by the local government under this local law is subject to Part 3, Division 3, Subdivision 3 of the Act.

#### **6.3 Offence to fail to comply with notice**

A person who fails to comply with a notice given to them under this local law commits an offence.

#### ***Division 2 - Offences and penalties***

#### **6.4 Offences and general penalty**

- (1) A person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.
- (2) A person who commits an offence under this local law is liable, upon conviction, to a penalty not exceeding \$5,000 and where the offence is of a continuing nature, to an additional daily penalty not exceeding \$500 in respect of each day or part of a day during which the offence has continued.

**6.5 Prescribed offences**

- (1) An offence against a section of this local law specified in the Schedule is a prescribed offence for the purposes of section 9.16 of the Act.
- (2) The number of modified penalty units for a prescribed offence is that specified in the fourth column of the Schedule.
- (3) If this local law expresses a modified penalty as a number of penalty units, the monetary value of the modified penalty is the number of dollars obtained by multiplying the value of the penalty unit by the number of penalty units.

**6.6 Form of Infringement Notices**

- (1) The form of the notice referred to in section 9.16 of the Act is to be in the form of Form 2 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.
- (2) The form of the infringement withdrawal notice referred to in section 9.20 of the Act is to be in the form of Form 3 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.



## SCHEDULE – PRESCRIBED OFFENCES

Item No.	Section No.	Nature of Offence	Modified Penalty Units
		<b>Part 2 - Livestock</b>	
1	2.1	Permitting livestock to stray or be at large in a street, public place or on private land without consent	20
2	2.2	Failing to keep land fenced in a manner capable of confining livestock	20
		<b>Part 3 – Animals</b>	
3	3.1 (1)	Failing to keep premises free from excrement, filth, food waste and all other matter that is likely to become offensive or injurious to health or to attract rats, vermin or insects	20
4	3.1 (2)	Failing to clean and disinfect premises where an animal is kept when so directed by an authorised person	20
5	3.1 (3)	Keeping or permitting animals to remain on premises in such numbers that they are, or are likely to be in the opinion of the local government, a nuisance or injurious or dangerous to health	15
6	3.2 (1)	Keeping a large animal on any land less than 2,000m <sup>2</sup> in area or on a commercial lot or industrial lot	15
7	3.2 (2)	Permitting a large animal to be within 9 metres of any dwelling, food premises, shop, public building, hospital or school	15
8	3.2 (3)	Keeping an ostrich or emu on a residential lot, commercial lot or industrial lot	15
9	3.3 (1), (2)	Failing to provide an impervious receptacle with a tight fitting lid, for storage of manure	10
10	3.3 (3)	Failing to empty manure receptacle at least once a week to prevent it becoming offensive or a breeding place for flies or other insects	10
11	3.3 (4)	Failing to cause all manure produced on the premises to be collected daily and placed in the receptacle	15
12	3.4 (1)	Disposing of dead animals or poultry without written approval from the local government or an authorised person	20
13	3.4 (2)	Failing to cover animal carcass with lime before burial	10
14	3.5 (2)	Riding, driving or bringing a horse onto a reserve or foreshore not set aside for those purposes	10
15	3.5 (3)	Riding, driving, exercising or training a horse on a reserve or foreshore faster than walking pace or in a manner likely to create a danger or become a nuisance	10
16	3.5 (4)	Permitting a horse to excrete in a public place or on any other land and failing to remove excreta forthwith and disposing of it in an approved manner	10
17	3.5 (5)	Bringing a horse onto a reserve or foreshore set aside for the exercise of dogs	10
		<b>Part 4 - Poultry and Pigeons</b>	
19	4.1 (1)	Keeping poultry in excess of the numbers (and other restrictions) set out in section 4.1(1) without the written approval of the local government	15
20	4.1 (2)	Keeping or permitting to be kept on a residential lot, a rooster, goose, turkey, peafowl or other poultry that is likely to cause a	20

		nuisance	
21	4.1 (3)	Keeping or permitting to be kept, any poultry on land on which is situated a grouped dwelling or multiple dwelling (except for land on which no more than two grouped dwellings are permitted)	15
22	4.2 (1), (2) and (3)	Failing to meet the conditions for keeping poultry	15
23	4.2 (4)	Failing to maintain structures or enclosures within which poultry are kept in a clean condition and free from offensive odours	20
24	4.3 (1)	Keeping pigeons without first obtaining a Certificate of Registration	20
25	4.3 (2)	Keeping more than 20 pigeons under a Certificate of Registration	15
26	4.3 (3)	Keeping more than the maximum number of pigeons approved by an authorised person	15
27	4.3 (5)	Keeping pigeons within a caravan park or on land on which is situated a grouped dwelling or multiple dwelling (except for land on which no more than two grouped dwellings are permitted)	15
28	4.3 (6)	Keeping pigeons on land less than 600m <sup>2</sup> in area	15
29	4.4 (2) (a)	Failing to keep pigeons confined continuously in cages, enclosures and lofts approved by an authorised person	15
30	4.4 (2) (b)	Failing to keep cages, enclosures, lofts and their immediate surrounds clean and maintained in good order and condition to the minimum standards specified in the Code of Practice	15
31	4.4 (2) (c)	Failing to dispose of loft litter in an approved manner to ensure no nuisance occurs	20
32	4.5 (1)	Cages, enclosures or lofts used to house pigeons do not meet the minimum requirements	10
33	4.5 (2)	Constructing or permitting a cage, enclosure or loft to be located within 1 metre from lot boundary of occupied land or 9 metres from any street, dwelling, food premises, shop, public building, school, hospital, hall, factory or dairy	15
34	4.6 (1)	Releasing registered pigeons outside hours set out in the Code of Practice	15
35	4.6 (2)	Releasing more than 60 registered pigeons for exercise or training at any one time	15

Dated 19 October 2021

The Common Seal of the City of Wanneroo was affixed by authority of a resolution of the Council in the presence of-

TRACEY GARDNER ROBERTS, Mayor.  
DANIEL JOHN SIMMS, Chief Executive Officer.

**LOCAL GOVERNMENT ACT 1995**  
**CITY OF WANNEROO**  
**ANIMALS AMENDMENT LOCAL LAW 2022**

Under the powers conferred by the Local Government Act 1995, and all other powers enabling it, the Council of the City of Wanneroo resolved on the \_\_\_\_\_ to make the following local law.

**1. Citation**

This local law may be cited as the City of Wanneroo *Animals Amendment Local Law 2022*.

**2. Commencement**

This local law comes into operation 14 days after its publication in the *Government Gazette*.

**3. Principal local law**

This local law amends the *City of Wanneroo Animals Local Law 2021*, published in the *Government Gazette* on 27 October 2021.

**4. Clause 1.4 amended**

After the definition of “**commercial lot**” insert “**Council** has the meaning given to it in the Act;”.

**5. Clause 3.5(1) amended**

In clause 3.5(1) delete the words “local government” and replace with “Council”.

**6. Clause 3.6 amended**

Clause 3.6 is amended as follows –

- (a) In sub clause (1) delete the words “local government’s” and replace with “Council’s”.
- (b) In sub clause (2)(a) delete the words “local government” and replace with “Council”.
- (c) In sub clause (3) delete the words “local government” and replace with “Council”.
- (d) In sub clause (4) delete the words “local government” and replace with “Council”.
- (e) In sub clause (5) delete the words “local government” and replace with “Council”.
- (f) In sub clause (6) delete the words “local government” and replace with “Council”.

**7. Clause 3.10 amended**

Clause 3.10 is amended as follows –

- (a) In sub clause (1) delete the words “local government” and replace with “Council”.
- (b) In sub clause (3) delete the words “local government” and replace with “Council”.

**8. Schedule – Prescribed Offences amended**

In Item 24, delete the reference “4.3(1)” and replace with “4.3(2)”.

21/562837

In Item 25, delete the reference "4.3(2)" and replace with "4.3(3)".

Dated \_\_\_\_\_

The Common Seal of the City of Wanneroo was affixed by authority of a resolution of the Council in the presence of-

TRACEY GARDNER ROBERTS, Mayor  
DANIEL JOHN SIMMS, Chief Executive Officer

## **Corporate Strategy & Performance**

### **Transactional Finance**

#### **CS01-02/22 Financial Activity Statement for the Period Ended 30 November 2021**

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File Ref: 42309V02 – 21/545889  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 6

### **Issue**

To consider the Financial Activity Statement for the period ended 30 November 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**

Council adopted the Annual Budget for the 2021/22 financial year on 29 June 2021 (SCS01-06/21). 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 November 2021 shows an overall unfavourable variance from Operations (before Non-Operating Revenue and Expenses) of \$9.7m.

The unfavourable variance is mainly due to Year to Date Depreciation expenses posted in the month of November due to delay in rollover of financial accounts from 2020/2021 financial year, partially offset by the lower Material and Contracts Expenses.

Description	Current Month - November 2021					Comments
	Actual \$m	Original Budget \$m	Variance \$m	Variance %		
Operating Revenue	3.5	3.7	(0.2)	(5.4)	A	Overall unfavourable variance is mainly due to lower revenue from Rates and Fees & Charges partially offset by higher revenue from Operating Grants, Subsidies & Contributions & Interest Income. Please refer to Notes 1, 2, 3, and 4.
Operating Expense	(27.3)	(17.8)	(9.5)	(53.4)	R	The unfavourable variance is mainly due to year to date adjustment of Depreciation partially offset by Material and Contract Expenses. Please refer to notes 5, 6, 7 and 8 for further details.
Result from Operations	(23.8)	(14.1)	(9.7)	(68.8)		

### Capital Program

During November 2021, \$4.4m was spent on various capital projects of which \$2.9m was spent on Corporate Fleet Management, Sporting Facilities and IT Equipment & Software. (Refer to **Attachment 3** for further details).

Description	Month Actual \$m	Month Revised Budget \$m	% Complete of Month Revised Budget
Expenditure	4.4	8.6	51.2%

### Overall Comments on Year to Date (YTD) Figures

#### Results from Operations

The Financial Activity Statement report for the year to date 30 November 2021 shows an overall favourable variance from Operations (before Non-Operating Revenue and Expenses) of \$10.3m.

The YTD favourable variance is due to higher Operating Grants and Interest Earnings Income and underspends in Employee Costs, Materials & Contracts, Utility Charges, and Depreciation.

Description	Year-To-Date November 2021					Comments
	Actual \$m	Original Budget \$m	Variance \$m	Variance %		
Operating Revenue	182.6	183.1	(0.5)	(0.3)	A	Unfavourable variance is due to lower revenue from Rates and Fees & Charges partially offset by higher revenue from Operating Grants, Subsidies & Contributions and Interest Income. Please refer to Notes 1, 2, 3 and 4.
Operating Expense	(75.9)	(86.7)	10.8	12.5	G	The favourable variance is mainly due to underspends in Employee Costs, Material & Contracts, Utility Charges, Depreciation and Interest Expenses. Please refer to notes 5, 6, 7 and 8 for further details.
Result from Operations	106.7	96.4	10.3	10.7		

### Capital Program

At the end of November 2021, \$17.0m was expended on various capital projects of which \$3.6m was spent on Fleet Management, \$3.3m on Sports Facilities, \$2.8m on Roads, \$1.7m on IT Equipment & Software, \$1.1m on Parks Furniture and a further \$1.2m on Waste Management (Refer **Attachment 4** for Top Capital Projects 2021/22).

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Revised Budget \$m	% Complete of Annual Revised Budget
Expenditure	17.0	31.2	54.5%	85.1	20.0%

*Investment Portfolio Performance*

Portfolio Value \$m	Monthly Weighted Return	Comments
473.4	0.40%	Portfolio balance has increased by \$6.0m from October 2021. The monthly weighted return is 0.40% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.38%. (Refer to <b>Attachment 5</b> 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:

- a) Current month comparison of Actuals to Budgets; and
- b) Year to date Actuals to Budgets;

where the variance is higher than the reporting threshold or the item is of interest to Council.



**CITY OF WANNEROO**  
**STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2021**

Attachment 1

Description	Current Month				Year to Date				Annual			
	Actual	Original Budget	Variance		Notes	Actual	Original Budget	Variance		Original Budget	Revised Budget	Variance
			\$	%				\$	%			\$
<b>Revenues</b>												
Rates	23,080	200,000	(176,920)	(88.5)	R	138,201,613	138,767,680	(566,067)	(0.4)	141,191,680	141,191,680	0
Operating Grants, Subsidies & Contributions	1,464,642	1,403,226	61,416	4.4	G	3,706,483	3,358,647	347,836	10.4	8,015,370	8,067,170	51,800
Fees & Charges	1,688,066	1,778,420	(110,354)	(6.2)	A	39,052,240	39,574,392	(522,152)	(1.3)	50,296,054	50,296,054	0
Interest Earnings	313,222	220,679	92,543	41.9	G	1,364,741	1,160,759	203,982	17.6	2,283,458	2,283,458	0
Other Revenue	67,526	53,906	13,620	25.3	G	305,628	287,711	17,917	6.2	725,295	725,295	0
<b>Total Operating Revenue</b>	<b>3,536,536</b>	<b>3,656,231</b>	<b>(119,695)</b>	<b>(3.3)</b>		<b>182,630,705</b>	<b>183,149,189</b>	<b>(518,484)</b>	<b>(0.3)</b>	<b>202,511,857</b>	<b>202,563,657</b>	<b>51,800</b>
<b>Expenses</b>												
Employee Costs	(6,051,414)	(6,771,766)	720,352	10.6	G	(31,343,313)	(32,843,035)	1,499,722	4.6	(77,092,475)	(77,142,475)	(50,000)
Materials & Contracts	(3,491,962)	(6,007,441)	2,515,479	41.9	G	(22,161,366)	(29,181,711)	7,020,345	24.1	(73,738,173)	(73,739,973)	(1,800)
Utility Charges	(720,468)	(829,970)	109,502	13.2	G	(3,584,653)	(3,982,932)	398,279	10.0	(9,755,555)	(9,755,555)	0
Depreciation	(16,615,114)	(3,700,952)	(12,914,162)	(348.9)	R	(16,615,113)	(18,504,760)	1,889,647	10.2	(44,411,424)	(44,411,424)	0
Interest Expenses	(360,104)	(342,782)	(17,322)	(5.1)	A	(1,688,855)	(1,714,660)	25,805	1.5	(4,115,430)	(4,115,430)	0
Insurance	(110,285)	(99,129)	(11,156)	(11.3)	R	(554,520)	(494,145)	(60,375)	(12.2)	(1,285,633)	(1,285,633)	0
<b>Total Operating Expenditure</b>	<b>(27,349,347)</b>	<b>(17,752,040)</b>	<b>(9,597,307)</b>	<b>(54.1)</b>		<b>(75,947,820)</b>	<b>(86,721,243)</b>	<b>10,773,423</b>	<b>12.4</b>	<b>(210,398,690)</b>	<b>(210,450,490)</b>	<b>(51,800)</b>
<b>RESULT FROM OPERATIONS</b>	<b>(23,812,811)</b>	<b>(14,095,809)</b>	<b>(9,717,002)</b>	<b>(68.9)</b>		<b>106,682,885</b>	<b>96,427,946</b>	<b>10,254,939</b>	<b>10.6</b>	<b>(7,886,833)</b>	<b>(7,886,833)</b>	<b>0</b>
<b>Non Operating Revenue &amp; Expenses</b>												
Non Operating Grants, Subsidies & Contributions	2,413,694	1,589,672	824,022	51.8	G	5,575,997	7,948,360	(2,372,363)	(29.8)	19,076,024	18,994,033	(81,991)
Contributed Physical Assets	0	0	0	0.0	G	0	0	0	0.0	12,180,000	12,180,000	0
Non Operating Contract Expenses	0	0	0	0.0	G	(14,166,667)	0	(14,166,667)	0.0	(15,000,000)	(15,000,000)	0
Profit on Asset Disposals	341,950	139,167	202,783	145.7	G	995,930	3,970,870	(2,974,940)	(74.9)	4,945,035	4,945,035	0
Loss on Assets Disposals	0	0	0	0.0	G	0	(1,013,273)	1,013,273	100.0	(1,013,273)	(1,013,273)	0
Share of Loss of Associates	(49,906)	0	(49,906)	0.0	R	(49,906)	0	(49,906)	0.0	0	0	0
TPS* & DCP** Revenues	1,261,977	1,616,799	(354,822)	(21.9)	R	2,934,056	3,757,995	(823,939)	(21.9)	25,630,638	25,630,638	0
TPS* & DCP** Expenses	(915,776)	(13,056,940)	12,141,164	93.0	G	(1,171,831)	(14,112,530)	12,940,699	91.7	(19,907,771)	(19,907,771)	0
<b>Total Non Operating Revenue and Expenses</b>	<b>3,051,939</b>	<b>(9,711,302)</b>	<b>12,763,241</b>	<b>(131.4)</b>		<b>(5,882,421)</b>	<b>551,422</b>	<b>(6,433,843)</b>	<b>(1,166.8)</b>	<b>25,910,653</b>	<b>25,828,662</b>	<b>(81,991)</b>
<b>NET RESULT (OPERATING &amp; NON OPERATING)</b>	<b>(20,760,872)</b>	<b>(23,807,111)</b>	<b>3,046,239</b>	<b>12.8</b>		<b>100,800,464</b>	<b>96,979,368</b>	<b>3,821,096</b>	<b>(3.9)</b>	<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(20,760,872)</b>	<b>(23,807,111)</b>	<b>3,046,239</b>	<b>12.8</b>		<b>100,800,464</b>	<b>96,979,368</b>	<b>3,821,096</b>	<b>3.9</b>	<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>

Key

G - Green  
>0%  
-0% to -10%  
A - Amber  
<-10%  
R - Red

\*TPS=Town Planning Schemes

\*\*DCP=Developers Contribution Plans

**Revenues****Note 1 Rates*****Month to Date - (Actual \$23k, Adopted Budget \$200k)***

The variance is unfavourable by \$177k mainly due to timing differences of Interim Rates.

***Year to Date - (Actual \$138.2m, Adopted Budget \$138.8m)***

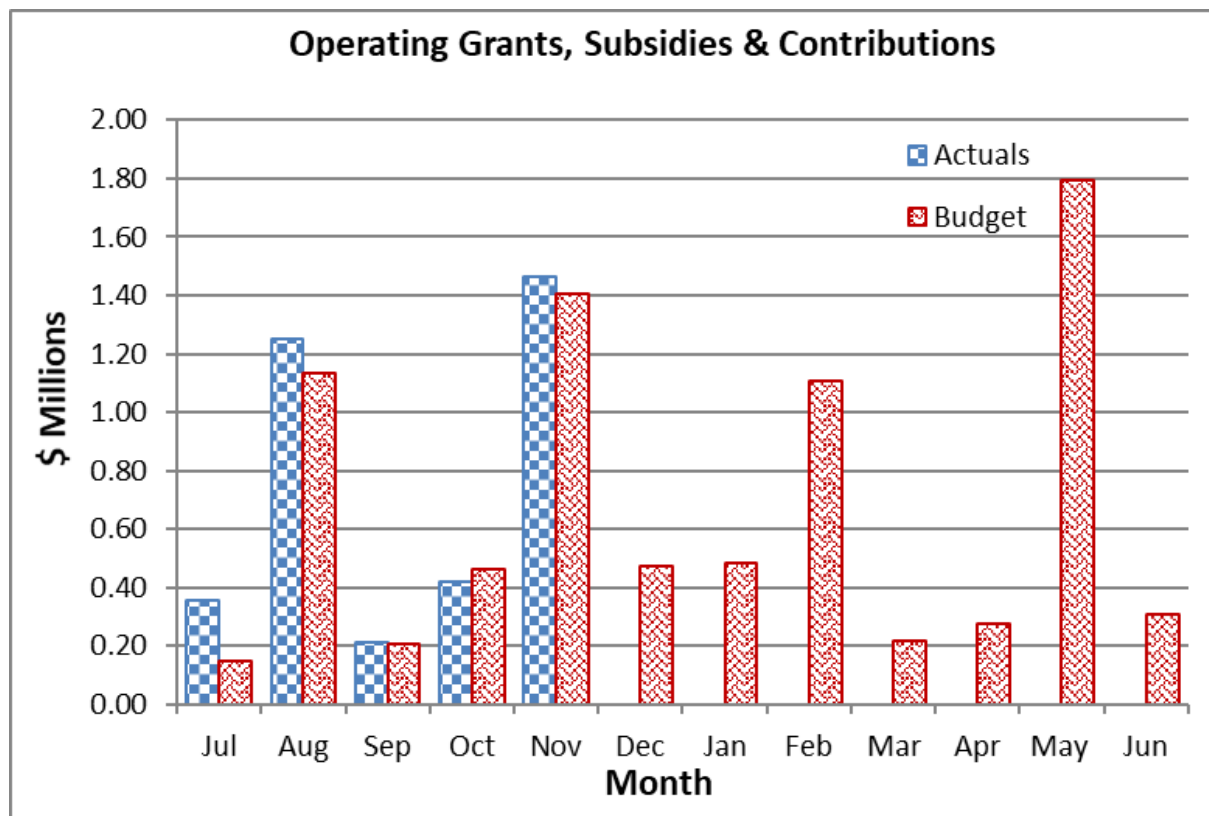
The variance is unfavourable by \$566k as a result of the timing differences of Interim Rates.

**Note 2 Operating Grants, Subsidies & Contributions*****Month to Date - (Actual \$1.5m, Adopted Budget \$1.4m)***

The favourable variance of \$61k relates to higher Grant Income from State Government of \$106k and higher Reimbursement Income of \$10k, partially offset by \$55k of lower Cash Contributions from various activities.

***Year to Date - (Actual \$3.7m, Adopted Budget \$3.4m)***

The favourable variance of \$348k is mainly due to various Reimbursements of \$271k and Grant Income from State Government of \$219k, partially offset by \$145k of lower Cash Contributions from operating activities.

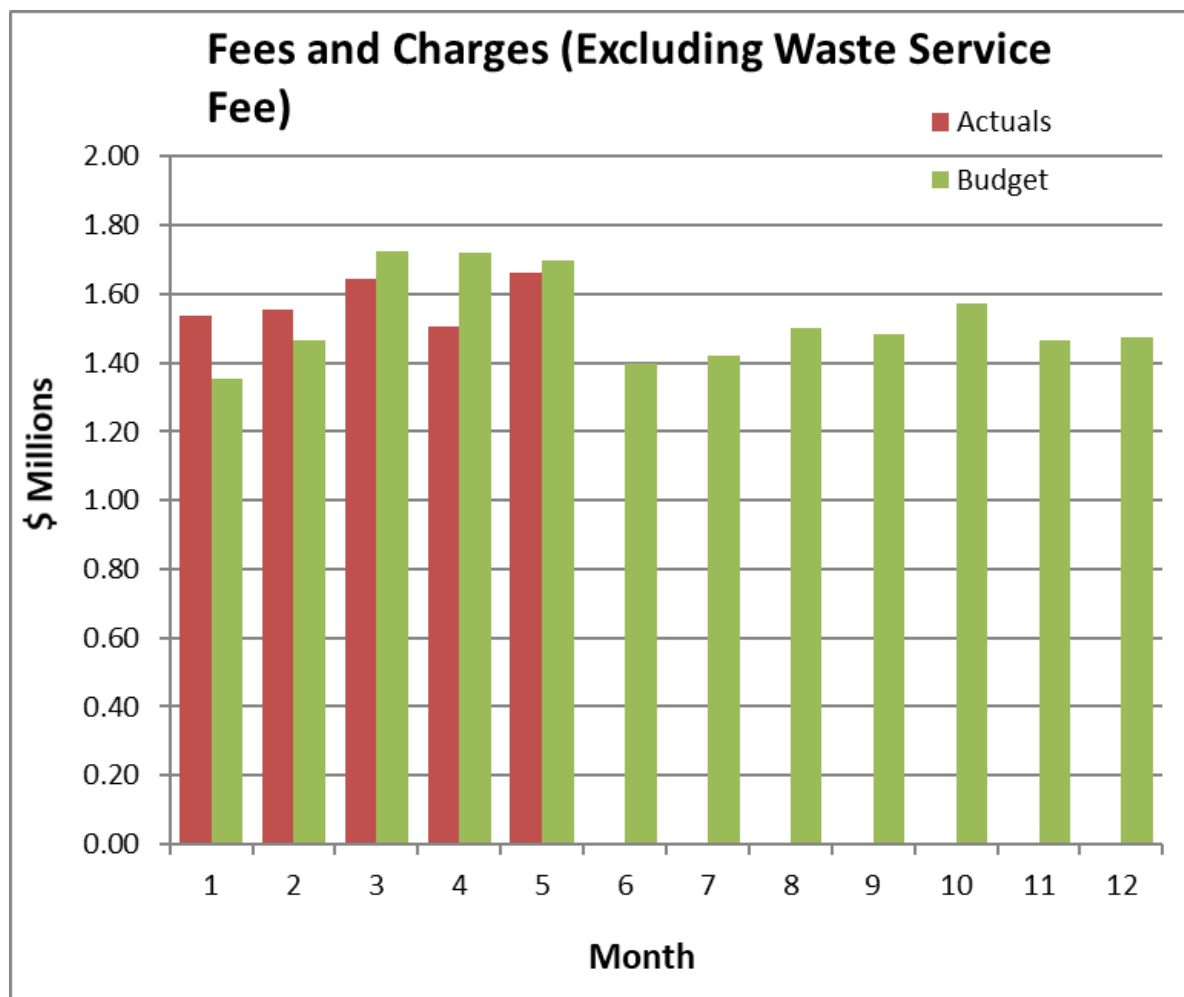


**Note 3     Fees and Charges*****Month to Date - (Actual \$1.7m, Adopted Budget \$1.8m)***

The unfavourable variance of \$110k for the month of November is mainly due to reduction in Rubbish Collection Fees Income of \$78k, Facility Booking Fees Income of \$77k and Inspection Fees Income of \$44k, partially offset by the higher Application License Permit Fee Income of \$87k.

***Year to Date - (Actual \$39.1m, Adopted Budget \$39.6m)***

The variance is unfavourable by \$522k is mainly due to the lower Rubbish Collection Fees Income of \$476k and lower Facility Booking Income of \$489k, partially offset by higher Inspection Fees Income of \$220k and higher Application License Permit Fees Income of \$242k.

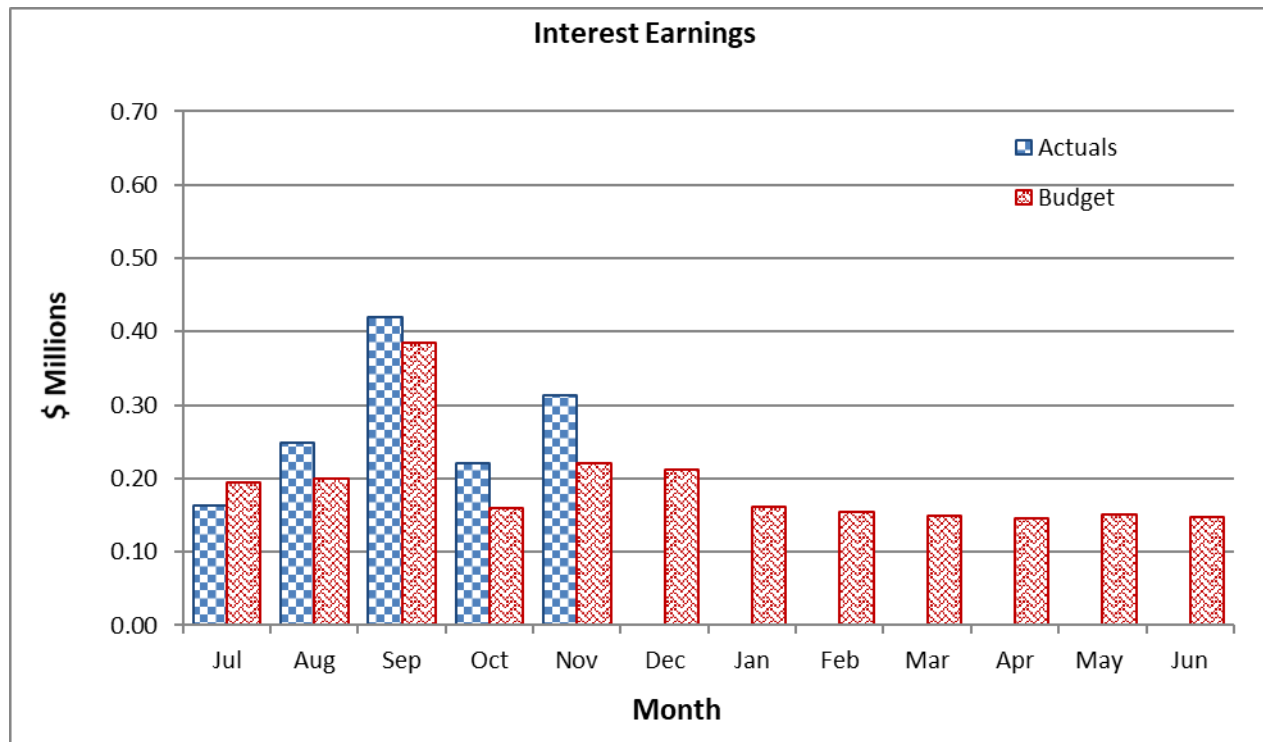


**Note 4     Interest Earnings*****Month to Date - (Actual \$313k, Adopted Budget \$221k)***

The favourable variance of \$93k for the month is mainly due to the higher Interest Income from late payments of \$77k and higher Interest Income from reserve funds of \$11k.

***Year to Date - (Actual \$1.4m, Adopted Budget \$1.2m)***

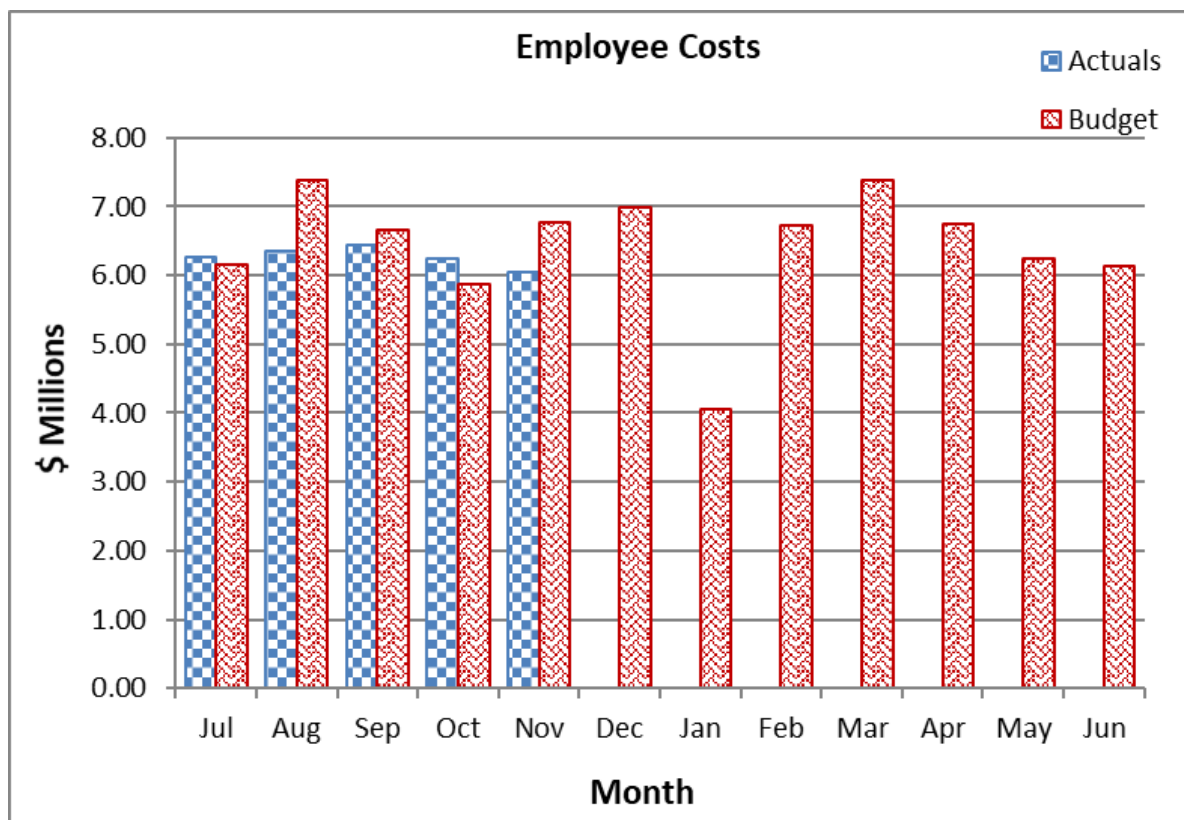
The variance is favourable by \$204k due to higher Interest Income from reserve funds of \$47k, higher interest Income from Rates Instalment of \$12k and higher Interest Income from late payments of \$181k, partially offset by the lower Interest Income of \$37k from Municipal Fund.

**Expenses****Note 5     Employee Costs*****Month to Date - (Actual \$6.1m, Adopted Budget \$6.8m)***

The favourable variance of \$720k is mainly arising from deferment in backfilling certain vacant roles due to current market conditions.

***Year to Date - (Actual \$31.3m, Adopted Budget \$32.8m)***

The variance is favourable by \$1.5m mainly due to deferment in backfilling certain vacant roles due to current market conditions.



**Note 6     Materials & Contracts**

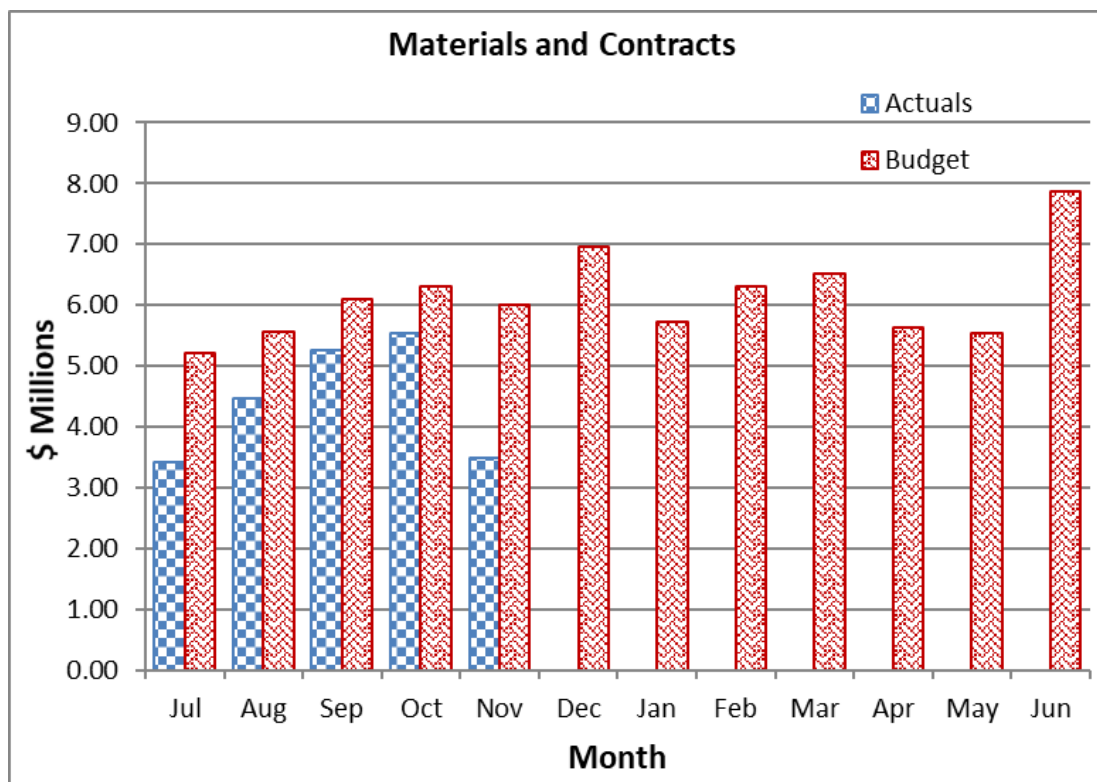
***Month to Date - (Actual \$3.5m, Adopted Budget \$6.0m)***

The variance is favourable by \$2.5m mainly due to lower Contract Expenses of \$776k, lower Refuse Removal Expenses of \$1.3m and lower Consulting Fee Expenses of \$178k.

***Year to Date - (Actual \$22.2m, Adopted Budget \$29.2m)***

The variance is favourable by \$7.0m mainly due to:

- Lower Contract Expenses of \$2.3m in relation to road reserve land maintenance, parks, buildings, sports grounds, road drainage structures, general material expenses, Carramar Golf Course, and special waste management projects;
- Lower Refuse Removal Expenses of \$3.4m is due to delay in incurring expenses than anticipated at the budget development stage;
- Lower Leases/Rental Fee Expenses of \$296k is mainly due to refund of Land Tax for Lot 8000 Splendid Avenue; and
- Remaining \$1.0m favourable variance is due to delayed expenses related to Material Expenses, Consulting Fees, Contribution Donation Sponsorship Expenses, Legal Fees and Advertising Expenses.



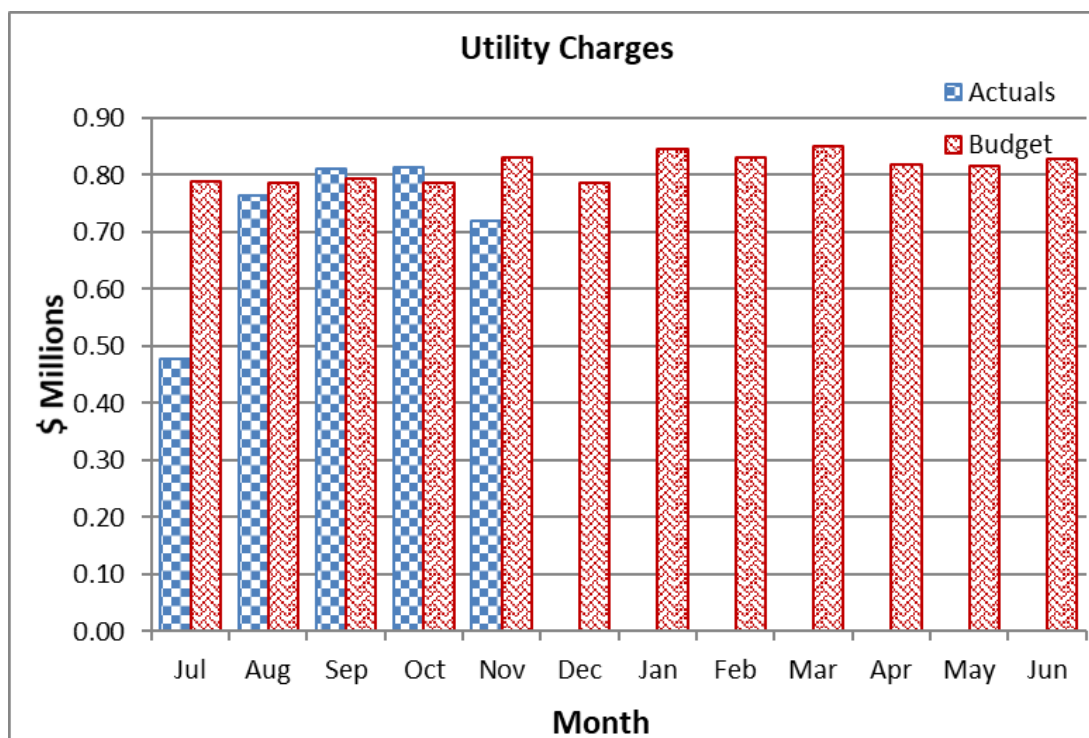
**Note 7     Utility Charges**

***Month to Date - (Actual \$720k, Adopted Budget \$830k)***

The favourable variance of \$110k is mainly due to lower electricity expenses of \$61k, lower water charges expenses of \$32k, and lower gas expenses of \$10k.

***Year to Date - (Actual \$3.6m, Adopted Budget \$4.0m)***

The favourable variance of \$389k is due to lower electricity, water, gas and telephone expenses.



**Note 8      Depreciation*****Month to Date - (Actual \$16.6m, Adopted Budget \$3.7m)***

The unfavourable variance of \$12.9m is due to Year to Date Depreciation expenses posted in the month of November due to delay in rollover of Authority accounting system from 2020/2021 financial year, until the completion of external audit.

***Year to Date - (Actual \$16.6m, Adopted Budget \$18.5m)***

The favourable variance of \$1.9m is mainly due to lower Depreciation related to various buildings of \$837k, Pavements of \$996k, and Information Technology Software of \$140k.

**Non Operating Revenue & Expenses****Note 9      Non Operating Grants, Subsidies & Contributions*****Month to Date – (Actual \$2.4m, Adopted Budget \$1.6m)***

The favourable variance of \$824k is attributed to higher Capital Grants of \$1.6m received from State Government partially offset by lower Cash Capital Contributions of \$127k and lower Capital Grants of \$610k received from Commonwealth Government.

Under the Australian Accounting Standard (AASB) 1058, grants with performance obligations can only be recognised upon meeting the attached obligations.

***Year to Date – (Actual \$5.6m, Adopted Budget \$7.9m)***

The unfavourable variance of \$2.4m is mainly due to Capital Grants received from Commonwealth Government, however relevant performance obligations have not been met as per the (AASB) 1058 explained above.

**Note 10      Non Operating Contract Expenses*****Month to Date – (Actual \$0.0m, Adopted Budget \$0.0m)***

Not Applicable.

***Year to Date – (Actual \$14.2m, Adopted Budget \$0.0m)***

The unfavourable variance of \$14.2m is due to timing difference of the payment related to Resource Recovery Buyback from Mindarie Regional Council.

**Note 11      Profit / Loss on Asset Disposals*****Month to Date – (Combined Actual \$342k, Combined Adopted Budget \$139k)***

The favourable variance of \$203k is attributed to sale of land of \$189k, disposal of vehicles of \$8k, and disposal of IT equipment of \$6k.

***Year to Date – (Combined Actual \$996k, Combined Adopted Budget \$3.0m)***

The variance is unfavourable by \$2.0m mainly attributed to delay in disposal of the land of \$3.0m, partially offset by the delays disposal of plant & equipment of \$1.0m.



**Note 12 Share of Loss of Associates****Month to Date – (Actual \$49.9k, Adopted Budget \$0.0k)**

The unfavourable variance of \$49.9k is an adjustment to Mindarie Regional Council Investment, due to restatement of equity balance of Mindarie Regional Council, as an outcome from adoption of Australian Accounting Standard (AASB) 1059 Service Concession Arrangements: Grantors.

**Year to Date – (Actual \$49.9k, Adopted Budget \$0.0k)**

The unfavourable variance of \$49.9k as explained above.

**Note 13 TPS & DCP Revenues****Month to Date – (Actual \$1.3m, Adopted Budget \$1.6m)**

The unfavourable variance of \$355k is due to lower Headwork Levy Income from cells.

**Year to Date – (Actual \$2.9m, Adopted Budget \$3.8m)**

The unfavourable variance of \$824k is due to lower Cash Capital Contribution Income of \$835k partially offset by higher Town Planning Schemes Interest Income of \$4k and Reserve Interest Income of \$7k.

**Note 14 TPS & DCP Expenses****Month to Date – (Actual \$916k, Adopted Budget \$13.1m)**

The favourable variance is due to lower Contract Expenses of \$12.1m.

**Year to Date – (Actual \$1.2m, Adopted Budget \$14.1m)**

The favourable variance of \$12.9m is due to lower Contract Expenses.

**Statement of Financial Position (Attachment 2)**

CITY OF WANNEROO  
STATEMENT OF FINANCIAL POSITION  
AS AT 30 NOVEMBER 2021

Description	30 June 2021 Actual \$	30 November 2021 Actual \$	Movement		Notes
			\$	%	
Current Assets	430,809,781	531,995,988	101,186,207	23.5	
Current Liabilities	(89,865,838)	(89,294,856)	570,981	0.6	
<b>NET CURRENT ASSETS</b>	<b>340,943,943</b>	<b>442,701,132</b>	<b>101,757,189</b>	<b>29.8</b>	<b>1</b>
Non Current Assets	2,338,323,308	2,337,304,510	(1,018,798)	(0.0)	<b>2</b>
Non Current Liabilities	(161,585,978)	(161,523,905)	62,073	0.0	<b>3</b>
<b>NET ASSETS</b>	<b>2,517,681,273</b>	<b>2,618,481,737</b>	<b>100,800,464</b>	<b>4.0</b>	
<b>TOTAL EQUITY</b>	<b>(2,517,681,273)</b>	<b>(2,618,481,737)</b>	<b>100,800,464</b>	<b>4.0</b>	

**Note 1 - Net Current Assets**

When compared to the opening position as at 30 June 2021, Net Current Assets have increased by \$102m, which is predominately due to levying of 2021/22 Rates and Waste Service Fees in July 2021.

Current Assets movements mainly consist of an increase in Current Receivables of \$41m and a net increase of Investments and Cash of \$60m.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 30 November 2021 have decreased by \$1.0m from 30 June 2021 Actuals. The movement is due to accumulated depreciation of \$12.3m and decrease in Investments of \$3.2m partially offset by an increase in Receivables of \$3.9m and an increase in Work in Progress of \$10.6m.

**Note 3 - Non-Current Liabilities**

Non-Current Liabilities as at 30 November 2021 have decreased by \$62k which is due to movement in provisions and the interest bearing liabilities.

The existing loan with the Western Australia Treasury Corporation remains unchanged making up 40% of total Non-Current Liabilities. The balance 60% consists of various other loans, provisions and payables.

**Financial Performance Indicators**

The table below presents data on relevant financial ratios, comparing the minimum standard expected as per the **DLGSCI** status at the year to date figures, and at the same period of the last year.

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red is below the standard (where relevant).

Details	DLGSCI Minimum Standard	As at 30/11/2020	As at 30/11/2021	For the month - Minimum Standard Met
<b>Current Ratio</b>				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	<b>2.76:1</b>	<b>2.07:1</b>	YES
Current Liabilities (CL) - CL Associated with RCA				
<b>Debt Service Cover Ratio</b>				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	<b>72.13:1</b>	<b>64.71:1</b>	YES
Principle & Interest Repayments				
<b>Own Source Revenue Coverage Ratio</b>				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	<b>2.2:1</b>	<b>2.37:1</b>	YES
Operating Expense				
<b>Operating Surplus Ratio</b>				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense	=>0.01:1	<b>0.6:1</b>	<b>0.6:1</b>	YES
Own Source Operating Revenue				

DLGSCI - Department of Local Government, Sport and Cultural Industries

The asset ratios will be published as part of the Statutory Financial Statements.

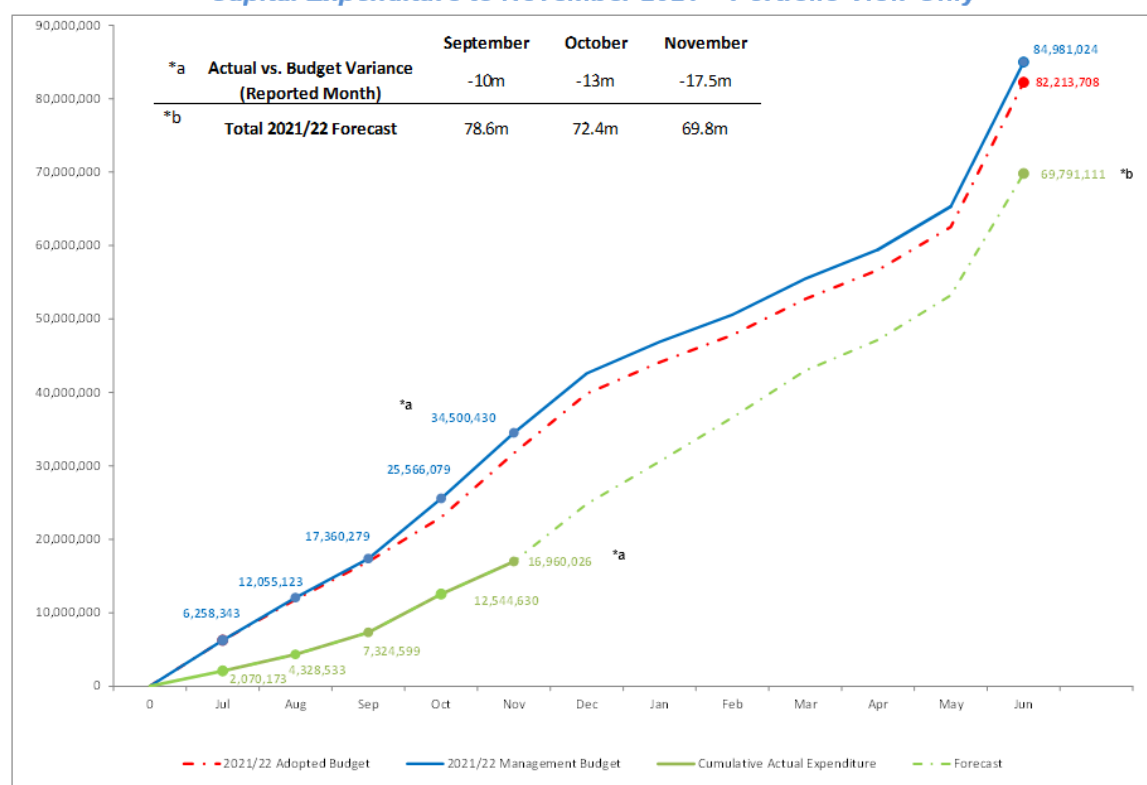
### **Capital Works Program**

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	66,500	303,908	4,629,774	7%
Community Safety	8	114,309	471,109	2,373,186	20%
Conservation Reserves	4	31,472	108,647	482,000	23%
Corporate Buildings	4	206,239	524,625	1,017,467	52%
Environmental Offset	4	44,128	100,770	454,575	22%
Fleet Mgt - Corporate	6	1,616,243	3,589,673	12,918,254	28%
Foreshore Management	8	14,979	97,332	3,524,108	3%
Golf Courses	3	3,775	28,736	649,404	4%
Investment Projects	12	147,033	391,474	2,819,833	14%
IT Equipment & Software	18	567,601	1,696,194	10,553,788	16%
Parks Furniture	12	300,671	1,119,409	4,650,545	24%
Parks Rehabilitation	1	9,381	357,857	1,486,800	24%
Passive Park Development	7	86,968	201,654	1,074,219	19%
Pathways and Trails	6	42,123	436,445	3,430,249	13%
Roads	20	354,121	2,830,578	8,114,237	35%
Sports Facilities	41	681,549	3,332,200	21,078,228	16%
Stormwater Drainage	2	24,694	31,839	570,000	6%
Street Landscaping	7	10,972	57,839	324,675	18%
Traffic Treatments	15	45,728	115,822	2,777,521	4%
Waste Management	5	44,552	1,158,577	2,204,661	53%
<b>Grand Total</b>	<b>203</b>	<b>4,413,038</b>	<b>16,954,684</b>	<b>85,133,524</b>	<b>19.9%</b>

During November 2021, \$4.4m was spent. Details of significant expenditure for the month are included in **Attachment 3**. Up to 30 November 2021, the City has spent \$17m, which represents 19.9% of the \$85.1m Capital Works Revised Budget.

### Capital Expenditure to November 2021 – Portfolio View Only

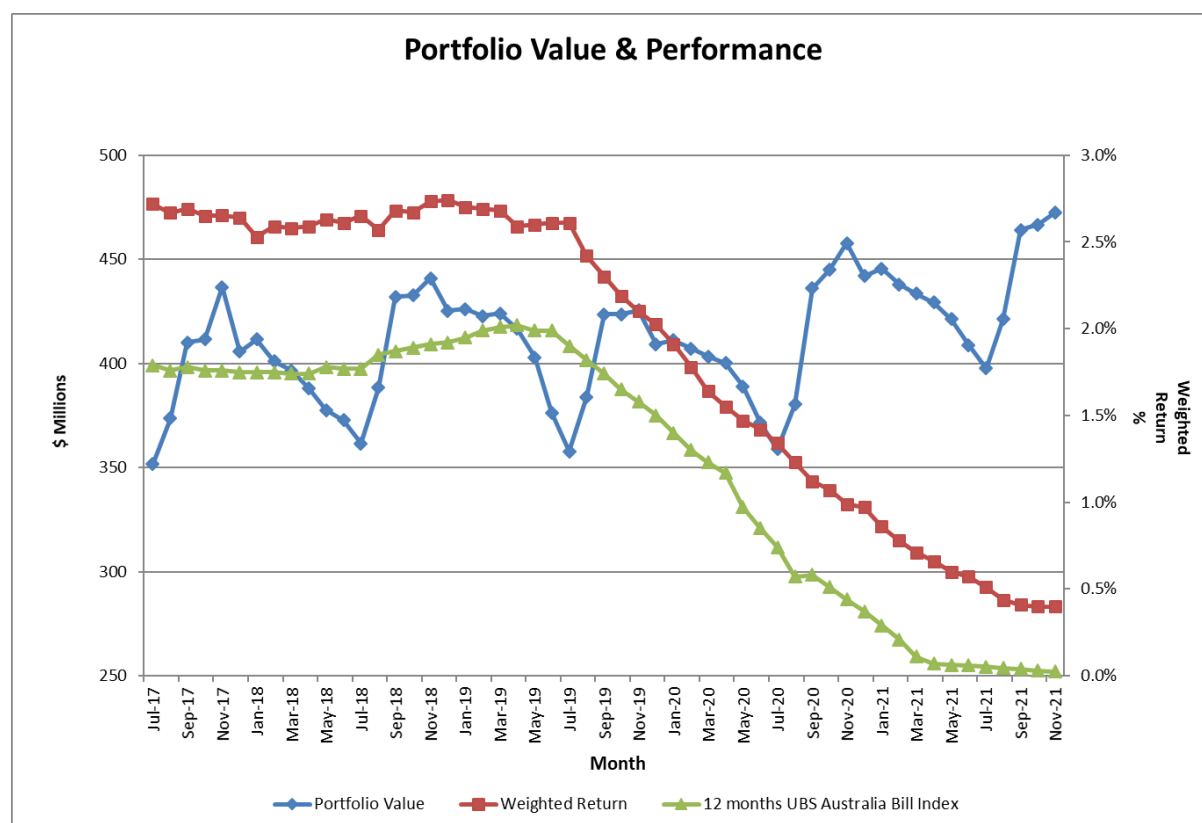


The City's forecast spend of \$69.8m represents 82% of the 2021/22 revised budget.

To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 4**).

### **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 November 2021, the City held an investment portfolio (cash & cash equivalents) of \$472.6m (Face Value), equating to \$473.4m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.38% pa (0.40% pa vs. 0.02% 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 to a historical low of 0.10% in November 2020, which 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).

NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD			
AS AT 30 NOVEMBER 2021			
Description	30 June 2021 Actual \$	30 November 2021 Actual \$	30 June 2022 Adopted Budget \$
<b>Current Assets</b>			
Cash & Cash Equivalents - Unrestricted	66,256,185	133,319,517	5,098,612
Cash & Cash Equivalents - Restricted	348,356,914	341,465,469	344,199,497
Receivables	15,892,600	56,848,079	16,539,300
Inventory	304,083	362,923	326,400
<b>TOTAL CURRENT ASSETS</b>	<b>430,809,781</b>	<b>531,995,988</b>	<b>366,163,809</b>
<b>Current Liabilities</b>			
Payables*	(68,221,797)	(67,231,941)	(29,724,590)
Provisions	(21,644,041)	(22,062,915)	(21,687,259)
<b>TOTAL CURRENT LIABILITIES</b>	<b>(89,865,838)</b>	<b>(89,294,856)</b>	<b>(51,411,849)</b>
<b>Net Current Assets</b>	<b>340,943,943</b>	<b>442,701,132</b>	<b>314,751,960</b>
<b>Adjustments for Restrictions</b>			
Cash & Cash Equivalents - Restricted	(348,356,914)	(341,465,469)	(344,199,497)
Provision for leave liability (Cash Backed)	13,280,492	13,962,941	12,631,569
Contract Liabilities*	(28,103,766)	(28,270,766)	14,435,412
TPS Receivables	(110,437)	(110,437)	-
TPS Payables	1,228,244	470,190	-
<b>TOTAL RESTRICTED ASSETS</b>	<b>(362,062,382)</b>	<b>(355,413,541)</b>	<b>(317,132,516)</b>
<b>Surplus/(Deficit) Carried Forward</b>	<b>(21,118,439)</b>	<b>87,287,591</b>	<b>(2,380,556)</b>

*\*The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not 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 / Commercial	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	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.

### Local Jobs

*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.*

### Strategic Growth

*The City will accept a moderate level of financial risk for facilitating industry development and growth.*

*Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks."*

## Policy Implications

- Accounting Policy;
- Investment Policy;
- Reserves Policy; and

Strategic Budget Policy

## Financial Implications

As outlined in the report and detailed in Attachments 1 to 6.

## Voting Requirements

Simple Majority



## Recommendation

That Council RECEIVES the Financial Activity Statement and commentaries on variances year to date Budget for the period ended 30 November 2021 consisting of:

1. November 2021 year to date Financial Activity Statement;
2. November 2021 year to date Net Current Assets Position; and
3. November 2021 year to date Material Financial Variance Notes.

### Attachments:

<a href="#">1</a>	Attachment 1 - Statement of Comprehensive Income November 2021	22/5046
<a href="#">2</a>	Attachment 2 - Statement of Financial Position November 2021	22/5053
<a href="#">3</a>	Attachment 3 - Significant Capital Expenditure November 2021	22/6395
<a href="#">4</a>	Attachment 4 - Top Capital Projects November 2021	22/5056
<a href="#">5</a>	Attachment 5 - Investment Report November 2021	22/5060
<a href="#">6</a>	Attachment 6 - Rate Setting Statement November 2021	22/22712

CITY OF WANNEROO  
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE  
FOR THE PERIOD ENDED 30 NOVEMBER 2021

Attachment 1

Description	Current Month						Year to Date						Annual			
	Actual	Original Budget	Variance		Notes		Actual	Original Budget	Variance				Original Budget	Revised Budget	Variance	
	\$	\$	\$	%			\$	\$	\$	%			\$	\$	\$	%
<b>Revenues</b>																
Rates	23,080	200,000	(176,920)	(88.5)	R	1	138,201,613	138,767,680	(566,067)	(0.4)	A	141,191,680	141,191,680	0	0	1
Operating Grants, Subsidies & Contributions	1,464,642	1,403,226	61,416	4.4	G	2	3,706,483	3,358,647	347,836	10.4	G	8,015,370	8,067,170	51,800	1	2
Fees & Charges	1,668,066	1,778,420	(110,354)	(6.2)	A	3	39,052,240	39,574,392	(522,152)	(1.3)	A	50,296,054	50,296,054	0	0	3
Interest Earnings	313,222	220,679	92,543	41.9	G	4	1,364,741	1,160,759	203,982	17.6	G	2,283,458	2,283,458	0	0	4
Other Revenue	67,526	53,906	13,620	25.3	G		305,628	287,711	17,917	6.2	G	725,295	725,295	0	0	
<b>Total Operating Revenue</b>	<b>3,536,536</b>	<b>3,656,231</b>	<b>(119,695)</b>	<b>(3.3)</b>			<b>182,630,705</b>	<b>183,149,189</b>	<b>(518,484)</b>	<b>(0.3)</b>		<b>202,511,857</b>	<b>202,563,657</b>	<b>51,800</b>	<b>0</b>	
<b>Expenses</b>																
Employee Costs	(6,051,414)	(6,771,766)	720,352	10.6	G	5	(31,343,313)	(32,843,035)	1,499,722	4.6	G	(77,092,475)	(77,142,475)	(50,000)	(0)	5
Materials & Contracts	(3,491,962)	(6,007,441)	2,515,479	41.9	G	6	(22,161,366)	(29,181,711)	7,020,345	24.1	G	(73,738,173)	(73,739,973)	(1,800)	(0)	6
Utility Charges	(720,468)	(829,970)	109,502	13.2	G	7	(3,584,653)	(3,982,932)	398,279	10.0	G	(9,755,555)	(9,755,555)	0	0	7
Depreciation	(16,615,114)	(3,700,952)	(12,914,162)	(348.9)	R	8	(16,615,113)	(18,504,760)	1,889,647	10.2	G	(44,411,424)	(44,411,424)	0	0	8
Interest Expenses	(360,104)	(342,782)	(17,322)	(5.1)	A		(1,688,855)	(1,714,660)	25,805	1.5	G	(4,115,430)	(4,115,430)	0	0	
Insurance	(110,285)	(99,129)	(11,156)	(11.3)	R		(554,520)	(494,145)	(60,375)	(12.2)	R	(1,285,633)	(1,285,633)	0	0	
<b>Total Operating Expenditure</b>	<b>(27,349,347)</b>	<b>(17,752,040)</b>	<b>(9,597,307)</b>	<b>(54.1)</b>			<b>(75,947,820)</b>	<b>(86,721,243)</b>	<b>10,773,423</b>	<b>12.4</b>		<b>(210,398,690)</b>	<b>(210,450,490)</b>	<b>(51,800)</b>	<b>(0)</b>	
<b>RESULT FROM OPERATIONS</b>	<b>(23,812,811)</b>	<b>(14,095,809)</b>	<b>(9,717,002)</b>	<b>(68.9)</b>			<b>106,682,885</b>	<b>96,427,946</b>	<b>10,254,939</b>	<b>10.6</b>		<b>(7,886,833)</b>	<b>(7,886,833)</b>	<b>0</b>	<b>0</b>	
<b>Non Operating Revenue &amp; Expenses</b>																
Non Operating Grants, Subsidies & Contributions	2,413,694	1,589,672	824,022	51.8	G	9	5,575,997	7,948,360	(2,372,363)	(29.8)	R	19,076,024	18,994,033	(81,991)	(0)	9
Contributed Physical Assets	0	0	0	0.0	G		0	0	0	0.0	G	12,180,000	12,180,000	0	0	
Non Operating Contract Expenses	0	0	0	0.0	G	10	(14,166,667)	0	(14,166,667)	0.0	R	(15,000,000)	(15,000,000)	0	0	10
Profit on Asset Disposals	341,950	139,167	202,783	145.7	G	11	995,930	3,970,870	(2,974,940)	(74.9)	R	4,945,035	4,945,035	0	0	11
Loss on Assets Disposals	0	0	0	0.0	G	11	0	(1,013,273)	1,013,273	100.0	G	(1,013,273)	(1,013,273)	0	0	11
Share of Loss of Associates	(49,906)	0	(49,906)	0.0	R	12	(49,906)	0	(49,906)	0.0	R	0	0	0	0	12
TPS* & DCP** Revenues	1,261,977	1,616,799	(354,822)	(21.9)	R	13	2,934,056	3,757,995	(823,939)	(21.9)	R	25,630,638	25,630,638	0	0	13
TPS* & DCP** Expenses	(915,776)	(13,056,940)	12,141,164	93.0	G	14	(1,171,831)	(14,112,530)	12,940,699	91.7	G	(19,907,771)	(19,907,771)	0	0	14
<b>Total Non Operating Revenue and Expenses</b>	<b>3,051,939</b>	<b>(9,711,302)</b>	<b>12,763,241</b>	<b>(131.4)</b>			<b>(5,882,421)</b>	<b>551,422</b>	<b>(6,433,843)</b>	<b>(1,166.8)</b>		<b>25,910,653</b>	<b>25,828,662</b>	<b>(81,991)</b>	<b>(0)</b>	
<b>NET RESULT (OPERATING &amp; NON OPERATING)</b>	<b>(20,760,872)</b>	<b>(23,807,111)</b>	<b>3,046,239</b>	<b>12.8</b>			<b>100,800,464</b>	<b>96,979,368</b>	<b>3,821,096</b>	<b>(3.9)</b>		<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>	<b>(0)</b>	
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(20,760,872)</b>	<b>(23,807,111)</b>	<b>3,046,239</b>	<b>12.8</b>			<b>100,800,464</b>	<b>96,979,368</b>	<b>3,821,096</b>	<b>3.9</b>		<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>	<b>(0)</b>	

Key

> 0% **G - Green**  
 -0% to -10% **A - Amber**  
 <-10% **R - Red**

\*TPS=Town Planning Schemes

\*\*DCP=Developers Contribution Plans

## Attachment 2

**CITY OF WANNEROO**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 NOVEMBER 2021**

Description	30/06/2021 Actual \$	30/11/2021 Actual \$
<b>Current Assets</b>		
Cash at Bank	3,222,672	1,343,472
Investments	411,390,427	473,441,514
Receivables	15,892,600	56,848,079
Inventories	304,083	362,923
	<b>430,809,781</b>	<b>531,995,988</b>
<b>Current Liabilities</b>		
Payables	(68,221,797)	(67,231,941)
Provisions	(21,644,041)	(22,062,915)
	<b>(89,865,838)</b>	<b>(89,294,856)</b>
<b>NET CURRENT ASSETS</b>	<b>340,943,943</b>	<b>442,701,132</b>
<b>Non Current Assets</b>		
Receivables	4,090,236	7,979,127
Investments	13,183,770	9,987,617
Inventories	21,764,680	21,764,680
Land	120,658,903	120,680,764
Buildings	203,618,265	201,992,481
Plant	15,828,617	17,059,113
Equipment	42,970,430	40,850,446
Furniture & Fittings	4,881,188	4,764,379
Infrastructure	1,856,769,580	1,847,103,346
Work in Progress	54,557,639	65,122,558
	<b>2,338,323,308</b>	<b>2,337,304,510</b>
<b>Non Current Liabilities</b>		
Interest Bearing Liabilities	(74,390,876)	(74,359,659)
Provisions & Payables	(87,195,102)	(87,164,246)
	<b>(161,585,978)</b>	<b>(161,523,905)</b>
<b>NET ASSETS</b>	<b>2,517,681,273</b>	<b>2,618,481,737</b>
<b>Equity</b>		
Retained Surplus	(1,208,806,571)	(1,315,587,170)
Reserves - Cash/Investment Backed	(244,930,312)	(238,950,214)
Reserves - Asset Revaluation	(1,063,944,390)	(1,063,944,352)
<b>TOTAL EQUITY</b>	<b>(2,517,681,273)</b>	<b>(2,618,481,737)</b>

**Attachment 3****Significant Capital expenditure for November 2021**

- \$1.62m      *Recurring Program, Renew Domestic Waste Vehicles*
- \$388K      *Renew Finance System*
- \$259K      *Recurring Program, Renew Park Assets*
- \$236K      *Renew Asphalt, Wanneroo Rd to Hainsworth Avenue East Bound*
- \$181K      *Halesworth Park, Butler, New Sports Facilities*
- \$140K      *New Family Change Area, Wanneroo Aquamotion*
- \$128K      *Neerabup Industrial Area, Neerabup, New Development*
- \$101K      *Recurring Program, New CCTV Network and Supporting Infrastructure*

**Significant (LTD) commitments in the Capital Works Program as at 30 November 2021**

- \$3.54m      *Recurring Program, Renew Domestic Waste Vehicles*
- \$1.05m      *Renew Finance System*
- \$926K      *Renew Assets Management System*
- \$925K      *Recurring Program, Renew Park Assets*
- \$900K      *Dalvik Park, Merriwa, New Sports Amenities Building and Carpark*
- \$856K      *Recurring Program, Renew Transport Infrastructure Assets*
- \$831K      *Recurring Program, Renew Light Vehicles*
- \$811K      *Recurring Program, New Domestic Mobile Garbage Bins*
- \$644K      *Renewal, rehabilitation and upgrade of existing irrigation infrastructure throughout the City*
- \$615K      *Renewal of Bridge, Boardwalk and Viewing tower, Studmaster Park*
- \$531K      *New Building, Landsdale Library and Youth Innovation Hub*
- \$493K      *Neerabup Industrial Area, Neerabup, New Development*
- \$435K      *Recurring Program, Renew Heavy Trucks*
- \$432K      *New Design and Develop Passive Park*
- \$418K      *Upgrade Traffic Treatment, Tapping Way Roadabout to Marmion Avenue*
- \$410K      *Recurring Program, Replace IT Equipment and Software*
- \$403K      *Recurring Program, New Playground Equipment*
- \$385K      *New Pathways, Various Locations*
- \$384K      *New CCTV Platform and Operating System*
- \$352K      *Recurring Program, Upgrade Beach Accessways*
- \$317K      *Recurring Program, Renew Park Structures*
- \$312K      *Renew Asphalt, Dundobar Rd to Celestine Street*
- \$309K      *Upgrade Sports Floodlighting, Ferrara Park*
- \$307K      *Recurring Program, New IT Equipment and Software*
- \$281K      *Recurring Program, Renew Plant*
- \$241K      *Upgrade to Dual Carriageway from Wanneroo Road to Old Yanchep Road*
- \$240K      *Upgrade to Wanneroo Library to Include Adult Change Facility*
- \$239K      *Recurring Program, Renew Sporting Structures*
- \$234K      *Recurring Program, Renew Corporate Building Assets*
- \$228K      *New Family Change Area, Wanneroo Aquamotion*
- \$227K      *New Sports Amenities Building, Heath Park*
- \$225K      *Halesworth Park, Butler, New Sports Facilities*
- \$206K      *Recurring Program, Upgrade IT Equipment and Software*
- \$204K      *Upgrade Oval Extension, Abbeville Park*
- \$203K      *Upgrade Sports Floodlighting, Belhaven Park*
- \$191K      *Renew Asphalt, Wanneroo Rd to Hainsworth Avenue East Bound*

**Attachment 3**

- \$187K Upgrade Carpark and Surrounds - Frederick Stubbs Park, Quinns
- \$180K Upgrade various playgrounds and provide accessible pathways
- \$180K Upgrade Passive Park, Wonambi Park
- \$161K Upgrade Road Drainage System Program
- \$159K Neerabup Industrial Area, Neerabup, New Development
- \$157K Recurring Program, New Minor Pathways and End of Trip Facilities
- \$152K Upgrade Roads and Drainage Infrastructure, Yanchep Industrial Area
- \$150K Upgrade Access to Aquamotion and Wanneroo Shopping Centre
- \$148K Recurring Program, New Corporate Business Systems
- \$136K Upgrade from Flynn Drive to Pederick Road
- \$117K Recurring Program, Renew Conservation Reserves
- \$113K Recurring Program, New Installation of Shade Structures
- \$113K Recurring Program, Renew Leased Building Assets
- \$113K Renew Change Rooms and Toilets, Kingsway Indoor Stadium
- \$112K Renew CCTV Network Infrastructure, Various Locations
- \$112K New Security Lighting, Sheffield Park
- \$107K Upgrade Ventilation, Phil Renkin Leisure Centre
- **LTD – Life to Date**

**As at 30 November 2021, the City has spent \$9.0m (61%) of the \$14.7m carry forward budget from 2020/2021. Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against Carry Forward budget only):**

- \$3.23m Recurring Program, Renew Domestic Waste Vehicles (95%)
- \$1.05m Three Bin Kerbside Collection System (75%)
- \$856K Renew Finance System (80%)
- \$488K Halesworth Park, Butler, New Sports Facilities (100%)
- \$295K Neerabup Industrial Area, Neerabup, New Development (53%)
- \$267K Recurring Program, New IT Equipment and Software (37%)
- \$258K Renew Assets Management System (71%)
- \$250K New Family Change Area, Wanneroo Aquamotion (100%)
- \$220K Upgrade External Accessibility, Kingsway Olympic Soccer Club (100%)
- \$206K Recurring Program, Renew Light Vehicles (59%)
- \$154K Recurring Program, New CCTV Network and Supporting Infrastructure (100%)
- \$146K Recurring Program, Renew Heavy Trucks (100%)
- \$137K Recurring Program, New Corporate Business Systems (66%)
- \$111K New Pathways, Various Locations (100%)

Top Capital Projects 2021/22 - November 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	1,531,973	34,599	1,497,374	(0)	3,985,000	4,060,925	(75,925)					79	S4. Design	Detailed design is progressing, anticipated to be completed in December 2021 with a risk budget may be insufficient based on 50% detailed design estimate.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	6,236,464	778,666	557,797	4,900,001	20,824,937	20,824,936	1					69	S5. Delivery	Southern oval (SP1) and Northern oval (SP2) opened to public on 6 September; Water connection for temp. toilet and drinks fountains due to be completed early December. High risk of construction industry price escalation due to market conditions. Rebudget at MYR for building activities anticipated.
PMO16175	PR-2664	25883	Landsdale Library and Youth Innovation Hub, New Building	1,793,991	64,348	329,643	1,400,000	10,451,250	10,451,250	0					30	S4. Design	Initial cost estimate over budget due to market conditions, design layout and complexity. A delay of 3 months anticipated due to architectural and scope reviews. Library naming options to be done in consultation with Moodjar Consultancy. Rebudget at MYR for building activities anticipated.
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	1,766,982	295,352	1,113,179	358,451	15,855,004	15,855,006	(2)					24	S5. Delivery	The Lot 9100 Industrial subdivision engineering design ongoing, completion anticipated April 2022. Stage 1 Resource Extraction works continues (5 years of work). Renewable Energy supply model being developed for tender. Water infrastructure planning contract works continues with development funding process started with the Water Corporation. Rebudget at MYR for multi-year project.
PMO19001	PR-2792	32947	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	1,592,780	512,765	981,365	98,650	2,263,306	2,263,306	0					90	S5. Delivery	Works on track. Tiling is completed. Fittings and fixtures anticipated to be completed by mid December 2021. Proceeding with verandah paving and carpark.
PMO19071	PR-4180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gnangara Rd to Hepburn Ave	1,544,234	9,993	1,284,241	250,000	3,200,000	3,200,000	(0)					25	S5. Delivery	Minor services works scheduled before Western Power works to mitigate delay in obtaining quote from Western Power. Rebudget at MYR.
PMO19098	PR-4219	37618	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	1,105,424	5,421	1,100,003	0	1,207,638	1,206,124	1,514					32	S5. Delivery	Construction anticipated December to January 2022 in the school term holidays to minimise construction impact. Local business and surrounding schools have been made aware of the project and had the opportunity to ask any questions.
PMO20004	PR-4238	38839	Three Bin Kerbside Collection New System	1,737,769	1,105,175	369,000	263,594	6,794,858	6,531,264	263,594					95	S5. Delivery	Roll out of the new bin system is now complete. There were about 20% (~7500) of activities that the contractor was unable to complete. Waste Operations are actioning these activities of which ~2000 are still pending and anticipated to continue till early next year. Return savings at MYR.

Top Capital Projects 2021/22 - November 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
PMO20049	PR-4271	40569	Splendid Park, Yanchep, Upgrade Splendid Park Cycling Path	2,274,690	44,383	550,000	1,680,307	2,397,100	2,999,557	(602,457)					61	S4. Design	Internal review of detailed design completed. Landscaping Plan is dependent on DWER's inputs impacting timelines for internal sign-off. It is anticipated timing required to obtain clearing permit may cause delays. Risk of increase in cost associated with the environmental offset clearing permit and construction industry price escalations due to market conditions. Procurement process anticipated to commence once clearing permit is approved and upon federal funding approval. Rebudget at MYR.
PMO20057	PR-4277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	3,449,452	72,610	3,376,842	0	40,000,000	40,000,000	0					33	S4. Design	Project to be considered by the public through community engagement.
PMO21060	PR-4347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	464,397	81,187	412,259	(29,049)	22,750,000	22,750,000	0					23	S3. Delivery Planning	Design Consultant awarded to cover duplication of Flynn Drive from Wanneroo to Old Yanchep Road. Actual construction works to extend as far as possible to Old Yanchep Road with the funds provided. MRWA funding \$20M approval / reporting has been issued based on a standard 40%/40%/20% arrangement. Federal Government funding \$2.5M requires Project Proposal Report submission to Federal Government; draft has been issued to MRWA for comments. Request for remaining clearing permit approval and requirements issued to DWER. Detailed concept design for duplication of Flynn Drive to Old Yanchep Road anticipated in December 2021. The detailed design not complete therefore required service relocations are unknown and approvals for land clearance of vegetation unconfirmed.
				23,498,156	3,004,499	11,571,703	8,921,954	129,729,093	130,142,368	(413,274)							
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 30 November 2021									
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$	Accrued Interest
<b>Current Account Investment Group</b>									
22,588,000.00	0.01	Commonwealth Bank of Australia Perth	A1	N/A		N/A	22,588,000.00		
22,588,000.00	0.01%						22,588,000.00		
<b>Term Investment Group</b>									
0.00	1.05	Westpac Banking Corporation	A1	19-May-2021	10,000,000.00	19-May-2020	0.00	-	0.00
0.00	0.76	Westpac Banking Corporation	A1	07-September-2021	10,000,000.00	07-September-2020	0.00	-	0.00
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	5,006,712.33	6,712.33	6,712.33
0.00	0.86	Westpac Banking Corporation	A1	28-July-2021	5,000,000.00	28-July-2020	0.00	-	0.00
0.00	0.83	Westpac Banking Corporation	A1	05-August-2021	10,000,000.00	07-August-2020	0.00	-	0.00
0.00	0.83	Westpac Banking Corporation	A1	11-August-2021	5,000,000.00	11-August-2020	0.00	-	0.00
0.00	0.85	National Australia Bank	A1	11-August-2021	5,000,000.00	11-August-2020	0.00	-	0.00
5,000,000.00	0.33	Westpac Banking Corporation	A1	18-August-2022	5,000,000.00	18-August-2021	5,004,701.37	4,701.37	4,701.37
15,000,000.00	0.32	Westpac Banking Corporation	A1	24-August-2022	15,000,000.00	24-August-2021	15,012,887.67	12,887.67	12,887.67
0.00	0.76	Westpac Banking Corporation	A1	14-September-2021	10,000,000.00	07-September-2020	0.00	-	0.00
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
0.00	0.71	Commonwealth Bank of Australia Perth	A1	22-September-2021	5,000,000.00	22-September-2020	0.00	-	0.00
0.00	0.70	Westpac Banking Corporation	A1	07-October-2021	15,000,000.00	07-October-2020	0.00	-	0.00
0.00	0.66	Commonwealth Bank of Australia Perth	A1	21-October-2021	5,000,000.00	21-October-2020	0.00	-	0.00
0.00	0.62	Commonwealth Bank of Australia Perth	A1	28-October-2021	10,000,000.00	28-October-2020	0.00	-	0.00
0.00	0.60	Westpac Banking Corporation	A1	06-November-2021	10,000,000.00	06-November-2020	0.00	-	0.00
0.00	0.59	Commonwealth Bank of Australia Perth	A1	29-November-2021	10,000,000.00	27-November-2020	0.00	-	0.00
10,000,000.00	0.53	Commonwealth Bank of Australia Perth	A1	09-December-2021	10,000,000.00	09-December-2020	10,051,693.15	22,216.44	51,693.15
10,000,000.00	0.52	Commonwealth Bank of Australia Perth	A1	16-December-2021	10,000,000.00	21-December-2020	10,049,008.22	21,797.26	49,008.22
20,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	11-January-2022	20,000,000.00	11-January-2021	20,084,953.42	40,241.10	84,953.42
10,000,000.00	0.47	National Australia Bank	A1	17-January-2022	10,000,000.00	14-January-2021	10,041,205.48	19,701.37	41,205.48
10,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	20-January-2022	10,000,000.00	21-January-2021	10,041,161.64	20,120.55	41,161.64
5,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	28-January-2022	5,000,000.00	29-January-2021	5,020,054.79	10,060.27	20,054.79
10,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	03-February-2022	10,000,000.00	04-February-2021	10,037,682.19	19,282.19	37,682.19
10,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	10-February-2022	10,000,000.00	11-February-2021	10,036,800.00	19,282.19	36,800.00
5,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	15-February-2022	5,000,000.00	15-February-2021	5,009,578.09	9,641.10	9,578.09
15,000,000.00	0.50	Commonwealth Bank of Australia Perth	A1	23-February-2022	15,000,000.00	23-February-2021	15,057,534.25	31,438.36	57,534.25
15,000,000.00	0.50	Commonwealth Bank of Australia Perth	A1	09-March-2022	15,000,000.00	09-March-2021	15,054,657.53	31,438.36	54,657.53
30,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	29-March-2022	30,000,000.00	08-April-2021	30,089,227.40	57,846.58	89,227.40
20,000,000.00	0.37	Westpac Banking Corporation	A1	10-May-2022	20,000,000.00	10-May-2021	20,004,054.79	31,019.18	4,054.79
10,000,000.00	0.40	Westpac Banking Corporation	A1	19-May-2022	10,000,000.00	19-May-2021	10,001,205.48	16,767.12	1,205.48
15,000,000.00	0.42	Bankwest	A1	10-December-2021	15,000,000.00	10-June-2021	15,029,860.27	26,408.22	29,860.27
15,000,000.00	0.43	Bankwest	A1	10-June-2022	15,000,000.00	10-June-2021	15,030,571.23	27,036.99	30,571.23
5,000,000.00	0.35	Westpac Banking Corporation	A1	20-June-2022	5,000,000.00	18-June-2021	5,007,910.96	7,335.62	7,910.96
15,000,000.00	0.35	Australia & New Zealand Bank	A1	19-April-2022	15,000,000.00	23-June-2021	15,023,013.70	22,006.85	23,013.70
5,000,000.00	0.35	Westpac Banking Corporation	A1	28-July-2022	5,000,000.00	28-July-2021	5,005,993.15	5,993.15	5,993.15
15,000,000.00	0.35	National Australia Bank	A1	29-July-2022	15,000,000.00	29-July-2021	15,017,835.62	17,835.62	17,835.62
10,000,000.00	0.34	National Australia Bank	A1	05-August-2022	10,000,000.00	06-August-2021	10,010,805.48	10,805.48	10,805.48
10,000,000.00	0.35	National Australia Bank	A1	12-August-2022	10,000,000.00	11-August-2021	10,010,643.84	10,643.84	10,643.84
15,000,000.00	0.33	Westpac Banking Corporation	A1	12-August-2022	15,000,000.00	12-August-2021	15,014,917.81	14,917.81	14,917.81
10,000,000.00	0.25	Australia & New Zealand Bank	A1	11-April-2022	10,000,000.00	24-August-2021	10,006,712.33	6,712.33	6,712.33
20,000,000.00	0.34	Westpac Banking Corporation	A1	16-September-2022	20,000,000.00	16-September-2021	20,013,972.60	13,972.60	13,972.60
20,000,000.00	0.33	Westpac Banking Corporation	A1	16-September-2022	20,000,000.00	16-September-2021	20,013,561.64	13,561.64	13,561.64
15,000,000.00	0.35	Suncorp	A1	08-September-2022	15,000,000.00	22-September-2021	15,009,924.66	9,924.66	9,924.66
10,000,000.00	0.35	Suncorp	A1	22-September-2022	10,000,000.00	22-September-2021	10,006,616.44	6,616.44	6,616.44
15,000,000.00	0.35	Suncorp	A1	28-September-2022	15,000,000.00	28-September-2021	15,009,061.64	9,061.64	9,061.64
10,000,000.00	0.35	Westpac Banking Corporation	A1	10-October-2022	10,000,000.00	08-October-2021	10,005,082.19	5,082.19	5,082.19
5,000,000.00	0.62	Commonwealth Bank of Australia Perth	A1	24-October-2022	5,000,000.00	22-October-2021	5,003,312.33	3,312.33	3,312.33
15,000,000.00	0.60	Australia & New Zealand Bank	A1	28-October-2022	15,000,000.00	29-October-2021	15,007,890.41	7,890.41	7,890.41
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	09-November-2022	10,000,000.00	09-November-2021	10,004,027.40	4,027.40	4,027.40
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	29-November-2022	10,000,000.00	29-November-2021	10,000,191.78	191.78	191.78
450,000,000.00	0.42%						450,835,023.29	598,490.41	835,023.29
	Weighted Return								
472,588,000.00	0.40%	Totals					473,423,023.29	598,490.41	835,023.29

0.024% 12 month UBS Australia Bank Bill Index for 30 November 2021

0.38% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.

Interest Rate - refers to the annual interest rate applicable to the investment.

Borrower - refers to the institution through which the City's monies are invested.

Rating - refers to the Standard &amp; 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 30 NOVEMBER 2021**

Attachment 6

Description	Year To Date				Annual			
	Actual	Adopted Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
<b>Opening Surplus/(Deficit)</b>	<b>(21,118,439)</b>	<b>1,373,000</b>	<b>(22,491,439)</b>	<b>0</b>	<b>1,373,000</b>	<b>1,373,000</b>	<b>0</b>	<b>0</b>
<b>OPERATING ACTIVITIES</b>								
<b>Revenues</b>								
Operating Grants, Subsidies & Contributions	3,706,483	3,358,647	347,836	10	8,015,370	8,067,170	51,800	1
Fees & Charges	39,052,240	39,574,392	(522,152)	(1)	50,296,054	50,296,054	0	0
Interest Earnings	1,364,741	1,160,759	203,982	18	2,283,458	2,283,458	0	0
Other Revenue	305,628	287,711	17,917	6	725,295	725,295	0	0
	<b>44,429,092</b>	<b>44,381,509</b>	<b>47,583</b>	<b>0</b>	<b>61,320,177</b>	<b>61,371,977</b>	<b>51,800</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(31,343,313)	(32,843,035)	1,499,722	5	(77,092,475)	(77,142,475)	(50,000)	(0)
Materials & Contracts	(22,161,366)	(29,181,711)	7,020,345	24	(88,738,173)	(88,739,973)	(1,800)	(0)
Utility Charges	(3,584,653)	(3,982,932)	398,279	10	(9,755,555)	(9,755,555)	0	0
Depreciation	(16,615,113)	(18,504,760)	1,889,647	10	(44,411,424)	(44,411,424)	0	0
Interest Expenses	(1,688,855)	(1,714,660)	25,805	2	(4,115,430)	(4,115,430)	0	0
Insurance	(554,520)	(494,145)	(60,375)	(12)	(1,285,633)	(1,285,633)	0	0
	<b>(75,947,820)</b>	<b>(86,721,243)</b>	<b>10,773,423</b>	<b>12</b>	<b>(225,398,690)</b>	<b>(225,450,490)</b>	<b>(51,800)</b>	<b>(0)</b>
<b>Non-Cash Amounts Excluded</b>								
Depreciation	16,615,113	18,504,760	(1,889,647)	(10)	44,411,424	44,411,424	0	0
	<b>(14,903,615)</b>	<b>(23,834,974)</b>	<b>8,931,359</b>	<b>2</b>	<b>(119,667,089)</b>	<b>(119,667,089)</b>	<b>0</b>	<b>0</b>
<b>INVESTING ACTIVITIES</b>								
Non Operating Grants, Subsidies & Contributions	5,575,997	7,948,360	(2,372,363)	(30)	19,076,024	18,994,033	(81,991)	(0)
Contributed Physical Assets	0	0	0	0	12,180,000	12,180,000	0	0
Non Operating Contract Expenses	(14,166,667)	0	(14,166,667)	0	0	(15,000,000)	0	0
Profit on Asset Disposals	995,930	3,970,870	(2,974,940)	(75)	4,918,000	4,945,035	27,035	1
Loss on Assets Disposals	0	(1,013,273)	1,013,273	100	(986,238)	(1,013,273)	(27,035)	3
Share of Loss of Associates	(49,906)	0	(49,906)	0	0	0	0	0
TPS & DCP Revenues	2,934,056	3,757,995	(823,939)	(22)	25,630,638	25,630,638	0	0
TPS & DCP Expenses	(1,171,831)	(14,112,530)	12,940,699	92	(19,907,771)	(19,907,771)	0	0
Capital Expenditure	(14,566,336)	(31,200,000)	16,633,664	53	(82,213,708)	(85,133,524)	(2,919,816)	(3)
Proceeds From Disposal Of Assets	441,782	3,600,000	(3,158,218)	(88)	8,640,000	8,640,000	0	0
	<b>(20,006,975)</b>	<b>(27,048,578)</b>	<b>7,041,603</b>	<b>26</b>	<b>(32,663,055)</b>	<b>(50,664,862)</b>	<b>(18,001,807)</b>	<b>(36)</b>
<b>Non-Cash Amounts Excluded</b>								
Contributed Physical Assets	0	0	0	0	(12,180,000)	(12,180,000)	0	0
Profit on Asset Disposals	(995,930)	(3,970,870)	2,974,940	0	(4,918,000)	(4,945,035)	(27,035)	(1)
Loss on Assets Disposals	0	1,013,273	(1,013,273)	(100)	986,238	1,013,273	27,035	3
Share of Loss of Associates	49,906	0	49,906	0	0	0	0	0
Movement in Non Current Lease Liability	25,171	0	25,171	0	0	0	0	0
Movement in Non- Current Deferred Pensioner Rates	158,940	0	158,940	0	0	0	0	0
Movement in Non- Current Leave Liability Provision	(87,244)	0	(87,244)	0	0	0	0	0
	<b>(1,700,834)</b>	<b>(2,957,597)</b>	<b>1,256,763</b>	<b>(42)</b>	<b>(16,111,762)</b>	<b>(16,111,762)</b>	<b>0</b>	<b>0</b>
	<b>(21,707,809)</b>	<b>(30,006,175)</b>	<b>8,298,366</b>	<b>28</b>	<b>(48,774,817)</b>	<b>(66,776,624)</b>	<b>(18,001,807)</b>	<b>(27)</b>
<b>FINANCING ACTIVITIES</b>								
Contributions from New Loans	0	0	0	0	15,000,000	15,000,000	0	0
Transfers from Restricted Grants, Contributions & Loans	68,700	712,264	(643,565)	(90)	1,709,434	1,709,434	0	0
Transfers to Restricted Grants, Contributions & Loans	0	0	0	0	0	0	0	0
Transfers from Reserves	5,980,096	18,090,612	(12,110,516)	(67)	43,417,469	43,417,469	0	0
Transfers to Reserves	0	(16,291,380)	16,291,380	100	(39,099,312)	(39,099,312)	0	0
Cash Backed Employee Provisions Transfers	682,450	0	682,450	0	0	0	0	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	0	1,028,783	(1,028,783)	0	2,469,079	2,469,079	0	0
Transfers from Schemes	842,649	9,129,760	(8,287,111)	(91)	21,911,423	21,911,423	0	0
Transfers to Schemes	(758,053)	(9,129,760)	8,371,706	92	(21,911,423)	(21,911,423)	0	0
	<b>6,815,841</b>	<b>3,540,279</b>	<b>3,275,562</b>	<b>93</b>	<b>23,496,670</b>	<b>23,496,670</b>	<b>0</b>	<b>0</b>
<b>(DEFICIT)/SURPLUS</b>	<b>(50,914,022)</b>	<b>(48,927,870)</b>	<b>(1,986,152)</b>	<b>4</b>	<b>(143,572,236)</b>	<b>(161,574,043)</b>	<b>(18,001,807)</b>	<b>(11)</b>
<b>Amount To Be Raised From Rates</b>	<b>138,201,613</b>	<b>138,767,680</b>	<b>(566,067)</b>	<b>(0)</b>	<b>141,191,680</b>	<b>141,191,680</b>	<b>0</b>	<b>0</b>
<b>Closing Surplus/(Deficit)</b>	<b>87,287,591</b>	<b>89,839,810</b>	<b>(2,552,219)</b>	<b>(3)</b>	<b>(2,380,556)</b>	<b>(20,382,363)</b>	<b>(18,001,807)</b>	<b>0</b>

**CS02-02/22 Warrant of Payments for the Period to 30 November 2021**

File Ref: 1859V02 – 21/555654  
 Responsible Officer: Director, Corporate Strategy & Performance  
 Attachments: Nil

**Issue**

Presentation to the Council of a list of accounts paid for the month of November 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 November 2021.

<b>Funds</b>	<b>Vouchers</b>	<b>Amount</b>
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – November 2021</b>		
Cheque Numbers	122366 - 122507	\$512,020.23
EFT Document Numbers	4290 - 4315	<u>\$17,643,901.68</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$18,155,921.91</b>
Manual Journals		\$3,500.50
Less Cancelled Cheques		(\$30,225.44)
Town Planning Scheme		<u>(\$895,823.33)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>(\$17,233,373.74)</u></b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid – November 2021</b>		
Recoup to Director Corporate Services Advance A/C		\$17,233,373.74
Direct Payments		\$41,358.97
Payroll – Direct Debits		<u>\$1,885,295.47</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$19,160,028.18</u></b>
<b>Town Planning Scheme</b>		
Accounts Paid – November 2021		
Cell 1		\$20.48
Cell 2		\$20.48
Cell 3		\$20.48
Cell 4		\$22,033.96
Cell 5		\$873,645.98
Cell 6		\$20.48
Cell 7		\$20.48
Cell 8		\$20.48
Cell 9		<u>\$20.51</u>

<b>TOTAL ACCOUNTS PAID</b>				<b>\$895,823.33</b>
<b>WARRANT OF PAYMENTS NOVEMBER 2021</b>				
<b>ID NO.</b>	<b>PAYMENT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
1	00122366	02/11/2021	AHA! Consulting	\$2,750.00
			Training - Engagement Essentials - 5 Attendees - Community Services	
2	00122367	02/11/2021	Gravity Discovery Centre Foundation	\$450.00
			Incursion - Astronomy Star Gazing - Youth Services	
3	00122368	02/11/2021	iClick2Learn	\$4,950.00
			Membership - 100 Person Access For 12 Months / Setup Of City Of Wanneroo Branded Hub On Iclick2Learn Platform - Community Planning & Development	
4	00122369	02/11/2021	Rotary Club of Wanneroo	\$5,000.00
			Community Funding Program Support - Family Fun Day 03.10.2021	
5	00122370	02/11/2021	Marcel Susak	\$1,152.00
			Refund - Development Application - Withdrawn	
6	00122371	02/11/2021	Jaime Martin	\$171.65
			Refund - Building Application - Cancelled	
7	00122372	02/11/2021	Ahmed Babiker	\$198.10
			Hire Fee Refund	
8	00122373	02/11/2021	June Moorhouse	\$126.00
			Hire Fee Refund	
9	00122374	02/11/2021	Ros Spawton	\$10.11
			Refund - Bowling And Arcade 09.07.2021	
10	00122375	02/11/2021	Bruce Lowth	\$61.65
			Refund - Building Services Levy - Application Refused	
11	00122376	02/11/2021	Samantha Lane	\$171.65
			Refund - Building Application - Cancelled	
12	00122377	02/11/2021	Bill Ingram	\$348.66
			Refund - Membership Paid In Full - Withdrawn	
13	00122378	02/11/2021	City of Wanneroo	\$110.00
			Cash Advance - Cultural Services Replacement Of Swinging Music Desk - Buckingham House	
14	00122379	02/11/2021	City of Wanneroo	\$59.40
			Yanchep Two Rocks Library Petty Cash	
15	00122380	02/11/2021	City of Wanneroo	\$283.95
			Ashby Petty Cash	
16	00122381	02/11/2021	Quinns Mindarie Surf Life Saving Club	\$22,000.00
			Beach Safety Services - 50% Balance Of Annual Payment - 2021 / 2022 - Facilities	
17	00122383	05/11/2021	City of Wanneroo	\$225.00

			Cash Advance - 3 Gift Cards @ \$75.00 Day Seniors Day Prizes - Community Development	
18	00122384	09/11/2021	Paul William Rowe	\$550.00
			2 Performances - Old Wanneroo School House - Cultural Services	
19	00122385	09/11/2021	Sage Copywriting	\$4,158.00
			Compile Written Testimonials - Investment Attraction Project - Advocacy & Economic Development	
			City Of Wanneroo Writing Style Guide - Communications & Brand	
			Develop Communication Plan For Brand Rollout - Communications & Brand	
20	00122386	09/11/2021	Wildflower Society of WA Incorporated	\$70.00
			Membership - Wildflower Society - Land Development	
21	00122387	09/11/2021	Christine Bishop	\$310.00
			Vehicle Crossing Subsidy	
22	00122388	09/11/2021	Primewest Constructions Pty Ltd	\$147.00
			Refund - Development Application - Exempt	
23	00122389	09/11/2021	Cle Town Planning And Design	\$590.00
			Refund - Development Application - Duplicate Payments	
24	00122390	09/11/2021	Carolyn Smith	\$73.00
			Refund - Written Planning Request - Withdrawn	
25	00122391	09/11/2021	Aker Makur	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
26	00122392	09/11/2021	Alex Figg	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
27	00122393	09/11/2021	Shannon Carey	\$153.00
			Dog Registration Refund - 2 Dog Application Not Required	
28	00122394	09/11/2021	Clinton Filardi	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
29	00122395	09/11/2021	Anna Weatherill	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
30	00122396	09/11/2021	Dianne Guise	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
31	00122397	09/11/2021	Domenic Caccamo	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
32	00122398	09/11/2021	Virendra Parikh	\$80.00

			Refund Of Candidate Deposit - Local Government Election 2021	
33	00122399	09/11/2021	Helen Berry	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
34	00122400	09/11/2021	Jordan Wright	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
35	00122401	09/11/2021	Natalie Herridge	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
36	00122402	09/11/2021	Paul Miles	\$80.00
			Refund - Candidate Deposit - Local Government Elections 2021	
37	00122403	09/11/2021	Gary Duffield	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
38	00122404	09/11/2021	Susan Wesley	\$850.00
			Bond Refund	
39	00122405	09/11/2021	Heather Cole	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
40	00122406	09/11/2021	James Rowe	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
41	00122407	09/11/2021	Jim Anthony	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
42	00122408	09/11/2021	Joanne Webber	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
43	00122409	09/11/2021	Lewis Flood	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
44	00122410	09/11/2021	Peter Jenkins	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
45	00122411	09/11/2021	Phil Bedworth	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
46	00122412	09/11/2021	Saba Rahi	\$80.00
			Refund - Candidate Deposit - Local Government Elections 2021	
47	00122413	09/11/2021	Liam Nguyen	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
48	00122414	09/11/2021	Shelley McGinn	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	



49	00122415	09/11/2021	Linda Aitken	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
50	00122416	09/11/2021	Siham Benz	\$80.00
			Refund - Candidate Deposit - Local Government Elections 2021	
51	00122417	09/11/2021	Marino Salinas	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
52	00122418	09/11/2021	Mike Dale	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
53	00122419	09/11/2021	Sign Here Signs	\$134.90
			Refund - Building Application - Overpayment	
54	00122420	09/11/2021	Nigel Elliot	\$60.00
			Refund - Copy Of Indemnity Insurance Certificate - Not Available	
55	00122421	09/11/2021	Sissay A Degeffa	\$147.00
			Refund - Development Application - Withdrawn	
56	00122422	09/11/2021	City of Wanneroo	\$194.05
			Facility Officer WLCC Petty Cash	
57	00122423	09/11/2021	City of Wanneroo	\$13.60
			Wanneroo Youth Centre Petty Cash	
58	00122424	09/11/2021	Cr F Cvitan	\$7,788.68
			Monthly Meeting & ICT Allowance	
59	00122425	09/11/2021	Cr X Nguyen	\$6,190.46
			Monthly Meeting & ICT Allowance	
60	00122426	11/11/2021	YouthCare	\$35,200.00
			Donation From Proceeds Raised At The Corporate Charity Golf Day 2021	
61	00122427	16/11/2021	Julie Wrigley	\$99.00
			Refund - Junior Basketball - Only Attended 1 Class	
62	00122428	16/11/2021	McMullen Nolan Group Pty Ltd	\$1,730.00
			Refund - Subdivision Clearance - No Fees Applicable	
63	00122429	16/11/2021	Kimberly Stone	\$12.50
			Refund - Cooking Italian - Child Sick	
64	00122430	16/11/2021	David & Alison Hardman	\$1,000.00
			Refund - Overpayment - Street & Verge Bond	
65	00122431	16/11/2021	McMullen Nolan Group Pty Ltd	\$770.00
			Refund - Subdivision Clearance - Overpayment	
66	00122432	16/11/2021	McMullen Nolan Group Pty Ltd	\$1,135.00
			Refund - Subdivision Clearance - No Fees Applicable	
67	00122433	16/11/2021	Samantha Dall	\$2,000.00
			Refund - Street & Verge Bond	



68	00122434	16/11/2021	Joseph Beddows	\$2,000.00
			Refund - Street & Verge Bond	
69	00122435	16/11/2021	Mark Zimoch	\$146.83
			Refund - Subdivision Fees - Paid Twice	
70	00122436	16/11/2021	Kingsway United Christian Football	\$56.88
			Hire Fee Refund	
71	00122437	16/11/2021	Organisation of African Communities	\$226.60
			Hire Fee Refund	
72	00122438	16/11/2021	Bee Moved Pty Ltd	\$264.00
			100 Inch Screen Moved To Ashby Operations Centre - ICT	
73	00122439	16/11/2021	Candor Training	\$715.00
			Workshop - Conflict Resolution - Facilities	
74	00122440	16/11/2021	International Art Services	\$1,001.00
			Transportation Services - Artwork Collection - Wanneroo Gallery	
75	00122441	16/11/2021	Neverfail Springwater Limited	\$31.68
			Bottled Water - Print Room	
76	00122442	16/11/2021	Traffic Logistics Australia	\$4,760.00
			Traffic Counts - Multiple Locations - Traffic Services	
77	00122443	16/11/2021	City of Wanneroo	\$141.55
			Petty Cash - Girrawheen Library	
78	00122444	16/11/2021	City of Wanneroo	\$144.70
			Petty Cash - Clarkson Library	
79	00122445	16/11/2021	Parada Pty Ltd	\$4,000.00
			Refund - 2 Street & Verge Bonds	
80	00122446	16/11/2021	Mr Jack Penny	\$255.00
			Reimbursement - Austswim Renewal To Maintain Current Role In Cities Learn To Swim Program	
81	00122447	16/11/2021	Telstra	\$9,734.80
			Phone Charges For The City	
82	00122448	23/11/2021	Hammond Woodhouse Advisory	\$3,135.00
			Consulting Services - External Panel Member - Executive Manager Interviews - Office Of The CEO	
83	00122449	23/11/2021	Michael Doherty	\$300.00
			Artist Fee - Even Keel Exhibition - Cultural Services	
84	00122450	23/11/2021	Perth Heat Pty Ltd	\$495.00
			Workshop - Coach The Coaches - Facilities	
85	00122451	23/11/2021	Mr Adam Phan	\$100.00
			Magic Show - Gold Program	
86	00122452	23/11/2021	Powerlyt Group Pty Ltd	\$18,909.00
			Consultancy Services - Kingsway Sporting Complex Floodlighting Upgrade - Assets	
87	00122453	23/11/2021	Town of Bassendean	\$7,320.28

			Transfer - Long Service Leave - L De Vries - Payroll	
88	00122454	23/11/2021	Yaolin Lion Dance Incorporated	\$880.00
			Chinese Lion Dance Performance To Celebrate Girrawheen Event 13.11.2021 - Place Management	
89	00122455	24/11/2021	City of Wanneroo	\$289.80
			Petty Cash - Hainsworth Youth	
90	00122456	24/11/2021	City of Wanneroo	\$794.30
			Petty Cash - Finance	
91	00122457	24/11/2021	City of Wanneroo	\$80.85
			Petty Cash - Health Services	
92	00122458	24/11/2021	David Wills and Associates	\$352.00
			Reimbursement - Development Application Fees - Withdrawn	
93	00122459	24/11/2021	Mr Joshua Miller	\$280.00
			Reimbursement - Austswim Extension Course To Maintain Current Role	
94	00122460	24/11/2021	Telstra	\$26,652.29
			Phone Charges For The City	
95	00122461	24/11/2021	Vietnamese Community in Australia -	\$495.00
			Ao Dai Parade - 18 Models - 13.11.2021 - Celebrate Girrawheen Event - Place Management	
96	00122462	24/11/2021	Shree Jalaram Mandal WA Incorporate	\$168.30
			Hire Fee Refund	
97	00122463	24/11/2021	Christine Edwin	\$73.00
			Refund - Development Application - Home Business	
98	00122464	24/11/2021	Lianne Lee	\$73.00
			Refund - Development Application - Incorrect	
99	00122465	24/11/2021	Visser Constructions	\$2,000.00
			Refund - Street & Verge Bond	
100	00122466	24/11/2021	Ahmed Babiker	\$327.60
			Hire Fee Refund	
101	00122467	24/11/2021	DB Cunningham Pty Ltd	\$110.00
			Refund - Demolition Permit Fee - Incorrect Amount	
102	00122468	24/11/2021	Louise Hudston	\$171.65
			Refund - Building Application - Not Required	
103	00122469	24/11/2021	The Mix Australia Pty Ltd (Thermomix In Australia)	\$190.40
			Hire Fee Refund	
104	00122470	24/11/2021	Ted Nguyen	\$4,571.92
			Hire Fee Refund	
105	00122471	24/11/2021	Quinns FC Incorporated	\$212.25
			Hire Fee Refund	
106	00122472	24/11/2021	Ngulla Koort Indigenous Corporation	\$218.40
			Hire Fee Refund	

107	00122473	24/11/2021	Kristina Balins	\$20.11
			Dog Registration Refund - Paid Twice	
108	00122474	24/11/2021	Alan Leslie Baldwin	\$74.64
			Refund - Pre Paid Lessons Not Used Due To Pool Closure In 2018	
109	00122475	24/11/2021	Pacifique Ndoricimpa & Christine Musabimana	\$360.00
			Vehicle Crossing Subsidy	
110	00122476	24/11/2021	Sandra Mucibabic	\$2,000.00
			Refund - Street & Verge Bond	
111	00122477	24/11/2021	Allan Holmes	\$1,000.00
			Refund - Street & Verge Bond	
112	00122478	24/11/2021	Ben Muni	\$2,000.00
			Refund - Street & Verge Bond	
113	00122479	24/11/2021	Church of Jesus Christ & Latter Day Saints	\$250.00
			Bond Refund	
114	00122480	24/11/2021	Nikolina Vojvodic	\$295.00
			Refund - Development Application - Withdrawn	
115	00122481	24/11/2021	Complete Approvals	\$110.00
			Refund - Building Application - Not Approved In Time	
116	00122482	24/11/2021	Pure Style Engineering & Design	\$172.63
			Refund - Building Application - Approved By Director	
117	00122483	24/11/2021	Geoffrey Mouritzen	\$61.65
			Refund - Building Services Levy - Rejected	
118	00122484	24/11/2021	Global Shop Services	\$234.37
			Refund - Building Services Levy - Rejected	
119	00122485	24/11/2021	Wanneroo Agricultural Society	\$2,000.00
			Sponsorship - 2021 Wanneroo Show - Events	
120	00122486	24/11/2021	DB Cunningham Pty Ltd	\$1,462.64
			Refund - Building Application - Incorrect	
121	00122487	24/11/2021	Encounter City Church	\$250.00
			Bond Refund	
122	00122488	24/11/2021	Amy Ash	\$83.60
			Refund - Junior Clinics Term Passes	
123	00122489	24/11/2021	Vescon Australia Pty Ltd	\$147.00
			Refund - Development Application - Exempt	
124	00122490	24/11/2021	The Vu & Luu Investments	\$150.50
			Refund - Health Services Assessment - Not Required	
	00122491	25/11/2021	Cancelled	
	00122492	25/11/2021	Cancelled	
125	00122493	25/11/2021	Jisha Xavier	\$35.18
			Reimbursement - Cashless Payment For Creche - Aquamotion	

126	00122494	25/11/2021	Susan Maltby	\$2,000.00
			Refund - Street & Verge Bond	
127	00122495	25/11/2021	Janice Christine Rothom	\$99.00
			Reimbursement - Swimming Lessons - Aquamotion	
128	00122496	25/11/2021	Banksia Grove Development Nominees	\$232,813.84
			Bond Refund - Banksia Grove Stage 53 WAPC 158983 & 159523	
129	00122497	25/11/2021	Cancer Council WA	\$3,000.00
			Sponsorship - Relay For Life WA West Coast Cash	
130	00122498	25/11/2021	Laula Dance Group	\$500.00
			Traditional Kazakh Dance - Celebrate Girrawheen - Place Management	
131	00122499	25/11/2021	National Association Of Steel-Frame	\$200.00
			Steel Frame Construction - Approvals	
132	00122500	25/11/2021	Powerlyt Group Pty Ltd	\$15,743.75
			Consultancy Services - Kingsway - Facility Projects	
133	00122501	25/11/2021	Selendang Sutra	\$250.00
			Indonesian Traditional Dancers - Celebrate Girrawheen - Events	
134	00122502	25/11/2021	The Trustee for Wilbro Unit Trust	\$1,430.00
			Bare Brick Graffiti Removal - Building Maintenance	
135	00122503	25/11/2021	The Trustee for Information Enterprises Trust	\$7,920.00
			Review Of The Business Classification Scheme - ICT	
136	00122504	25/11/2021	Town Of East Fremantle	\$8,592.51
			Reimbursement - Long Service Leave - L Cole - People And Culture	
137	00122505	25/11/2021	Rates Refund	\$145.47
138	00122506	29/11/2021	Ms Tracey Ballerine	\$350.00
			Bond Refund	
139	00122507	29/11/2021	Because We Care Pty Ltd	\$33,066.00
			Doggy Bags - Waste	
			<b>Total Director Corporate Services Advance - Cheques</b>	<b>\$512,020.33</b>
<b>ELECTRONIC FUNDS TRANSFER</b>				
140	00004290	01/11/2021	BE Projects (WA) Pty Ltd	\$280,576.72
			Dalvik Park Sports Amenities Building - Assets	
	00004291	02/11/2021		
141			A2Z Sports Pty Ltd	\$240.00
			Badminton Racquets - Kingsway	
142			AARCO Environmental Solutions Pty Ltd	\$4,837.26

			Remove Asbestos - Various Locations - Parks	
143			Action Glass & Aluminium	\$870.10
			Glazing Services For The City	
144			Allaboutxpert Australia Pty Ltd	\$44,688.60
			Casual Labour For The City	
145			Allused Pty Ltd	\$3,025.00
			Hire Rock Bucket - Loader Attachment - Engineering	
146			Archival Survival Pty Ltd	\$320.61
			Stationery Items - Cultural Services	
147			Atom Supply	\$15.84
			Stock - Stores Issues	
148			Aussie Natural Spring Water	\$42.00
			15L Water Bottles - Place Management	
149			Australian Airconditioning Services Ltd	\$5,901.72
			Airconditioning Services For The City	
150			AV Truck Service Pty Ltd	\$1,286.92
			Vehicle Spare Parts - Fleet / Stores	
151			Bartco Traffic Equipment Pty Ltd	\$2,077.68
			Fire Sign Service - Marmion Avenue Jindalee Boulevard - Emergency Services	
152			Bee Advice	\$180.00
			Removal Of Beehive - Glasshouse - Parks	
153			Better Pets and Gardens Wangara	\$154.14
			Animal Care Centre Supplies	
154			Bladon WA Pty Ltd	\$619.30
			100 4gb Mix And Match Flash Drive - Cultural Services	
155			Boral Construction Materials Group	\$1,148.40
			Concrete Mix - Various Locations - Engineering	
156			Bridgestone Australia Limited	\$3,555.82
			Tyre Fitting Services For The City	
157			Bring Couriers	\$692.38
			Courier Services - Health Services	
158			Brownes Foods Operations Pty Limited	\$301.15
			Milk Deliveries For The City	
159			Bucher Municipal Pty Ltd	\$4,567.84
			Vehicle Spare Parts - Stores	
160			BYOM Pty Ltd	\$2,475.00
			Licence - Entrepreneurial Mindset Profile Assessment - Advocacy & Economic Development	
161			Cabcharge	\$328.30
			Cabcharge Services For The City	
162			Car Care Motor Company Pty Ltd	\$2,116.40
			Vehicle Services - Fleet	
163			Cathara Consulting Pty Ltd	\$10,391.48
			Casual Labour For The City	

164			CDM Australia Pty Ltd	\$54,082.27
			Professional Services - Level 3 Business Hours - ICT	
			Replacement Test Environment Server - ICT	
165			Central Regional Tafe	\$1,669.80
			Training - ROCS 1 & 2 Skillset - 2 Attendees - Rangers	
166			Chemistry Centre WA	\$1,643.14
			Water Sampling - Various Locations	
167			Cherry's Catering	\$4,783.50
			Catering Services For The City	
168			Chris Kershaw Photography	\$275.00
			Photography - National Tree Day Community Planning - Communications & Brand	
169			Clark Equipment Sales Pty Ltd	\$180.58
			Vehicle Spare Parts - Fleet	
170			Clinipath Pathology	\$1,658.25
			Medical Fees For The City	
171			Coastal Navigation Solutions	\$1,017.50
			BBQ Area Surface Preparation And Paint - Youth Services	
172			Coca Cola Amatil Pty Ltd	\$157.24
			Beverages - Kingsway Stadium	
173			Converge International Pty Ltd	\$10,153.00
			Employee Assistance Services - People & Culture	
174			Coolican Civil Engineering Pty Ltd	\$1,364.00
			Replace Damaged Coms Pit - Engineering	
175			Corsign (WA) Pty Ltd	\$5,582.01
			Street Name Plates	
			Sign - Child Care Centre - Engineering	
			Signs - Dead End Hazard, Marina & Shopping Centre - Engineering	
			Sign Installation - Emergency Services	
176			Critical Fire Protection & Training Ltd	\$919.60
			Fire Detection Equipment Services - Building Maintenance	
177			CS Legal	\$3,170.39
			Court Fees - Rating Services	
178			David Paul Petale	\$360.00
			Author Talk - Clarkson Library - 16.10.2021 - Library Services	
179			Destination Perth	\$15,499.99
			LGA Cooperative Marketing Contribution - Advocacy & Economic Development	
			Sunset Coast Cooperative Contribution - Advocacy & Economic Development	

			Holiday Planning - Full Page Advert - Advocacy & Economic Development	
180			<a href="#">Dowsing Group Pty Ltd</a>	\$89,310.80
			Concrete Works - Various Locations - Engineering	
181			<a href="#">Drainflow Services Pty Ltd</a>	\$20,397.74
			Drain Cleaning / Road Sweeping Services For The City	
182			<a href="#">Elliotts Irrigation Pty Ltd</a>	\$16,937.21
			Irrigation Parts Replacement & Iron Filter Services - Parks	
183			<a href="#">Ergolink</a>	\$446.15
			Office Chair - Asset Planning	
184			<a href="#">Fiona Gavino</a>	\$1,100.00
			Workshop - Weaving - Cultural Services	
185			<a href="#">Focus Consulting WA Pty Ltd</a>	\$13,200.00
			Electrical Consultancy Services - Paloma Park - Assets	
			Design Development - Broadview Park - Assets	
			Design Fee - Chesterfield & Brampton Parks - Assets	
186			<a href="#">Fusion Applications Pty Ltd</a>	\$17,311.25
			Oracle Specialist Services - ICT	
187			<a href="#">Gen Connect Pty Ltd</a>	\$189.75
			Service Generators - Building Maintenance	
188			<a href="#">Geoff's Tree Service Pty Ltd</a>	\$106,250.04
			Firebreak Clearing / Pruning Works For The City	
189			<a href="#">Grasstrees Australia</a>	\$979.00
			10 Grasstrees - Hardcastle Park - Parks	
			Grasstree Maintenance - Golfview Park - Parks	
190			<a href="#">Green Options Pty Ltd</a>	\$6,967.59
			Rotary Mowing - Various Locations - Parks	
191			<a href="#">Hays Personnel Services</a>	\$15,392.15
			Casual Labour For The City	
192			<a href="#">Heatley Sales Pty Ltd</a>	\$2,018.97
			Stock - Stores Issues	
193			<a href="#">HFM Asset Management Pty Ltd</a>	\$7,736.96
			Report Roof Draining - Aquamotion - Building Maintenance	
			Condition Assessment & Validation - Parks Assets - Various Locations - Assets	
194			<a href="#">Hickey Constructions Pty Ltd</a>	\$19,629.50
			Repaint Hand Rail - Yanchep Beach Surf Club - Engineering	
			Paint Hand Rails - Fred Stubbs Beach - Engineering	



			Paint Hand Rail - Kemp Street Beach Access - Engineering	
			Repair Decking - Coverwood Park - Parks	
			Install Disabled Access Ramp - Halesworth Park - Assets	
195			<a href="#">Hose Right</a>	\$2,131.05
			Vehicle Spare Parts - Fleet	
196			<a href="#">Houspect WA</a>	\$1,485.00
			Building Inspection - Hepburn Family Centre - Property	
197			<a href="#">Hydroquip Pumps</a>	\$121.00
			Repair Pump - Wanneroo Showgrounds - Parks	
198			<a href="#">Iconic Property Services Pty Ltd</a>	\$14,638.96
			Cleaning Services For The City	
199			<a href="#">Identity Perth</a>	\$981.75
			CoW Special Recognition Pin - Communications And Brand	
			Corporate Logo Suite - Communications & Brand	
200			<a href="#">Imagesource Digital Solutions</a>	\$627.00
			2 Banners - Hot Hula - Cultural Services	
			Banners - Yanchep Community Concert - Cultural Services	
201			<a href="#">Integrity Industrial Pty Ltd</a>	\$41,306.54
			Casual Labour For The City	
202			<a href="#">Interfire Agencies Pty Ltd</a>	\$296.29
			Fire Helmet - Community Safety	
203			<a href="#">Iron Tech Industries</a>	\$2,795.10
			Steel Fabrication Works - Engineering	
204			<a href="#">J Blackwood &amp; Son Ltd</a>	\$3,207.09
			PPE Supplies - Fleet / Waste	
			Stock - Stores Issues	
205			<a href="#">James Bennett Pty Ltd</a>	\$2,192.59
			Book Purchases - Library Services	
206			<a href="#">JB Hi Fi Group Pty Ltd</a>	\$1,354.00
			Sony TV - Place Management	
207			<a href="#">Jodie Aedy</a>	\$686.30
			Graphic Design - Cab Team Day Collateral - Communications And Brand	
208			<a href="#">Kalyx Australia Pty Ltd</a>	\$4,334.00
			Weed Assessment Trial - Parks	
209			<a href="#">Kerb Direct Kerbing</a>	\$28,693.18
			Kerbing Works For The City	
210			<a href="#">Kleenheat Gas Pty Ltd</a>	\$1,004.50
			Gas Supplies For The City	
211			<a href="#">Kleenit</a>	\$2,442.50
			Graffiti Removal For The City	
212			<a href="#">Landcare Weed Control</a>	\$86,466.22
			Landscape Maintenance For The City	

213			Larrikin House Pty Ltd	\$256.50
			Purchase Of Local Stock For Library Services	
214			LD Total	\$77,500.20
			Landscape Maintenance For The City	
215			Ligna Construction	\$2,244.00
			Replace Broken Capper - Various Locations - Parks	
			Wall Repairs - Leatherback Park - Parks	
216			Logo Appointments	\$12,080.39
			Casual Labour For The City	
217			Major Motors	\$1,941.00
			Vehicle Spare Parts - Stores / Fleet	
218			Marketforce Pty Ltd	\$548.64
			Advertising Services For The City	
219			Matrix Traffic and Transport Data Pty Ltd	\$957.00
			Gap Analysis For Pedestrian / Vehicle Counts - Anchorage Drive - Traffic Services	
220			McGees Property	\$3,025.00
			Market Rental Advice - Property	
221			Medihire & Sales	\$550.00
			Service - Beach Wheelchairs - Facilities	
222			Mercer Consulting (Australia) Pty Ltd	\$4,400.00
			Market Pricing Annual Remuneration Review - People And Culture	
223			Michael Page International (Australia) Pty Ltd	\$27,038.33
			Casual Labour For The City	
224			Midalia Steel Pty Ltd	\$138.12
			Steel Supplies - Fleet	
225			Mindarie Regional Council	\$187,300.54
			Refuse Disposal For The City	
226			Miracle Recreation Equipment Pty Ltd	\$1,338.70
			Playground Equipment Repairs - Parks	
227			NAPA - GPC Asia Pacific Pty Ltd	\$144.32
			Vehicle Spare Parts - Fleet	
228			Natural Area Holdings Pty Ltd	\$3,795.00
			Grass Weed Control - Lake Joondalup - Conservation	
229			Navman Wireless Australia Pty Ltd	\$429.00
			GPS Reinstall - Fleet Assets	
230			Ngarlark Katitjin	\$200.00
			Consultation - Yanchep Signage - Assets	
231			Northern Lawnmower & Chainsaw Specialists	\$411.20
			Garden Blower - Fleet Assets	
			Vehicle Spare Parts - Fleet	
232			Officeworks Superstores Pty Ltd	\$1,105.95
			Lockers - Cultural Development	
			Phone Suction Mount - Waste	

233			On Tap Plumbing & Gas Pty Ltd	\$17,689.51
			Plumbing Maintenance For The City	
234			Onya Life	\$2,260.00
			Produce Bags - Waste	
235			Paperbark Technologies Pty Ltd	\$6,855.00
			Arboricultural Reports - Various Locations - Parks	
236			Parker Black & Forrest	\$823.90
			Locking Services For The City	
237			Penske Power Systems Pty Ltd	\$5,102.24
			Vehicle Spare Parts - Stores	
238			Perth Testing & Tagging Pty Ltd	\$500.50
			Test And Tag Tools - Building Maintenance	
239			Peter's Bus Charters	\$550.00
			Bus Hire - Spring Guided Bus Tour - Conservation	
240			Plantrite	\$2,587.78
			Trees - Parks	
241			Plastic Free Foundation Limited	\$660.00
			Speaking Engagement - Rebecca Prince-Ruiz - 23.09.2021 - Waste	
242			Play Check	\$3,630.00
			Playground Inspections - 22 Playgrounds - Parks	
243			PLE Computers	\$299.00
			Power Shield Internal Comms Card - ICT	
244			Powerhouse Batteries Pty Ltd	\$2,297.84
			Vehicle Batteries - Fleet / Stores	
245			Prestige Alarms	\$15,111.97
			CCTV / Alarm Services For The City	
246			Pritchard Francis Consulting Pty Ltd	\$880.00
			Consulting Services - Water Management Engineering - Advocacy & Economic Development	
247			Professional Search Group Pty Ltd	\$5,277.15
			Casual Labour For The City	
248			Programmed Skilled Workforce Limited	\$9,736.99
			Recruitment Fee - Property Services	
249			Promolab	\$13,475.00
			500 Australian Hand Held Fans - Place Management	
			Picnic Blankets - Australia Day Event - Place Management	
			1000 Skittles In Labelled Brown Paper Bags - Place Management	
250			Public Sector Training Solutions Pty Ltd	\$2,175.00
			Training - Certificate IV In Government Investigations - 1 Attendee - People & Culture	
251			Red Empire Media	\$3,465.00

			2021 Showreel Of City Projects And Events - Communications, Marketing & Events	
252			Reliable Fencing WA Pty Ltd	\$6,749.81
			Fencing Works For The City	
253			REM Consulting	\$6,349.42
			Casual Labour For The City	
254			Roads 2000	\$248,894.97
			Traffic Management Services For The City	
255			Robert Walters Pty Ltd	\$5,688.38
			Casual Labour For The City	
256			Rogers Axle & Spring Works Pty Ltd	\$169.40
			Vehicle Spare Parts - Fleet	
257			Sammy Aldo De Vita	\$2,955.10
			Legal Fees For The City	
258			Scott Print	\$715.00
			Printing - Cat Registration Renewal Form - Rangers	
259			Sifting Sands	\$2,815.38
			Softfall Sifting - Various Locations - Parks	
260			SJ McKee Maintenance Pty Ltd	\$532.00
			Repairs - Salishan Court - Waste	
261			Skyline Landscape Services (WA)	\$1,026.47
			Landscape Maintenance For The City	
262			Smartbuilt Perth Pty Ltd	\$40.00
			Pest Control Services For The City	
263			South West Fire & Safety	\$4,681.56
			Vehicle Spare Parts - Fleet	
264			St John Ambulance Western Australia Ltd	\$2,164.19
			First Aid Supplies - OSH	
265			Stewart & Heaton Clothing Company Pty Ltd	\$10,475.97
			Uniform Issues - Community Safety	
266			Suez Recycling & Recovery (Perth) Pty Ltd	\$96,865.19
			Recycling Tip Fees - Waste	
267			Terravac Vacuum Excavations Pty Ltd	\$4,136.77
			Location Of Services For The City	
268			The Distributors Perth	\$273.60
			Snacks And Confectionary - Kingsway	
269			The Rigging Shed	\$307.34
			Round Slings - Fleet	
270			The Royal Life Saving Society Australia	\$12,302.11
			Testing & Maintenance - Kingsway Aquatic Playspace - Parks	
271			The Trustee for Hayto Trust	\$412.50
			Videography - Author Talk - Cultural Services	
272			TJ Depiazzi & Sons	\$19,310.28
			Supply And Deliver Mulch - Various Locations - Parks	

273			Toll Transport Pty Ltd	\$105.52
			Courier Services For The City	
274			Total Landscape Redevelopment Service Pty Ltd	\$23,399.20
			Park Shelter Renewal - Alston Park - Parks	
275			Triton Electrical Contractors Pty Ltd	\$1,340.35
			Reticulation Electrical Works - Various Locations - Parks	
276			Trophy Shop Australia	\$721.11
			Name Badges & Trophies For The City	
277			Truck Centre WA Pty Ltd	\$444,490.42
			Vehicle Spare Parts - Fleet	
			New Vehicle Purchase - Volvo Bucher Side Loader \$444,400.00 - Fleet Assets	
278			Turf Care WA Pty Ltd	\$9,963.14
			Core, Low Mow & Sweep - Wanneroo Showgrounds - Parks	
279			Tutaki Unit Trust	\$548.40
			Marquee Hire - 23.10.2021 - Place Management	
280			Two Rocks SES Unit	\$9,362.38
			Operating Grant - 2021 / 2022 Quarter 2 - Emergency Services	
281			Valvoline (Australia) Pty Ltd	\$3,939.88
			Stock - Stores Issues	
282			Wanneroo Business Association Incorporated	\$1,045.00
			Workshop - Introduction To Google Ads - Advocacy & Economic Development	
283			Wanneroo Electric	\$3,357.27
			Electrical Maintenance For The City	
284			West Coast Turf	\$40,477.80
			Turfing Works For The City	
285			Westbuild Products Pty Ltd	\$1,038.75
			Stock - Stores Issues	
286			Western Australian Local Government Association	\$4,822.00
			Registration - Gala Dinner - Cr Treby - Corporate Support	
			Council Connect - Staging Environment - ICT	
			Registration - ALGWA WA AGM & Breakfast - Cr G Parker - Corporate Support	
287			Western Australian Treasury Corporation	\$922,309.00
			Loan Interest Payment Due 01.12.2021 - Finance	
288			Western Resource Recovery Pty Ltd	\$462.00
			Pump Out Grease Trap Waste - Grandis Park - Building Maintenance	

289			Wilson Security	\$2,690.13
			Security Services For The City	
290			Workpower Incorporated	\$17,972.34
			Landscape Maintenance For The City	
291			WSP Australia Pty Ltd	\$52,630.05
			Consultancy Services - Autogate & CCTV - Assets	
			Traffic Model - Quinns Education Precinct - Traffic Services	
292			Zipform Pty Ltd	\$7,920.16
			Print & Issue Rates 2nd Instalment Reminder & Final Notices 2021 / 2022 - Rates	
	00004292	02/11/2021		
293			Rates Refund	\$466.24
294			Rates Refund	\$382.29
295			Rates Refund	\$3,949.99
296			Rates Refund	\$1,624.93
297			Rates Refund	\$3,315.79
298			Rates Refund	\$2,300.51
299			Rates Refund	\$280.00
	00004293	02/11/2021		
300			A1 Pools	\$2,000.00
			Refund - Street & Verge Bond	
301			Alinta Gas	\$48.95
			Gas Supplies For The City	
302			Australian Manufacturing Workers Union	\$113.60
			Payroll Deductions	
303			Australian Services Union	\$518.00
			Payroll Deductions	
304			Australian Taxation Office	\$585,721.00
			Payroll Deductions	
305			Celebration Homes Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
306			CFMEU	\$160.00
			Payroll Deductions	
307			Child Support Agency	\$1,478.76
			Payroll Deductions	
308			City of Wanneroo	\$5,932.00
			Payroll Deductions	
309			Department of Fire & Emergency Services	\$122,802.30
			ESL Income Local Government 2021 / 2021 - Property	
310			Distinct Living Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
311			Fleet Network	\$1,118.01
			Input Tax Credits For Salary Packaging	
			Payroll Deductions	

312			Halpd Pty Ltd Trading As Affordable Living Homes	\$16,000.00
			Refund - 8 Street & Verge Bonds	
313			HBF Health Limited	\$687.56
			Payroll Deductions	
314			Homebuyers Centre	\$8,000.00
			Refund - 4 Street & Verge Bonds	
315			Landgate	\$15,373.61
			UV, GRV & Mining Tenements - Rates	
			Slip Subscription Services - 01.11.2021 - 31.10.2022 - ICT	
316			LGRCEU	\$1,588.76
			Payroll Deductions	
317			Maxxia Pty Ltd	\$9,160.07
			Input Tax Credits For Salary Packaging	
			Payroll Deductions	
318			Mr Christopher Ryniker	\$2,000.00
			Refund - Street & Verge Bonds	
319			Mr Lewis Flood	\$754.58
			Travel Allowance - September & October 2021	
320			Mr Paul Pavlovich	\$2,000.00
			Refund - Street & Verge Bond	
321			Mr Richard Barrett	\$1,000.00
			Refund - Street & Verge Bond	
322			Mrs Katie Russell	\$1,350.00
			Study Assistance - Educational Studies - Managing Operational Improvement	
323			Paywise Pty Ltd	\$1,275.29
			Input Tax Credits For Salary Packaging	
			Payroll Deductions	
324			Redink Homes Pty Ltd	\$778.01
			Refund - Street & Verge Bond	
325			Returned & Services League Quinns RSL Sub Branch	\$10,000.00
			Flagship Funding - Remembrance Day 11.11.2021 Anzac Day 25.04.2022 Vietnam Day 18.08.2022	
326			School Sport Western Australia Incorporated	\$500.00
			Sponsorship - 5 Members - Football South West Tour 04 - 08.10.2021	
327			Smartsalary	\$6,881.77
			Input Tax Credits For Salary Packaging	
			Payroll Deductions	
328			SSB Pty Ltd	\$5,621.20
			Refund - 4 Street & Verge Bonds	
329			Synergy	\$26,699.00
			Power Supplies For The City	



330			Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$994.90
			Refund - Street & Verge Bond	
331			The Trustee for V V Investment Trust	\$286,354.50
			Acquisition Of PoS - WAPC 158866 DP407289 - Town Planning	
332			Urban Development Institute of Australia WA Division Incorporated	\$180.00
			Registration - Special Industry Lunch - Delivering Housing Choice - 21.11.2021 - Land Development	
333			Water Corporation	\$2,748.25
			Water Supplies For The City	
	00004294	04/11/2021		
			National Australia Bank	
			Flexipurchase August 2021 \$38,369.49	
	00004295	09/11/2021		
334			Alexander House of Flowers	\$130.00
			Mixed Floral Wreath - National Day Of Greece - Office Of The CEO	
335			All Fence U Rent Pty Ltd	\$1,628.00
			Fence - Small Business Day Event - Economic Development	
336			Ambrosini Global Resources Pty Ltd	\$1,399.62
			Casual Labour For The City	
337			Amgrow Australia Pty Ltd	\$1,540.00
			Chemicals - Parks	
338			Armaguard	\$265.70
			Cash Collection Services For The City	
339			Aslab Pty Ltd	\$4,620.00
			Asphalt - Various Locations - Engineering	
340			Australian Airconditioning Services Pty Ltd	\$51,614.35
			Airconditioning Maintenance For The City	
341			AV Truck Service Pty Ltd	\$1,124.49
			Vehicle Spare Parts - Stores	
342			Back Beach Co Pty Ltd	\$1,072.50
			Towel Robes - Aquamotion	
343			Ball & Doggett Pty Ltd	\$602.63
			Paper Supplies - Print Room	
344			Bidfood Perth	\$1,185.99
			Tea / Coffee Supplies - Stores	
345			Binley Fencing	\$910.03
			Fencing Works For The City	
346			Boral Construction Materials Group	\$930.60
			Concrete Mix - Various Locations - Engineering	
347			BP Australia Ltd	\$112,268.76
			Fuel Issues For The City	

348			<a href="#">Bridgestone Australia Limited</a>	\$8,847.51
			Tyre Fitting Services For The City	
349			<a href="#">Brownes Foods Operations Pty Limited</a>	\$290.79
			Milk Supplies For The City	
350			<a href="#">Bucher Municipal Pty Ltd</a>	\$3,576.71
			Vehicle Spare Parts - Fleet / Stores	
351			<a href="#">Cabcharge</a>	\$381.96
			Cabcharge Services For The City	
352			<a href="#">Cannings Purple</a>	\$5,225.00
			Community investment framework - Communications & Brand	
353			<a href="#">Car Care Motor Company Pty Ltd</a>	\$2,110.90
			Vehicle Services - Fleet	
354			<a href="#">Carramar Resources Industries</a>	\$9,174.99
			Refuse Disposal For The City	
355			<a href="#">CDM Australia Pty Ltd</a>	\$29,535.00
			Support Technician Resource - ICT	
			7 Dell Laptops - ICT	
356			<a href="#">Cherry's Catering</a>	\$982.50
			Catering - Induction - Hospitality	
357			<a href="#">City of Joondalup</a>	\$374.70
			Catering - Digital Literacy Skills - Community Development	
358			<a href="#">Claw Environmental</a>	\$135.30
			Polystyrene Collection - Wangara - Waste	
359			<a href="#">Coates Hire Operations Pty Ltd</a>	\$4,078.87
			Equipment Hire - Yanchep - Assets	
360			<a href="#">Commercial Aquatics Australia</a>	\$3,359.58
			Pool Maintenance - October 2021 - Aquamotion	
361			<a href="#">Commissioner of Police</a>	\$83.50
			5 Volunteer Police Checks - Community Planning & Development	
362			<a href="#">Construction Hydraulic Design Pty Ltd</a>	\$8,470.00
			Kingsway Regional Sporting Complex - Hydraulic Services	
363			<a href="#">Contra-Flow Pty Ltd</a>	\$14,184.11
			Traffic Management Services For The City	
364			<a href="#">Corsign (WA) Pty Ltd</a>	\$5,718.04
			Sign - Hinckley Park - Assets	
			Signs - Roads To Recovery - Various Locations - Assets	
			Sign - Anthony Waring Park Clubrooms - Assets	
			Sign - John Moloney Park Clubrooms - Assets	
			Sign - Phill Renkin Community Centre - Assets	
			Sign - Quinns Mindarie BBQ Area - Assets	

			Remove Signs - Yanchep SLSC - Assets	
			Signs - Carosa Road - Assets	
			Corflute - Ashby - Engineering	
365			<a href="#">Cossill &amp; Webley Consulting Engineers</a>	\$11,930.60
			Design Phases 1 & 3 - Flynn Drive Duplication - Assets	
366			<a href="#">Critical Fire Protection &amp; Training Ltd</a>	\$2,684.00
			Service Fire Detection Equipment - Building Maintenance	
367			<a href="#">Crown Lift Trucks</a>	\$418.55
			Vehicle Service - Fleet	
368			<a href="#">CS Legal</a>	\$3,556.05
			Court Fees - Rating Services	
369			<a href="#">Daimler Trucks Perth</a>	\$188.14
			Vehicle Spare Parts - Stores	
370			<a href="#">Data #3 Limited</a>	\$8,241.16
			MPSA Agreement - ICT	
371			<a href="#">David Paul Petale</a>	\$700.00
			Workshop - On The Write Track - Cultural Services	
372			<a href="#">DC Golf</a>	\$112,274.90
			Commission Fees - Marangaroo & Carramar Golf Course - October 2021 - Property	
373			<a href="#">Direct Communications</a>	\$4,689.08
			Two Way Radio Works - Fleet / Ranges / Fleet Assets	
374			<a href="#">Drainflow Services Pty Ltd</a>	\$18,285.52
			Drain Cleaning For The City	
375			<a href="#">Ecoscape Australia Pty Ltd</a>	\$9,869.75
			Fauna Survey - Wallangarra Reserve - Assets	
			Flora And Vegetation Survey - Flynn Drive (Stage 2) - Assets	
376			<a href="#">Ellenby Tree Farms</a>	\$385.00
			Coastal Sheoak - Parks	
377			<a href="#">Emineo Engineering Services</a>	\$6,374.46
			Relocate Observation Tower - Yanchep Beach - Coastal Projects	
378			<a href="#">Ergolink</a>	\$968.92
			Office Chairs - Fleet	
379			<a href="#">Fiona Gavino</a>	\$577.50
			Workshop - Facilitation Yorga Group - Cultural Services	
380			<a href="#">Focus Consulting WA Pty Ltd</a>	\$5,665.00
			Electrical Consulting Services - Paloma Par, Ferrara Park & Wanneroo Showgrounds Sports Lighting - Assets	
381			<a href="#">Frontline Fire &amp; Rescue Equipment</a>	\$1,801.79
			Fire Equipment Repairs & Parts - Fire Services	

382			<a href="#">Fusion Applications Pty Ltd</a>	\$41,277.50
			Consultancy Staff - Oracle Integration - ICT	
383			<a href="#">Gen Connect Pty Ltd</a>	\$1,692.01
			Generator Services For The City	
384			<a href="#">Geoff's Tree Service Pty Ltd</a>	\$15,671.27
			Pruning Works For The City	
385			<a href="#">Greens Hiab Service</a>	\$726.00
			Rugby Goal Post Removal - Kingsway Rugby - Parks	
			AFL Goal Post Removal - Warradale Park - Parks	
386			<a href="#">Heatley Sales Pty Ltd</a>	\$96.72
			Vehicle Filter - Stores	
387			<a href="#">Hickey Constructions Pty Ltd</a>	\$120,097.77
			Repair Gazebo - Jack Barlow Park - Parks	
			Limestone Wall - Dundobar Road Car Park - Assets	
			Final Claim - Install Modular Toilet - Splendid Park - Assets	
388			<a href="#">HiDrive Group</a>	\$3,781.16
			Repair Car Body, Modify Lights & Fit Ski Bar - Fleet Assets	
389			<a href="#">Hodge Collard Preston Unit Trust</a>	\$34,727.00
			Architectural Consultancy - Warradale Reserve Clubroom - Assets	
390			<a href="#">Hughan Saw Service</a>	\$2,341.68
			Diamond Blades & Saw Blades - Assets	
391			<a href="#">Hydra Storm</a>	\$1,599.40
			Precast Opening, Lids & Bases - Yanchep Industrial Area - Assets	
392			<a href="#">Hydroquip Pumps</a>	\$962.50
			Pump Removal - Kingsbridge Park - Parks	
393			<a href="#">Identity Perth</a>	\$8,272.00
			Creation Of Branded Templates For New Corporate Brand - Communications & Brand	
			Christmas Card Animation - Communications & Marketing	
394			<a href="#">Imagesource Digital Solutions</a>	\$352.00
			6 Museum Maps - Cultural Services	
395			<a href="#">Impact Training Corporation</a>	\$1,080.00
			Sales Training - Aquamotion/ Kingsway Stadium	
396			<a href="#">Independent Valuers of Western Australia</a>	\$3,520.00
			Valuation Services - Property	
397			<a href="#">Integrity Industrial Pty Ltd</a>	\$33,988.89
			Casual Labour For The City	
398			<a href="#">Integrity Staffing</a>	\$5,902.95
			Casual Labour For The City	
399			<a href="#">Interfire Agencies Pty Ltd</a>	\$1,515.80

			Gloves - Rangers	
400			IPWEA WA	\$7,200.00
			Registration - Public Works - Professional Development Week - Various Employees	
401			Isentia Pty Ltd	\$7,007.00
			Media Monitoring Services - Communications & Brand	
402			Ixom Operations Pty Ltd	\$1,641.72
			Chlorine Gas - Aquamotion	
403			J Blackwood & Son Ltd	\$8,568.98
			Stock - Stores Issues	
404			JBS & G Australia Pty Ltd	\$4,994.00
			Audit - Stage A Of Contaminated Sites - Property	
405			Jodie Aedy	\$300.00
			Graphic Design - Waste Sorting Unit - Waste Services	
406			Kerb Direct Kerbing	\$20,819.71
			Install Kerbing - Stevenage Street / Welwyn Avenue - Assets	
407			Kleenheat Gas Pty Ltd	\$244.20
			Gas Supplies For The City	
408			Kleenit	\$71.94
			Graffiti Removal For The City	
409			Komatsu Australia Pty Ltd	\$322.53
			Vehicle Spare Parts - Fleet / Stores	
410			Kyocera Document Solutions	\$3,914.86
			Copier Charges For The City	
411			LD Total	\$1,083.96
			Landscape Maintenance For The City	
412			Leamac Picture Framing	\$44.00
			Fix Damaged Framed Artwork - Cultural Services	
413			Les Mills Asia Pacific	\$938.36
			License Fee Subscriptions - Aquamotion	
414			Let's All Party	\$7,000.00
			Entertainment - Splendid Day - Place Management	
415			Lily Bhavna Kauler	\$1,450.00
			Aboriginal Dolls - Cultural Services	
416			Linemarking WA Pty Ltd	\$1,679.15
			Linemarking Services For The City	
417			LKS Constructions (WA) Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
418			Marketforce Pty Ltd	\$3,954.26
			Advertising Services For The City	
419			Mayday Earthmoving	\$11,154.00
			Heavy Equipment Hire For The City	
420			McGees Property	\$3,850.00
			Market Valuation Services - Property	

421			McLeods	\$198.00
			Legal Fees For The City	
422			Midland Sand & Soil Supplies	\$1,900.00
			Baseball Mix - Halesworth Park - Parks	
423			Mindarie Regional Council	\$13,537.73
			Refuse Disposal For The City	
424			Mini-Tankers Australia Pty Ltd	\$4,144.27
			Fuel Issues - October 2021 - Stores	
425			Miracle Recreation Equipment Pty Ltd	\$10,598.50
			Playground Equipment Repairs For The City	
426			NAPA - GPC Asia Pacific Pty Ltd	\$1,286.19
			Vehicle Spare Parts - Fleet / Stores	
427			Natural Area Holdings Pty Ltd	\$4,083.75
			Fence - Nanovich Park - Assets	
			Plant Slashing - Mather Reserve - Assets	
428			Netsight Pty Ltd	\$1,780.90
			Myosh Annual Subscription Fee - ICT	
429			Newground Design Services Pty Ltd	\$16,500.00
			Irrigation Design - Hartman Drive - Assets	
430			Octagon Lifts Pty Ltd	\$444.40
			Lift Repairs - Civic Centre - Building Maintenance	
431			OEM Group Pty Ltd	\$432.28
			Service Pressure Washer - Fleet	
432			On Tap Plumbing & Gas Pty Ltd	\$5,832.11
			Plumbing Maintenance For The City	
433			Online Social Butterfly	\$990.00
			2 Workshops - Facebook Ads & Instagram For Businesses - Economic Development	
434			Paperbark Technologies Pty Ltd	\$1,537.00
			Qtra Repost - Wilkie Park Yanchep - Parks	
			Tree Survey - Richard Aldersea Park - Parks	
435			Parker Black & Forrest	\$119.90
			Locking Services For The City	
436			Penske Power Systems Pty Ltd	\$142.69
			Vehicle Spare Parts - Stores	
437			Plantrite	\$74.25
			Plants - Jack Barlow Park - Parks	
438			Play Check	\$330.00
			Playground Audit - Chesterfield Park - Assets	
439			PLE Computers	\$1,897.82
			Power Shield Centurion Rack / Tower - ICT	
440			Poolshop Online Pty Ltd	\$124.30
			Pool Chemicals - Aquamotion	
441			Power Vac Pty Ltd	\$725.26

			Battery Scrubber Service - Cultural Services	
442			<a href="#">Powerhouse Batteries Pty Ltd</a>	\$283.09
			Vehicle Spare Parts - Fleet	
443			<a href="#">Prestige Alarms</a>	\$2,406.53
			Alarm / CCTV Services For The City	
444			<a href="#">Publik Group</a>	\$3,674.00
			Brolga Large With Signature Panel - Cultural Services	
445			<a href="#">RAC Motoring &amp; Services Pty Ltd</a>	\$22.55
			New Vehicle Nomination - WN 34132 - Fleet	
446			<a href="#">Reliable Fencing WA Pty Ltd</a>	\$9,860.92
			Fencing Works For The City	
447			<a href="#">Ricoh Australia Pty Ltd</a>	\$2,492.06
			Image Charge - Production Machine - Council & Corporate Support	
448			<a href="#">Roads 2000</a>	\$41,502.93
			Traffic Management Services For The City	
449			<a href="#">Rogers Axle &amp; Spring Works Pty Ltd</a>	\$508.20
			Vehicle Spare Parts - Stores	
450			<a href="#">Ron Nyisztor</a>	\$829.65
			Curator Fees - Converging Currents Exhibition - Cultural Services	
451			<a href="#">RW Quantity Surveyors</a>	\$4,290.00
			Consultancy - Yanchep Lagoon Cafe & Change Room - Assets	
			Consultancy - Aquamotion Family Change Room - Assets	
452			<a href="#">Safety And Rescue Equipment</a>	\$302.50
			Inspection - Old Wanneroo School House - Building Maintenance	
453			<a href="#">Scott Print</a>	\$3,207.60
			Printing - Littering Stickers - Waste	
			Printing - Brochures - Price List - Aquamotion	
			Printing - Dog Registration Forms - Rangers	
454			<a href="#">Scotts Trimming Service</a>	\$110.00
			Recover Armrest - 96095 - Fleet	
455			<a href="#">Sigma Chemicals</a>	\$2,385.81
			Pool Chemical Supply - Aquamotion	
456			<a href="#">Site Architecture Studio</a>	\$4,356.00
			Design Consultancy - Adult Accessible Changing Places Facility - Assets	
457			<a href="#">Site Environmental &amp; Remediation Services Pty Ltd</a>	\$8,008.00
			Preliminary Site Investigation - 2 Locations - Assets	
458			<a href="#">Site Sentry Pty Ltd</a>	\$105,039.00



			CCTV Mobile Poles - Assets	
459			Sonic Healthplus Pty Ltd	\$3,095.62
			Medical Fees For The City	
460			Sports Surfaces	\$363.00
			Repair Wickets - Hudson Park - Parks	
461			St John Ambulance Western Australia	\$427.50
			First Aid Supplies / Training Services For The City	
462			Statewide Cleaning Supplies Pty Ltd	\$534.87
			Cleaning Supplies - Stores Stock	
463			Stewart & Heaton Clothing Company Pty Ltd	\$360.25
			50 Shoulder Badges - Fire Services	
464			StrataGreen	\$1,839.72
			Various Garden Supplies - Parks	
465			Suez Recycling & Recovery Pty Ltd	\$232,929.58
			Waste Collection Services	
466			Sunny Industrial Brushware	\$1,239.92
			Gutter Broom - Stores Stock	
467			Synergy 23 Pty Ltd	\$1,450.00
			Bar Service & Gelator Cart Hire For Small Business Day Event 28.10.2021 - Economic Development	
468			Taylor Burrell Barnett	\$2,272.60
			Development Of Subdivision Application - Neerabup - Economic Development	
469			Terravac Vacuum Excavations Pty Ltd	\$3,024.45
			Location Of Services For The City	
470			The Rigging Shed	\$3,087.26
			Inspection And Tagging Of Equipment - Fleet	
			Panel Lift - Shelvock Park Carpark Extension - Assets	
471			The Trustee for Knightside Trust	\$7,529.50
			Progress Payment - Neerabup Industrial Area Compliance - Economic Development	
472			The Trustee for New Dealership Trust	\$59,047.11
			New Vehicle Purchase - Ford Ranger - Fleet Assets	
473			Toll Transport Pty Ltd	\$283.96
			Courier Services For The City	
474			Toolmart	\$19.90
			Vehicle Spare Parts - Fleet	
475			Total Landscape Redevelopment Service Pty Ltd	\$96,415.00
			New Playground - Breakwater Park - Assets	
			Basketball Pad And Hoop - Tauranga Park - Assets	
			New Playground - Bellport Park - Assets	
476			Trophy Shop Australia	\$1,044.05

			Name Badges, Student Citizenship Medallions & Participation Awards For The City	
477			Truck Centre WA Pty Ltd	\$444,418.40
			Vehicle Spare Parts - Fleet	
			New Vehicle Purchase - Volvo FE \$444,400.00 - Fleet Assets	
478			Turf Care WA Pty Ltd	\$118,025.37
			Golf Course Maintenance - Carramar & Marangaroo Golf Courses - Parks	
479			Ungerboeck Systems International Pty Ltd	\$709.50
			Training For BAU Resources - ICT	
480			Viva Energy Australia Pty Ltd	\$51,771.69
			Fuel Issues For The City	
481			WA Hino Sales & Service	\$1,365.80
			Vehicle Spare Parts - Stores	
482			Wanneroo Business Association Incorporated	\$1,760.00
			Workshop - Instagram & Facebook Advertising - Economic Development	
483			Wanneroo Central Bushfire Brigade	\$626.20
			Reimbursement - Trailer Registration & Fridge - Fire Services	
484			Wanneroo Electric	\$4,379.87
			Electrical Maintenance For The City	
485			Wanneroo Fire Support Brigade	\$790.00
			Reimbursement - Operational Items - Fire Services	
486			Western Tree Recyclers	\$18,326.02
			Processing Of Greenwaste - Waste	
487			WEX Australia Pty Ltd	\$2,120.80
			Fuel - October 2021 - Fleet Assets	
488			Wilsons Sign Solutions	\$66.00
			Update Name Plate In Chambers - Council & Corporate Support	
489			Wirtgen Australia	\$72.75
			Vehicle Spare Parts - Fleet	
490			Workpower Incorporated	\$11,281.31
			Landscape Maintenance For The City	
491			Yanchep Beach Joint Venture	\$8,920.51
			Rent, Outgoings, Rates - Yhub - November 2021 - Property Services	
	00004296	09/11/2021		
492			Rates Refund	\$2,375.75
493			Rates Refund	\$478.41
494			Rates Refund	\$1,605.25
495			Rates Refund	\$440.01
496			Rates Refund	\$145,476.47

497			Vikings Softball & Wanneroo Giants Baseball Club Incorporated	\$3,783.57
			Overpayment Of Invoice 195942 - Finance	
	00004297	09/11/2021		
498			Alinta Gas	\$1,327.30
			Gas Supplies For The City	
499			Australia Post	\$54,773.01
			Postage Charges For The City	
500			City of Wanneroo	\$92,046.61
			2021 / 2022 Rates - Tamala Park Disposal Site - 1700 Marmion Avenue - Tamala Park	
501			Cr Sonet Coetzee	\$80.00
			Refund - Candidate Deposit - Local Government Election 2021	
502			Department of Fire & Emergency Services	\$35,153.57
			Community Fire Manager - Community Safety	
503			DWA Consulting Pty Ltd	\$352.00
			Refund - Development Application - Withdrawn	
504			Halpd Pty Ltd Trading As Affordable Living Homes	\$3,256.72
			Refund - Building Application Fees - Double Payment	
505			Landgate	\$6,916.33
			Land Enquiries For The City	
			GRV Interim Values - Rates	
506			Main Roads WA	\$80,319.10
			Lines & Signs - Connolly Drive Duplication - Assets	
507			Mr Brent Sciaresa	\$1,209.26
			Reimbursement - Study Assistance - Fire Engineering	
508			Mr Cezary Gajdowski	\$1,000.00
			Refund - Street & Verge Bond	
509			Mr Peter Humble	\$360.00
			Vehicle Crossing Subsidy	
510			Mrs Adelle Browne	\$150.00
			Dog Registration Refund- Sterilised	
511			Ms Susan Dalglish	\$42.74
			Reimbursement - Website Usage Charges Paid By Personal Credit Card And Not Flexipurchase Card	
512			Planning Institute of Australia Limited	\$315.00
			Registration - Planet WA - Planning For Precincts - 1 Attendee - Strategic Land Use Planning & Environment	
513			Solargain Pv Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	

514			Synergy	\$10,393.13
			Power Supplies For The City	
515			Vodafone Hutchinson Australia Pty Ltd	\$55.00
			Messaging Gateway - Community Safety	
516			Water Corporation	\$15,790.10
			Water Supplies For The City	
517			Western Power	\$1,097.55
			Repair - Power Dome By Bulk Refuse Truck - Waste	
			Streetlight Shade Install - Kerr Place - Traffic Services	
	00004298	09/11/2021		
518			City of Wanneroo	\$1,050.00
			Rates Deductions From Monthly Allowances	
519			Cr Brett Treby	\$6,497.81
			Monthly Meeting & ICT Allowance	
520			Cr Christopher Baker	\$6,190.46
			Monthly Meeting & ICT Allowance	
521			Cr Glynis Parker	\$6,190.46
			Monthly Meeting & ICT Allowance	
522			Cr Helen Berry	\$4,801.85
			Monthly Meeting & ICT Allowance	
523			Cr Jacqueline Huntley	\$5,965.46
			Monthly Meeting & ICT Allowance	
524			Cr James Rowe	\$4,801.85
			Monthly Meeting & ICT Allowance	
525			Cr Jordan Wright	\$4,801.85
			Monthly Meeting & ICT Allowance	
526			Cr Linda Aitken	\$6,190.46
			Monthly Meeting & ICT Allowance	
527			Cr Natalie Herridge	\$4,801.85
			Monthly Meeting & ICT Allowance	
528			Cr Natalie Sangalli	\$6,190.46
			Monthly Meeting & ICT Allowance	
529			Cr Paul Miles	\$5,990.46
			Monthly Meeting & ICT Allowance	
530			Cr Sonet Coetzee	\$6,190.46
			Monthly Meeting & ICT Allowance	
531			Mayor Tracey Roberts	\$14,748.47
			Monthly Meeting & ICT Allowance	
532			Mr Domenic Zappa	\$1,388.64
			Monthly Meeting Allowance	
533			Mr Huu Van Nguyen	\$1,388.64
			Monthly Meeting Allowance	
534			Mr Lewis Flood	\$1,273.64
			Monthly Meeting Allowance	
535			Mrs Dot Newton	\$1,288.64
			Monthly Meeting Allowance	

	00004299	10/11/2021		
536			Letterbox Distributors Pty Ltd	\$1,910.13
			Postcard Distribution - Aquamotion	
	00004300	11/11/2021		
537			Wanneroo Districts Cricket Club Incorporated	\$48,949.96
			Maintenance Of Turf Wicket - September 2021 - Parks	
	00004301	12/11/2021		
538			Turf Care WA Pty Ltd	\$61,410.50
			Turfing Works For The City	
	00004302	15/11/2021		
539			AARCO Environmental Solutions Pty L	\$6,330.50
			Removal Of Asbestos - Various Locations - Waste	
540			Acurix Networks Pty Ltd	\$6,257.90
			Monitoring, Licensing & Support - November - ICT	
541			Adelphi Apparel	\$220.00
			PPE Issues - Community Safety	
542			Advanced Traffic Management	\$1,124.71
			Traffic Control Services For The City	
543			Air Liquide Australia	\$190.08
			Gas Bottles Rental - Stores	
544			Alcolizer Technology	\$396.00
			Calibration Of Breath Testers - People & Culture	
545			Alexander House of Flowers	\$1,115.00
			5 Remembrance Day Wreaths - Mayors Office	
			Flower Centre Pieces - Swearing In Ceremony - Corporate Support	
546			Armaguard	\$276.95
			Cash Collection Services For The City	
547			Artists Chronicle	\$600.00
			Annual Invoice - Listing On View Section 12 Months - Art Exhibitions	
548			Ascon Survey And Drafting Pty Ltd	\$1,474.00
			Contour & Feature Survey - Yanchep Fire Access - Engineering Surveys	
549			Astro Synthetic Surfaces Pty Ltd	\$13,112.00
			Renewal Of Playground Surfacing - Versailles Park - Assets	
550			Atom Supply	\$1,619.24
			Safety Glasses - Stores	
551			Aussie Natural Spring Water	\$31.50

			15Ltr Water Bottle - Place Management	
552			<a href="#">Australian Airconditioning Services Ltd</a>	\$21,748.07
			Airconditioning Services For The City	
553			<a href="#">Australian Laboratory Services Pty Ltd</a>	\$1,595.00
			Muchea Sand Sample Analysis - Assets	
554			<a href="#">Autopro Wanneroo</a>	\$178.99
			Vehicle Spare Parts - Fleet	
555			<a href="#">AV Truck Service Pty Ltd</a>	\$2,610.98
			Vehicle Spare Parts - Fleet / Stores	
556			<a href="#">Ball &amp; Doggett Pty Ltd</a>	\$295.65
			Paper Supplies - Print Room	
557			<a href="#">Bee Advice</a>	\$160.00
			Bee Relocation - Highclere - Parks	
558			<a href="#">Bladon WA Pty Ltd</a>	\$45.84
			Staff Uniforms - Council & Corporate Support	
559			<a href="#">BOC Limited</a>	\$59.77
			Nitrogen / Oxygen - Fleet & Community Safety	
560			<a href="#">Boya Equipment</a>	\$509.69
			2 Backpack Sprayer - Parks	
561			<a href="#">Bridge42</a>	\$7,003.00
			Professional Services - Golf Course - Property Services	
562			<a href="#">Bridgestone Australia Limited</a>	\$3,467.21
			Tyre Fitting Services For The City	
563			<a href="#">Brownes Foods Operations Pty Limited</a>	\$213.09
			Milk Deliveries For The City	
564			<a href="#">Bucher Municipal Pty Ltd</a>	\$2,257.02
			Vehicle Spare Parts - Fleet / Stores	
565			<a href="#">Budo Group Pty Ltd</a>	\$15,999.94
			Beach Access Upgrade - Quinns Mindarie - Assets	
566			<a href="#">Bunzl Limited</a>	\$3,177.15
			Stock - Stores Issues	
567			<a href="#">Cameron Chisholm &amp; Nicol (WA) Pty Ltd</a>	\$1,100.00
			Design Review Services - Approvals	
568			<a href="#">Car Care Motor Company Pty Ltd</a>	\$3,805.87
			Vehicle Services For The City	
569			<a href="#">Castledine Gregory</a>	\$24,346.83
			Legal Fees For The City	
570			<a href="#">CCS Strategic</a>	\$27,741.45
			Wanneroo Girrawheen Hub Masterplan 1 - Commissioning Meeting - Facilities	
571			<a href="#">Cherry's Catering</a>	\$4,707.25
			Catering Services For The City	
572			<a href="#">Chris Kershaw Photography</a>	\$250.00
			Photography Services - A Splendid Day - Place Management	
573			<a href="#">City of Stirling</a>	\$399.60

			Workshop - Digital Literacy - Community Development	
574			Clark Equipment Sales Pty Ltd	\$148.50
			Travel For Warranty Repairs - Fleet	
575			Cleanaway Equipment Services Pty Ltd	\$414.77
			Monthly Equipment Rental - Fleet	
576			Clinipath Pathology	\$841.50
			Medical Fees For The City	
577			Coca Cola Amatil Pty Ltd	\$465.15
			Beverages - Kingsway Indoor Stadium	
578			Commissioner of Police	\$100.20
			National Police Checks - 6 Volunteers - Community Development	
579			Corner Desk Creative	\$297.00
			Lifesaving Authorisation Cards 2021 / 2022 - Facilities	
580			Corsign (WA) Pty Ltd	\$224.40
			Sign - Coastal Camera - Coastal Projects	
			Aluminium Ground Sleeve - Community Safety	
581			Creative Spaces	\$4,749.80
			Noongar Boodja Exhibit - Cultural Services	
582			Critical Fire Protection & Training Ltd	\$115.50
			Isolation Of Fire Detector - Civic Centre - Facility Projects	
583			CS Legal	\$8,911.86
			Court Fees For The City	
584			Daimler Trucks Perth	\$299.33
			Vehicle Spare Parts - Stores	
585			Database Consultants Australia	\$770.00
			Remote Upgrade - ICT	
586			David Paul Petale	\$700.00
			Workshop - On The Write Track - Cultural Services	
587			Denise Jose Cockill	\$180.00
			Meet & Greet Tech Help Mentor Session - Library Services	
588			Department of the Premier and Cabinet	\$1,437.40
			Animals Local Law 2021 - Bee Keeping Amendment - Governance	
589			Direct Communications	\$1,748.34
			Install Two Way & Camera - Fleet Assets	
590			Drainflow Services Pty Ltd	\$4,116.75
			Road Sweeping Services For The City	
591			Eco Landworks Pty Ltd	\$42,062.90
			Installation Of Firebreaks - Doogarch & Viridian - Community Safety	
			Prescribed Burn - Chicquita Park, Boyagin Park & Edgar Griffith - Community Safety	



592			Ecoblue International	\$1,633.50
			Ad Blue 1 Litre - Parks	
593			Economic Development Australia Limited	\$160.00
			Tickets - The Future Of Work 23.11.2021 - Economic Development	
594			Emineo Engineering Services	\$19,613.00
			Installation Of Observation Tower - Yanchep & Quinn's Beach - Coastal Projects	
595			Environmental Industries Pty Ltd	\$25,085.55
			Tree Planting - Various Locations - Parks	
596			Equifax Australasia Credit Rating Pty Ltd	\$4,442.24
			Financial Assessments Contracts - Contracts & Procurement	
597			Feral Invasive Species Eradication	\$1,520.00
			Fox Control April - Yellagonga Regional Park - Parks	
598			Flick Anticimex Pty Ltd	\$4,135.76
			Sanitary Waste Services For The City	
599			Focus Consulting WA Pty Ltd	\$7,920.00
			Design Development - Brady Park - Assets	
600			Forcorp Pty Ltd	\$769.56
			Led Amber Beacon - Stores Stock	
601			Fusion Applications Pty Ltd	\$21,615.00
			Consulting Fees - Oracle Architecture - ICT	
602			Geoff's Tree Service Pty Ltd	\$113,907.56
			Pruning Works For The City	
603			Global Marine Enclosures Pty Ltd	\$69,835.26
			Reinstallation / Summer Maintenance - October 2021 - Assets Maintenance	
604			Global Spill Control Pty Ltd	\$1,663.20
			Sorbalite - Stores Stock	
605			Great Southern Fuels	\$1,271.12
			Fuel - Stores	
606			Green Options Pty Ltd	\$13,163.80
			Rotary Mowing Active Parks For The City	
607			Greenway Turf Solutions Pty Ltd	\$2,769.36
			Lake Maintenance Program - Bayport - Parks	
608			Hays Personnel Services	\$8,908.39
			Casual Labour For The City	
609			Hitachi Construction Machinery Pty Ltd	\$3,406.52
			Vehicle Filters - Stores Stock	
610			Horizon West Landscape Construction	\$44,968.99
			Wonambia Park Upgrade - Assets	
611			Hose Right	\$606.00
			Vehicle Spare Parts - Fleet	
612			Houspect WA	\$3,000.00

			Rent Valuation - Ground Floor Tenancy Building 2 - Property Services	
613			Hydroquip Pumps	\$50,713.30
			Reticulation Pump Works - Various Locations - Park	
614			Iconic Property Services Pty Ltd	\$54,939.86
			Cleaning Services For The City	
615			Imagesource Digital Solutions	\$2,414.45
			Plaque Sticker - Belhaven Park - Facilities	
			Banner - Kingsway - Kingsway Stadium	
			10 Vinyl Banners - Events	
			2 Forex Prints - Myfinance Learning Hub - Communications & Brand	
616			Integrity Industrial Pty Ltd	\$47,444.76
			Casual Labour For The City	
617			Integrity Staffing	\$5,831.31
			Casual Labour For The City	
618			Interfire Agencies Pty Ltd	\$237.00
			7 Half Face Pieces & 10 Particulate Filter Retainers - Fire Services	
619			Iron Mountain Australia Group Pty Ltd	\$5,071.60
			Document Management Services For The City	
620			J Blackwood & Son Ltd	\$1,540.48
			Sign - Muster Point - Building Maintenance	
			PPE Issues - Parks / Fleet	
			Stock - Stores Issues	
621			Jackson McDonald	\$5,280.00
			Legal Fees For The City	
622			James Bennett Pty Ltd	\$3,745.10
			Book Purchases - Library Services	
623			Kerb Direct Kerbing	\$5,074.41
			Install Kerbing - Carosa Road - Assets	
624			Kleenheat Gas Pty Ltd	\$20.60
			Gas Supplies For The City	
625			Kleenit	\$4,543.82
			Graffiti Removal For The City	
626			Komatsu Australia Pty Ltd	\$597.57
			Vehicle Spare Parts - Fleet / Stores	
627			Konecranes Pty Ltd	\$825.00
			Quarterly Planned Maintenance - Fleet	
628			Kyocera Document Solutions	\$13,520.34
			Printer - ICT	
629			Landscape Elements	\$530.60
			Landscape Maintenance For The City	
630			LD Total	\$11,574.95
			Landscape Maintenance For The City	
631			Lee Syminton	\$24,498.38

			Design Documentation - Yanchep Kiosk - Lagoon Cafe - Assets	
			Architectural Consultation - Dalvik Park - Facility Projects	
632			Limitless Promotions	\$2,461.00
			Cat & Dog Disc And Strap Tags - Rangers	
633			Living Turf	\$1,441.00
			Fertiliser - Parks	
634			Logo Appointments	\$19,072.12
			Casual Labour For The City	
635			Mackay Urban Design	\$1,430.00
			Professional Services - Design Review Panel - Approval Services	
636			Major Motors	\$3,757.06
			Vehicle Spare Parts - Fleet	
637			Manheim Pty Ltd	\$1,387.71
			Movement - Alexander Heights To Perth - Community Safety	
638			Marketforce Pty Ltd	\$11,507.78
			Advertising Services For The City	
639			McLeods	\$718.30
			Legal Fees Services For The City	
640			Michael Page International (Australia) Pty Ltd	\$18,922.97
			Casual Labour For The City	
641			Mindarie Regional Council	\$221,303.19
			Refuse Disposal For The City	
642			Miracle Recreation Equipment Pty Ltd	\$820.38
			Play Equipment Repair - Parks	
643			NAPA - GPC Asia Pacific Pty Ltd	\$294.28
			Vehicle Spare Parts - Fleet	
644			Natural Area Holdings Pty Ltd	\$1,210.00
			Lake Clean-Up - Ridgewood Lake - Parks	
645			Navman Wireless Australia Pty Ltd	\$18.15
			Solar Tractor - Fleet	
646			Noma Pty Ltd	\$440.00
			Professional Services - Design Review Panel - Approval Services	
647			Nu-Trac Rural Contracting	\$5,398.80
			Beach Clean - Quinns South - Engineering	
648			Officeworks Superstores Pty Ltd	\$267.66
			Signs - Foot Protection Must Be Worn - Community Safety	
			Recycle & Waste Bins - Cultural Development	
649			On Tap Plumbing & Gas Pty Ltd	\$863.49
			Plumbing Maintenance For The City	
650			Paperbark Technologies Pty Ltd	\$1,896.00

			Arbor Report - Ipswich Crescent & Opportunity Play Space - Parks	
651			<a href="#">Parker Black &amp; Forrest</a>	\$506.00
			Locking Services For The City	
652			<a href="#">PASES Aqua Pty Ltd</a>	\$1,240.00
			Biostim Liquid - Brampton Lake - Parks	
653			<a href="#">Perth Heavy Tow</a>	\$660.00
			Towing Services - Fleet	
654			<a href="#">Powerhouse Batteries Pty Ltd</a>	\$162.84
			Vehicle Battery - Fleet	
655			<a href="#">PR Mattaboni &amp; Co</a>	\$935.00
			Survey / Peg Fencing Alignment - Nanovich Park - Assets	
656			<a href="#">Premier Tarps</a>	\$1,804.00
			Install Tarp - Truck - Fleet	
657			<a href="#">Prestige Alarms</a>	\$5,533.22
			Alarm Services For The City	
658			<a href="#">Professional Search Group Pty Ltd</a>	\$2,326.49
			Casual Labour For The City	
659			<a href="#">Professional Trapping Supplies</a>	\$1,421.30
			Trail Cameras - Parks	
660			<a href="#">Prova Construction Pty Ltd</a>	\$13,068.00
			Biobox Extension Work - Council Chambers - Assets	
661			<a href="#">Quinns Rock Bush Fire Brigade</a>	\$1,666.50
			Reimbursement - Uniforms - Fire Services	
662			<a href="#">Redfish Technologies Pty Ltd</a>	\$2,632.30
			Biobox Extension Work - Council Chambers - Assets	
663			<a href="#">Reliable Fencing WA Pty Ltd</a>	\$16,311.73
			Fencing / Barrier Works For The City	
664			<a href="#">Repco</a>	\$1,416.80
			Vehicle Spare Parts - Stores	
665			<a href="#">Repeat Plastics (WA)</a>	\$670.15
			Supply Podium Signs - Gumblossom Park - Assets	
666			<a href="#">RJ Vincent &amp; Co</a>	\$14,396.30
			Certificate 17 - Halesworth Park - Assets	
667			<a href="#">Roads 2000</a>	\$274,208.62
			Road Works - Renewal Programs - Assets	
668			<a href="#">Roy Gripske &amp; Sons Pty Ltd</a>	\$3,400.59
			Stock - Stores Issues	
669			<a href="#">RS Components Pty Ltd</a>	\$74.38
			Vehicle Spare Parts - Fleet	
670			<a href="#">Rubek Automatic Doors</a>	\$8,140.00
			Door Repairs - Wanneroo Cultural Centre - Building Maintenance	
671			<a href="#">Safety Tactile Pave</a>	\$649.09
			Install Tactile Pavers - Quinns Mindarie Carpark - Assets	

672			Safetyquip	\$120.80
			Disposable Gloves - IM	
673			Sanax Medical And First Aid Supplies	\$863.22
			Stock - Stores Issues	
674			Seabreeze Landscape Supplies	\$102.00
			Brickie Sand - Parks	
675			Shred-X	\$298.76
			Shredding Services For The City	
676			SJ McKee Maintenance Pty Ltd	\$2,794.00
			Repair Works - Various Locations - Waste	
677			Smartbuilt Perth Pty Ltd	\$510.64
			Pest Control Services For The City	
678			Softfallguys National	\$2,051.50
			Repair Softfall - Castledene Park - Parks	
679			Sonic Healthplus Pty Ltd	\$536.80
			Medical Fees For The City	
680			Sport and Recreation Surfaces	\$1,925.00
			Tennis Court Maintenance - Parks	
681			SPORTENG	\$13,956.80
			Design Development - Tennis Court Renewal - Elliott Park - Assets	
682			St John Ambulance Western Australia	\$1,178.91
			Training Services & First Aid Supplies For The City	
683			Stewart & Heaton Clothing Company Pty Ltd	\$101.51
			Uniforms - Fire Services	
684			Suez Recycling & Recovery Pty Ltd	\$180.68
			Shredding Services - Corporate Support	
685			Supreme Dry Cleans and Laundrette	\$1,030.00
			Laundry Of Sports Bibs - Kingsway Stadium	
686			Tanks For Hire	\$869.00
			Hydration Trailer Filled With UV Filtered Water - Splendid Park Fun Day - Events	
687			Technology One Limited	\$2,156.00
			Spatial Consulting Services - ICT	
688			The Hire Guys Wangara	\$739.00
			Hire - VMS & Petrol Generator - Events	
			Hire - Covered Trailer - Events	
689			The Trustee for Hayto Trust	\$3,671.25
			Video & Photography - Kingsway Stadium	
			Photography - Wanneroo Youth Centre & Cockman House - Youth Services	
690			The Trustee for Talis Unit Trust	\$12,456.95
			Consultancy Services - Wade Court SRV - Property Services	
691			Think Promotional	\$600.60
			300 Stress Balls - ICT	
692			Thirty4 Pty Ltd	\$211.20

			Qnav Subscription - Community Safety & Emergency Management	
693			<a href="#">Tim Eva's Nursery</a>	\$77.00
			Tuckaroo Tree - Parks	
694			<a href="#">Toll Transport Pty Ltd</a>	\$360.41
			Courier Services For The City	
695			<a href="#">Top Of The Ladder Gutter Cleaning</a>	\$19,162.00
			Scheduled Roof And Gutter Cleans - Building Maintenance	
696			<a href="#">Trophy Shop Australia</a>	\$324.10
			Name Badges - Various Employees	
			Lectern Hire - Hardcastle Official Opening - Facilities	
			Gold Frame For Certificate - Council & Corporate Support	
697			<a href="#">Truck Centre WA Pty Ltd</a>	\$898,223.39
			License Fees - Fleet	
			New Vehicle Purchase - 2 Volvo With Side Loaders - \$444,400.00 each - Fleet Assets	
			Subscription - Customer Tech Tool Software - 27.11.2021 - 27.11.2022 - Fleet	
			Vehicle Spare Parts - Stores	
698			<a href="#">Turf Care WA Pty Ltd</a>	\$4,481.95
			Turfing Works For The City	
699			<a href="#">Two Rocks SES Unit</a>	\$2,410.10
			Local Government Grant Scheme - Two Rocks SES – Operating Grant Supplement	
			Reimbursement - Additional Costs Incurred 2020 / 2021 - Operating Grant Acquittal	
700			<a href="#">ViewTech3D Pty Ltd</a>	\$3,091.00
			Annual Hosting Of Virtual Tour - Economic Development	
701			<a href="#">WA Hino Sales &amp; Service</a>	\$615.28
			Vehicle Spare Parts - Fleet	
702			<a href="#">Wanneroo Business Association Incorporated</a>	\$2,805.00
			20 Business Awards Tickets - Advocacy & Economic Development	
703			<a href="#">Wanneroo Electric</a>	\$18,467.21
			Electrical Maintenance For The City	
704			<a href="#">Wanneroo Fire Support Brigade</a>	\$1,002.30
			Reimbursement - Consumables - Fire Services	
			Reimbursement - Catering - Ginging Exercise	
			Reimbursement - Catering Costs - Training Courses	
705			<a href="#">West Coast Turf</a>	\$11,721.60
			Turfing Works For The City	
706			<a href="#">Western Environmental</a>	\$30.17

			Refund - 2 Credit Card Payments Taken In Error - Freedom Of Information Application - Council & Corporate Support	
707			Western Go Organics JV	\$148,043.94
			Contamination Waste - Waste	
708			Western Tree Recyclers	\$15,414.73
			Green Waste Disposal - Waste Services	
709			West-Sure Group Pty Ltd	\$323.24
			Cash Collection Services For The City	
710			Wilson Security	\$3,819.77
			Security Guard Service - Community Safety	
711			Winc Australia Pty Limited	\$5,945.75
			Stationery Purchases For The City	
712			Workpower Incorporated	\$9,094.45
			Landscape Maintenance For The City	
713			Wrenoil	\$16.50
			Monthly Collection Of Waste Disposal From WRC - Waste	
714			Wurth Australia Pty Ltd	\$205.70
			Vehicle Spare Parts - Fleet	
	00004303	16/11/2021		
715			Rates Refund	\$3,000.00
716			Rates Refund	\$1,767.55
717			Ms Vicky Street	\$1,000.00
			Refund - Street & Verge Bond	
	00004304	16/11/2021		
718			Alinta Gas	\$1,796.80
			Gas Supplies For The City	
719			Ashmy Pty Ltd	\$4,000.00
			Refund - 2 Street & Verge Bonds	
720			Australian Manufacturing Workers Union	\$113.60
			Payroll Deductions	
721			Australian Services Union	\$518.00
			Payroll Deductions	
722			Australian Taxation Office	\$588,515.00
			Payroll Deductions	
723			Celebration Homes Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
724			CFMEU	\$160.00
			Payroll Deductions	
725			Child Support Agency	\$1,478.57
			Payroll Deductions	
726			City of Wanneroo	\$6,036.00
			Payroll Deductions	
727			Dale Alcock Homes Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	



728			Fleet Network	\$998.25
			Payroll Deductions	
729			Golden Light WA	\$500.00
			Videography - Old School / New Rules With Charles Shaw Show - Cultural Services	
730			Halpd Pty Ltd Trading As Affordable Living Homes	\$6,000.00
			Refund - 3 Street & Verge Bonds	
731			HBF Health Limited	\$687.56
			Payroll Deductions	
732			Homebuyers Centre	\$8,625.00
			Refund - 5 Street & Verge Bonds	
733			Landgate	\$380.80
			Land Enquiries For The City	
734			LGRCEU	\$1,650.26
			Payroll Deductions	
735			Local Community Insurance Services	\$816.75
			Insurance 07.11.2021 - 07.11.2022 - Uninsured Stallholders, Buskers, Performers, Artists & Entertainers - Place Management	
736			Materon Investments WA Pty Ltd	\$1,312.50
			Refund - Street & Verge Bond	
737			Maxxia Pty Ltd	\$8,398.18
			Payroll Deductions	
738			Mr Allen Tuff	\$2,000.00
			Refund - Street & Verge Bond	
739			Mr David Sampson	\$1,000.00
			Refund - Street & Verge Bond	
740			Mr Matthew Smit	\$2,000.00
			Refund - Street & Verge Bond	
741			Mr Peter Graf	\$2,000.00
			Refund - Street & Verge Bond	
742			Mr Richard Tudge	\$1,000.00
			Refund - Street & Verge Bond	
743			Mr Santo Casilli	\$2,000.00
			Refund - Street & Verge Bond	
744			Mr Thomas Green	\$1,000.00
			Refund - Street & Verge Bond	
745			Mr William White	\$2,000.00
			Refund - Street & Verge Bond	
746			Mrs June Todd	\$150.00
			Dog Registration Refund – Sterilised	
747			Mrs Michele Hughes	\$150.00
			Dog Registration Refund – Sterilised	
748			Mrs Sandra O'Neill	\$1,000.00
			Refund - Street & Verge Bond	
749			Mrs Tracy Barratt	\$1,000.00
			Refund - Street & Verge Bond	

750			Ms Brooke Pearce	\$2,000.00
			Refund - Street & Verge Bond	
751			Ms Danijela Volarevic	\$2,000.00
			Refund - Street & Verge Bond	
752			Ms Samantha McGennity	\$2,000.00
			Refund - Street & Verge Bond	
753			My Homes WA Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
754			Optus	\$1,169.74
			Phone Charges For The City	
755			Paywise Pty Ltd	\$1,108.41
			Payroll Deductions	
756			Plunkett Homes	\$576.38
			Refund - Street & Verge Bond	
757			Prostruct Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
758			Pure Homes Pty Ltd Trading As B1 Homes	\$4,000.00
			Refund - 2 Street & Verge Bonds	
759			Smartsalary	\$6,115.54
			Payroll Deductions	
760			SSB Pty Ltd	\$3,078.94
			Refund - 2 Street & Verge Bonds	
761			Synergy	\$583,040.31
			Power Supplies For The City	
762			Trailer Parts Pty Ltd	\$3,376.03
			Vehicle Spare Parts - Stores	
763			True North Church	\$11,000.00
			Funding Program Flagship Fund Support - Carols In The Park At Splendid Park Yanchep 12.12.2021 & Merriwa Christmas Festival 15 - 17.12.2021	
764			Urban Development Institute of Australia WA Division Incorporated	\$540.00
			Special Industry Lunch - Delivering Housing Choice 12.11.2021 - Corporate Support	
765			Ventura Home Group Pty Ltd	\$6,663.92
			Refund - 4 Street & Verge Bonds	
766			Water Corporation	\$17,982.48
			Water Supplies For The City	
767			Western Power	\$28,638.00
			Streetlight - Butterick Place - Traffic Services	
			Design Fee - Stockholm Road - Assets	
768			Wow Group (WA) Pty Ltd	\$6,000.00
			Refund - 3 Street & Verge Bonds	
	00004305	23/11/2021		
769			Ascender Peoplestreme Pty Ltd	\$39,925.91

			Ascender Learning And Development Module - ICT	
770			Hickey Constructions Pty Ltd	\$147,642.33
			Progress Claim 4 - Aquamotion Changeroom - Assets	
771			Stiles Electrical & Communication Services Pty Ltd	\$73,591.10
			Progress Claim 1 - Supply, Install And Commission Sports Floodlighting At Ferrara Park, Girrawheen & Belhaven Park - Assets	
772			Turf Care WA Pty Ltd	\$101,983.40
			Turfing Works For The City	
	00004306	23/11/2021		
773			360 Construction Management	\$5,610.00
			Architectural & Sub Consultant Drawing Reviews - Halesworth Park - Assets	
774			AARCO Environmental Solutions Pty Ltd	\$1,287.00
			Asbestos Removal - Ferrara Park - Parks	
775			Accenture Australia Pty Ltd	\$284,460.00
			Data Migration Consulting Services - ICT	
776			Action Glass & Aluminium	\$2,326.40
			Glazing Services For The City	
777			Active Discovery	\$88,070.40
			Supply & Install Fitness Equipment - Dalvik Park - Assets	
778			Adelphi Apparel	\$187.00
			Staff Uniforms - Rangers	
779			Advanced Traffic Management	\$993.74
			Traffic Control - Bergen Way - Assets	
780			Akwaaba African Drumming	\$495.00
			Performance - Celebrate Girrawheen - Events	
781			Allaboutxpert Australia Pty Ltd	\$1,980.00
			Consultancy Services - Payroll - 23.06.2021 - 22.12.2021 - ICT	
782			Annette Raison	\$525.00
			Presentations - Flashback Shows - Sensational Seventies & Swinging Sixties - Library Services	
783			Archival Survival Pty Ltd	\$648.02
			Stationery Items - Cultural Services	
784			Aslab Pty Ltd	\$1,815.00
			Asphalt Testing - Carosa Road - Assets	
785			Astro Synthetic Surfaces Pty Ltd	\$76,890.00
			Install Astro Playsafe Softfall - St Andrews Park & Jenolan Way Community Centre - Assets	
786			Atom Supply	\$2,325.01
			Stock - Stores Issues	

787			<a href="#">Austraffic WA</a>	\$6,424.00
			Traffic Counts - Various Locations - Traffic Services	
788			<a href="#">Australian Airconditioning Services Ltd</a>	\$50,024.53
			Airconditioning Services For The City	
789			<a href="#">Australian Laboratory Services Pty Ltd</a>	\$1,707.64
			Urban Resources Sand Sample - Engineering	
790			<a href="#">Axiell Pty Ltd</a>	\$17,540.60
			Museum Collections Management System - ICT	
791			<a href="#">Aymanden Vahora</a>	\$400.00
			Provide Henna Designs - Celebrate Girrawheen - Events	
792			<a href="#">Ball &amp; Doggett Pty Ltd</a>	\$330.13
			Paper Supplies - Print Room	
793			<a href="#">BCI Sales Pty Ltd</a>	\$893.74
			Vehicle Spare Parts - Fleet	
794			<a href="#">Bee Advice</a>	\$550.00
			Relocate Bee Hive -Various Locations - Parks	
795			<a href="#">Benara Nurseries</a>	\$9,812.76
			Plants - Parks	
796			<a href="#">Benx World Trade</a>	\$660.00
			Bag Of Rags 8Kg Cotton	
797			<a href="#">Bidfood Perth</a>	\$1,294.90
			Tea & Coffee Supplies - Stores	
798			<a href="#">Binley Fencing</a>	\$188.76
			Temporary Fencing - Dunebar Road Carpark - Assets	
799			<a href="#">BOC Limited</a>	\$61.76
			Nitrogen & Oxygen - Fleet & Community Safety	
800			<a href="#">Boral Construction Materials Group</a>	\$5,283.41
			Concrete Mix - Various Locations - Engineering	
801			<a href="#">Bradbury Sewell Pty Ltd</a>	\$2,816.00
			Dilapidation Surveys - Lisford Avenue - Assets	
802			<a href="#">Bridgestone Australia Limited</a>	\$231.31
			Tyre Fitting Services For The City	
803			<a href="#">Brownes Foods Operations Pty Limited</a>	\$213.09
			Milk Deliveries For The City	
804			<a href="#">BYOM Pty Ltd</a>	\$1,320.00
			Workshop - Hone Your Business Skills For Greater Success - Economic Development	
805			<a href="#">Car Care (WA) Mindarie</a>	\$539.00
			Community Transport - Monthly Cleaning - Community Buses	
806			<a href="#">Carramar Resources Industries</a>	\$3,670.87

			Material Disposal - Engineering	
807			<a href="#">Cathara Consulting Pty Ltd</a>	\$30,282.34
			Casual Labour For The City	
808			<a href="#">CDM Australia Pty Ltd</a>	\$29,274.30
			Professional Services & Equipment - ICT	
809			<a href="#">Chillo Refrigeration &amp; Air-Conditioning</a>	\$478.50
			Replace Freezer Condensate Tray - Civic Centre - Building Maintenance	
810			<a href="#">Civico Pty Ltd</a>	\$22,000.00
			Authority Pre Paid Support - ICT	
811			<a href="#">Civil Survey Solutions Pty Ltd</a>	\$1,540.00
			Licence Renewal - Cad - Multi & Single User - ICT	
812			<a href="#">CK Maloney Surveying</a>	\$9,097.00
			Detail Survey - Ashley Road - Design	
			Survey & Monitoring Services - Retaining Wall - Opportunity Street - Assets	
813			<a href="#">Clark Equipment Sales Pty Ltd</a>	\$1,146.68
			Vehicle Oil - Stores	
814			<a href="#">Consolidation Enterprises Pty Ltd</a>	\$378.00
			Mesh & Plank Hire - Compliance	
815			<a href="#">Contra-Flow Pty Ltd</a>	\$4,996.89
			Traffic Management Services For The City	
816			<a href="#">Converge International Pty Ltd</a>	\$913.00
			Employee Support Services - 07.10.2021 - People & Culture	
817			<a href="#">Co-sign (WA) Pty Ltd</a>	\$2,105.68
			24 Signs - Danger Unstable Cliffs & Rockfall Risk Area - Engineering	
			Install 6 Signs - Various Locations - Assets	
			Date Sticker - Engineering	
818			<a href="#">Critical Fire Protection &amp; Training Ltd</a>	\$1,092.19
			Fire Detection Equipment Services For The City	
819			<a href="#">Crown Lift Trucks</a>	\$3,035.01
			Vehicle Spare Parts - Fleet	
820			<a href="#">CS Legal</a>	\$9,572.67
			Court Fees For The City	
821			<a href="#">CW Brands Pty Ltd</a>	\$1,640.87
			Stock - Stores Issues	
822			<a href="#">Department Of Biodiversity, Conservation And Attractions</a>	\$2,200.00
			Annual Contribution - Reel It In Project - Waste	
823			<a href="#">Department of the Premier and Cabinet</a>	\$202.80
			District Planning Scheme No 2 - Amendment No 185 - Town Planning	
824			<a href="#">Drainflow Services Pty Ltd</a>	\$74,098.53

			Drain Cleaning & Street Sweeping Services For The City	
825			<a href="#">Drovers Vet Hospital Pty Ltd</a>	\$679.58
			Veterinary Services - Rangers	
826			<a href="#">Ellenby Tree Farms</a>	\$599.50
			Plants - Parks	
827			<a href="#">Environmental Industries Pty Ltd</a>	\$5,720.00
			Tree Watering - Marmion Avenue - Assets	
828			<a href="#">EPC Technologies Pty Ltd</a>	\$18,755.00
			Stage 1 - Neerabup Solar - Assets	
829			<a href="#">Ergolink</a>	\$332.50
			Air Mesh Chair - Community Development	
830			<a href="#">Everybody Saving Energy Pty Ltd</a>	\$51,075.60
			Insulation Works - Ashby Operation Centre	
831			<a href="#">Facet</a>	\$250.00
			Corporate Membership 2021 / 2022 - Economic Development	
832			<a href="#">Flick Anticimex Pty Ltd</a>	\$4,135.76
			Sanitary Waste Services For The City	
833			<a href="#">Forch Australia Pty Ltd</a>	\$2,778.60
			Stock - Stores Issues	
834			<a href="#">Forpark Australia Pty Ltd</a>	\$38,998.30
			Playground Equipment - Lake Joondalup Pre-School - Assets	
835			<a href="#">Freestyle Now</a>	\$1,760.00
			Workshop - Skatepark & Coaching For Box - Celebrate Girrawheen - Events	
836			<a href="#">Fusion Applications Pty Ltd</a>	\$83,978.13
			FMIS - Oracle Specialist Services - ICT	
837			<a href="#">Geoff's Tree Service Pty Ltd</a>	\$8,607.63
			Pruning Works For The City	
838			<a href="#">GPS Linemarking</a>	\$550.00
			Set Out Boundary Points Of Proposed Soccer Fields - Ferrara Park - Assets	
839			<a href="#">Have a Go News</a>	\$720.23
			Advertising - Digital Literacy - Seniors Week - Community Development	
840			<a href="#">Hays Personnel Services</a>	\$5,607.98
			Casual Labour For The City	
841			<a href="#">Heatley Sales Pty Ltd</a>	\$1,398.65
			Stock - Stores Issues	
842			<a href="#">Hickey Constructions Pty Ltd</a>	\$23,331.00
			Limestone Wall & Stone Pitching - Dundobar Road Carpark - Assets	
			Replace Kerbing - Bellport Park - Parks	
843			<a href="#">Hitachi Construction Machinery Pty Ltd</a>	\$364.12
			Vehicle Spare Parts - Stores	
844			<a href="#">Hydroquip Pumps</a>	\$5,652.90

			Service Irrigation Pump - Kingsbridge - Parks	
845			Iconic Property Services Pty Ltd	\$84,552.02
			Cleaning Services For The City	
846			Identity Perth	\$764.50
			Strategic Community Plan - 2021 - 2031 - ICT	
847			Integrity Industrial Pty Ltd	\$49,491.78
			Casual Labour For The City	
848			Integrity Staffing	\$4,584.83
			Casual Labour For The City	
849			Intelife Group	\$1,344.20
			Car Cleaning - Fleet Assets	
850			J Blackwood & Son Ltd	\$3,709.40
			Stock - Stores Issues	
851			Jodie Aedy	\$450.00
			Graphic Design - Name A Truck Competition - Waste Services	
852			K2 Audiovisual Pty Ltd	\$2,150.50
			Meet Up Conference Camera - ICT	
853			Kerb Direct Kerbing	\$1,935.81
			Kerbing - Dundobar Car Park - Assets	
854			Ketten Pty Ltd	\$385.39
			2022 Perth UBD Books - Stores	
855			Kidsafe WA Incorporated	\$440.00
			Two Child Car Restraint Checkers - Marmion Avenue - Place Management	
856			Kinetic IT Pty Ltd	\$10,541.27
			Threat Intelligence Services - 01.10.2021 - 31.10.2021 - ICT	
857			Kleenit	\$1,129.31
			Graffiti Removal For The City	
858			Komatsu Australia Pty Ltd	\$38.39
			Stock - Store Issues	
859			Lee Syminton	\$5,888.30
			Architectural Consultancy - Leatherback Park Sports Amenities Building - Assets	
			Concept Design - Wanneroo Showgrounds - Assets	
860			Let's All Party	\$6,600.00
			Children's Entertainment - Celebrate Girrawheen - Events	
861			Lets Go Kids	\$2,062.50
			Advertising - 2021 / 2022 WA Edition - Economic Development	
862			Lions Club of Girradoo	\$400.00
			Hire Of Lions Club Train And Operator - Celebrate Girrawheen - Events	
863			Mackay Urban Design	\$1,100.00



			Design Review Panel - 22.07.2021 - Approval Services	
864			<a href="#">Marketforce Pty Ltd</a>	\$143.00
			Update Existing Advocacy Map - Advocacy & Economic Development	
865			<a href="#">Mayday Earthmoving</a>	\$29,510.25
			Heavy Equipment Hire For The City	
866			<a href="#">Mega Music Australia</a>	\$1,605.00
			Wireless Headworn Mic System - Cultural Services	
867			<a href="#">Michael Page International (Australia) Pty Ltd</a>	\$972.24
			Casual Labour For The City	
868			<a href="#">Mindarie Regional Council</a>	\$64,416.29
			Refuse Disposal For The City	
869			<a href="#">Minter Ellison</a>	\$3,183.07
			Professional Services - General Employment Matters 2021 / 2022 - People & Culture	
870			<a href="#">Miracle Recreation Equipment Pty Ltd</a>	\$803.00
			Repair Playground Equipment - Various Locations - Parks	
871			<a href="#">NAPA - GPC Asia Pacific Pty Ltd</a>	\$761.20
			Stock - Stores Issues	
872			<a href="#">Natural Area Holdings Pty Ltd</a>	\$15,065.60
			Veldt Grass Program - 6 Locations - Conservation	
			Lake Rubbish Removal - Brampton Lake - Conservation	
			Weed Control - Yellagonga South Lot - Conservation	
873			<a href="#">Nintex Pty Ltd</a>	\$80,080.00
			Licence Fee - Promapp Enterprise - Unlimited - 31.12.2021 - 30.12.2022 - ICT	
874			<a href="#">Nu-Trac Rural Contracting</a>	\$9,406.32
			Beach Cleaning - Quinns Beach - Engineering	
875			<a href="#">Objective Corporation Limited</a>	\$41,973.80
			Licence - Trapeze Professional - 30.10.2021 - 29.10.2022 - ICT	
876			<a href="#">O'Brien Harrop Access</a>	\$297.00
			Access Consulting Services - Clarkson Youth Centre - Assets	
877			<a href="#">Off The Wall Promotions</a>	\$850.00
			4 DJ's & Sound Production - A Splendid Day - Place Management	
878			<a href="#">Officeworks Superstores Pty Ltd</a>	\$263.12
			Stationery - USB's - Library Services	
879			<a href="#">On Tap Plumbing &amp; Gas Pty Ltd</a>	\$35,472.08
			Plumbing Maintenance For The City	
880			<a href="#">Parker Black &amp; Forrest</a>	\$928.40

			Locking Services For The City	
881			<a href="#">Pedders Suspension</a>	\$584.34
			Vehicle Repairs - Fleet	
882			<a href="#">Perth Energy Pty Ltd</a>	\$120,702.61
			Power Supplies For The City	
883			<a href="#">Play Check</a>	\$1,320.00
			Rubber Surface Impact Testing - Various Locations - Assets	
			Playground Audit - Various Locations - Assets	
884			<a href="#">Playmaster Pty Ltd</a>	\$320,577.40
			Renewal Of Playground & Installation Of Shade Sail - Various Locations - Assets	
885			<a href="#">Prestige Alarms</a>	\$7,419.43
			Alarm CCTV / Services For The City	
886			<a href="#">Pulse Design</a>	\$1,520.00
			Infographics - Business Wanneroo Microsite - Economic Development	
887			<a href="#">Reliable Fencing WA Pty Ltd</a>	\$36,983.21
			Fencing / Barrier Works For The City	
			Install Podium Sign - Gumblossom - Assets	
888			<a href="#">REM Consulting</a>	\$6,179.54
			Casual Labour For The City	
889			<a href="#">Repco</a>	\$2,087.01
			Stock - Stores Issues	
890			<a href="#">Roads 2000</a>	\$61,576.81
			Progress Claim 2 - Dundobar / Senario - Assets	
			Install Dual Use Footpath - Lisford Avenue - Assets	
891			<a href="#">Roberta Rosato</a>	\$360.00
			Live Sax Performance - Celebrate Girrawheen - Place Management	
892			<a href="#">Roy Gripske &amp; Sons Pty Ltd</a>	\$214.76
			Stock - Stores Issues	
893			<a href="#">Rubek Automatic Doors</a>	\$862.40
			Repair Sliding Doors - WLCC - Building Maintenance	
894			<a href="#">RW Quantity Surveyors</a>	\$1,540.00
			Quantity Surveying - Leatherback Park Sports Amenities Building - Assets	
895			<a href="#">Safety And Rescue Equipment</a>	\$22,610.50
			Replace Fragile Roof Sign - Clarkson Youth Centre - Building Maintenance	
			Height Safety Inspections Various Sites - Building Maintenance	
896			<a href="#">Sanax Medical And First Aid Supplies</a>	\$317.66
			Sport Strapping Tape - Kingsway	
897			<a href="#">SCRD Holdings Pty Ltd</a>	\$835.00

			Ewaste Recycling - ICT	
898			<a href="#">Shorewater Marine</a>	\$16,918.00
			Painting / Sanding Of Steel Piles - Sovereign Drive Beach Access - Engineering	
899			<a href="#">Sifting Sands</a>	\$9,260.41
			Sifting Of Sand - Various Locations - Parks	
			Sand For Longjump Pit - Splendid Park - Parks	
900			<a href="#">Site Environmental &amp; Remediation Services Pty Ltd</a>	\$2,475.00
			Asbestos Sampling & Testing - Various Locations - Building Maintenance	
901			<a href="#">SJ McKee Maintenance Pty Ltd</a>	\$1,387.00
			Repair Works - Various Locations - Waste	
902			<a href="#">Smartbuilt Perth Pty Ltd</a>	\$1,116.82
			Pest Control Services For The City	
903			<a href="#">Smoke &amp; Mirrors Audio Visual</a>	\$2,388.00
			Equipment Hire - Celebrate Girrawheen - Place Management	
904			<a href="#">Sonic Healthplus Pty Ltd</a>	\$6,479.99
			Medical Fees For The City	
905			<a href="#">St John Ambulance Western Australia</a>	\$149.25
			First Aid Training Services For The City	
906			<a href="#">Statewide Pump Services</a>	\$2,156.00
			Sewer Pump - Rotary Park - Building Maintenance	
			Sewage Alarm Fault - Yanchep Surf Life Saving Club - Building Maintenance	
907			<a href="#">Suez Recycling &amp; Recovery (Perth) Pty Ltd</a>	\$92,483.39
			Recycling Services For The City	
908			<a href="#">Taldara Industries Pty Ltd</a>	\$1,947.00
			Stock - Stores Issues	
909			<a href="#">Tanks For Hire</a>	\$682.00
			Hydration Trailer Filled - UV Filtered Water - Place Management	
910			<a href="#">Teresa Newton</a>	\$1,000.00
			MC Services - Celebrate Girrawheen - Place Management	
911			<a href="#">Terravac Vacuum Excavations Pty Ltd</a>	\$3,861.00
			Location Of Services - Various Locations - Assets	
912			<a href="#">The Distributors Perth</a>	\$190.00
			Snacks & Confectionery - Kingsway Stadium	
913			<a href="#">The Royal Life Saving Society Australia</a>	\$24,095.15
			Home Pool Barrier Assessment - October - Compliance	
914			<a href="#">The Trustee For Glitter Glam &amp; Co Trust</a>	\$880.00
			Sparkle Technician - Wanneroo - Events	

915			Tree Planting & Watering	\$16,367.34
			Tree Watering - Non Arterial Roads - Parks	
916			UES (Int'L) Pty Ltd	\$303.09
			Toolboxes - Fleet	
917			Ultimate Slotracer	\$1,080.00
			Slot Car Track Booking - 13.11.2021 - Girrawheen Event - Place Management	
			Slot Car Track Booking - 30.10.2021 - Splendid Day Out - Place Management	
918			Urban Resources	\$114,882.74
			Neerabup Industrial Area Resource Extraction Phase 1 - Assets	
919			Valvoline (Australia) Pty Ltd	\$11,631.28
			Stock - Stores Issues	
920			Vocus Communications	\$247.50
			NBN Connection For Wire Track YTRAC - ICT	
921			WA Hino Sales & Service	\$133.61
			Vehicle Spare Parts - Stores	
922			WA Limestone Company	\$82,094.88
			Limestone Supplies - Engineering	
			Supply / Deliver White Sand - Yanchep - Beach Renourishment - Engineering	
			Armour Class - Ocean Drive Near Roberts - Engineering	
923			Wanneroo Central Bushfire Brigade	\$3,308.74
			Reimbursement - 5 Controlled Burns - Fire Services	
			Reimbursement - Deposit For Trailer - Fire Services	
			Reimbursement - Ride Share Costs - Fire Services	
924			Wanneroo Electric	\$45,609.08
			Electrical Maintenance For The City	
925			Water Technology Pty Ltd	\$3,300.00
			Professional Services - Mindarie Breakwater Study - Coastal Projects	
926			West Coast Turf	\$41,079.51
			Turfing Works For The City	
927			Western Australian Local Government Association	\$3,358.00
			Local Government Project Financial Contribution - Fire Safety Advice - Performance Solution - Approval Services	
			E-Learning Suite - Introduction To Local Government & Procurement & Contract Management Fundamentals - People & Culture	
928			Western Resource Recovery Pty Ltd	\$2,784.10
			Empty Washdown Bay - Fleet Workshop - Building Maintenance	

			Service Grease Trap Waste - New Civic Centre - Building Maintenance	
929			<a href="#">William Buck Consulting (WA) Pty Ltd</a>	\$4,125.00
			Final Fee Probity Advisor Services - Tender 21207 - Contracts	
			Interim Fee For Probity Advisor Services - Tender 21000 - Contracts	
930			<a href="#">Wilson Security</a>	\$8,356.05
			Security Services For The City	
931			<a href="#">Winc Australia Pty Limited</a>	\$6,874.76
			Stationery For The City	
932			<a href="#">Workpower Incorporated</a>	\$39,898.77
			Landscape Maintenance For The City	
933			<a href="#">Zetta Pty Ltd</a>	\$61,397.40
			Jira Service Desk Licences & Managed Services Fees - ICT	
	00004307	24/11/2021		
934			<a href="#">Bollig Design Group Ltd</a>	\$4,977.50
			Professional Services - Kingsway Stadium Changeroom - Assets	
			Architectural Consultancy - Changeroom Refurbishment Aquamotion	
	00004308	23/11/2021		
935			<a href="#">Alinta Gas</a>	\$1,420.90
			Gas Supplies For The City	
936			<a href="#">Blueprint Homes (WA) Pty Ltd</a>	\$1,148.88
			Refund - Street & Verge Bond	
937			<a href="#">Celebration Homes Pty Ltd</a>	\$1,625.30
			Refund - 3 Street & Verge Bonds	
938			<a href="#">Dale Alcock Homes Pty Ltd</a>	\$2,000.00
			Refund - Street & Verge Bond	
939			<a href="#">First Homebuilders Pty Ltd</a>	\$2,000.00
			Refund - Street & Verge Bond	
940			<a href="#">Fleet Network</a>	\$119.76
			Input Tax Credits For Salary Packaging - October & November 2021 - Finance	
941			<a href="#">Halpd Pty Ltd Trading As Affordable Living Homes</a>	\$2,000.00
			Refund - Street & Verge Bond	
942			<a href="#">Homebuyers Centre</a>	\$4,000.00
			Refund - 2 Street & Verge Bonds	
943			<a href="#">Jag Demolition</a>	\$1,000.00
			Refund - Street & Verge Bond	
944			<a href="#">Materon Investments WA Pty Ltd</a>	\$2,000.00
			Refund - Street & Verge Bond	
945			<a href="#">Maxxia Pty Ltd</a>	\$857.18

			Input Tax Credits For Salary Packaging For October 2021	
946			Mr Daniel Simms	\$64.00
			Reimbursement - Broadband Usage September 2021 80%	
947			Paywise Pty Ltd	\$136.17
			Input Tax Credits For Salary Packaging For October 2021	
948			Prime Eglinton Pty Ltd	\$387,656.50
			Bond Refund - East Of The Beach Stage 4 Eglinton WAPC 155700	
949			Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
			Refund - Street & Verge Bond	
950			Redink Homes Pty Ltd	\$2,000.00
			Refund - Street & Verge Bond	
951			Smartsalary	\$541.27
			Input Tax Credits For Salary Packaging - October 2021	
952			Synergy	\$4,616.69
			Power Supplies For The City	
953			Vodafone Hutchinson Australia Pty Ltd	\$55.00
			SMS Charges For The City - Emergency Services	
954			Water Corporation	\$161,483.13
			Water Supplies For The City	
	00004309	23/11/2021		
955			Rates Refund	\$540.17
956			Rates Refund	\$1,005.62
957			Rates Refund	\$1,160.00
958			Rates Refund	\$397.44
959			Rates Refund	\$771.01
960			Rates Refund	\$972.77
	00004310	24/11/2021		
			National Australia Bank	
			Flexipurchase September 2021 \$42,853.34	
			Flexipurchase - October 2021 \$51,639.17	
	00004311	24/11/2021		
961			Rates Refund	\$1,453.26
	00004312	25/11/2021		
962			Accenture Australia Pty Ltd	\$13,728.00
			FMIS - Data Migration Consulting - ICT	
963			Acurix Networks Pty Ltd	\$1,388.20
			Install Wi-Fi Access Services - Enterprise House - ICT	
964			Australian Training Management Pty	\$4,000.00

			Training - Front End Loader & Integrated Toolcarrier - 4 Employees - Parks	
965			<a href="#">Autosmart North Metro Perth</a>	\$435.60
			Floorsmart Cleanse - Workshop	
966			<a href="#">Bookery</a>	\$1,277.10
			Annual Subscription - Road To IELTS & Clear Pronunciation - Library Services	
967			<a href="#">Budo Group Pty Ltd</a>	\$12,744.96
			Upgrade Disability Access - Carramar Community Centre - Assets	
968			<a href="#">CA Technology Pty Ltd</a>	\$103,543.00
			Annual Licence Fees - December 2021 - November 2022 - ICT	
969			<a href="#">Car Care Motor Company Pty Ltd</a>	\$231.00
			Vehicle Services For The City	
970			<a href="#">Cathara Consulting Pty Ltd</a>	\$7,586.70
			Casual Labour For The City	
971			<a href="#">CDM Australia Pty Ltd</a>	\$214.50
			LCD Replacement Screen - ICT	
972			<a href="#">Cherry's Catering</a>	\$1,612.90
			Catering - Council Dinner 16.11.2021 - Corporate Support	
973			<a href="#">Corsign (WA) Pty Ltd</a>	\$452.10
			Signs - Caution - Mowing In Progress - Parks	
			Printing - Date Stickers - Engineering	
974			<a href="#">Critical Fire Protection &amp; Training Ltd</a>	\$115.50
			Smoke Detector Works - New Civic Centre - Building Maintenance	
975			<a href="#">CS Legal</a>	\$7,973.79
			Court Fees For The City	
976			<a href="#">David Paul Petale</a>	\$700.00
			Writers Literacy Workshops - Cultural Services	
977			<a href="#">Dowsing Group Pty Ltd</a>	\$2,164.45
			Concrete Works - Polygala Way - Engineering	
978			<a href="#">Drainflow Services Pty Ltd</a>	\$13,372.54
			Drain Cleaning / Road Sweeping Services For The City	
979			<a href="#">Driver Risk Management Pty Ltd</a>	\$4,840.00
			Driver Risk Management - Fire Services	
980			<a href="#">Eco Landworks Pty Ltd</a>	\$13,556.40
			Conduct Prescribed Burn - Tranquil Park - Community Safety	
981			<a href="#">ELM Estate Landscape Maintenance</a>	\$2,742.87
			Supply Sand - Leatherback, Forestay & Heath Parks - Parks	
			Irrigation Parts - Parks	



			Service - Bluewater Entry Statement - Parks	
982			Environmental Industries Pty Ltd	\$8,585.66
			Landscape Maintenance For The City	
983			Equifax Australasia Credit Rating P Ltd	\$3,913.80
			Financial Assessments - Contracts And Procurement	
984			External Works	\$6,589.00
			Install Firebreak - Various Locations - Parks	
985			Fusion Applications Pty Ltd	\$29,782.50
			FMIS - Oracle Specialist - ICT	
986			Geoff's Tree Service Pty Ltd	\$6,134.36
			Pruning Works For The City	
987			GHD Pty Ltd	\$2,260.50
			Coastal Roof Inspections - Engineering	
988			Heatley Sales Pty Ltd	\$5,353.92
			Stock - Stores Issues	
989			Hodge Collard Preston Unit Trust	\$2,607.00
			Architectural Consultancy - Wanneroo Aquamotion - Assets	
990			Hydroquip Pumps	\$9,879.10
			Bore Pump Works - Various Locations - Parks	
991			Iconic Property Services Pty Ltd	\$15,577.91
			Cleaning Services For The City	
992			Identity Perth	\$858.00
			Aboriginal Artwork Brief - Digitise Aboriginal Art - Cultural Services	
993			Integrity Industrial Pty Ltd	\$5,998.44
			Casual Labour For The City	
994			Intelife Group	\$257.40
			Car Cleaning - Fleet Assets	
995			J Blackwood & Son Ltd	\$783.45
			Stock - Stores Issues	
			PPE Issues - Fleet / Waste	
			Anti-Fatigue Floor Mat - Cultural Services	
996			James Bennett Pty Ltd	\$1,302.48
			Book Purchases - Library Services	
997			Jodie Aedy	\$1,200.00
			Graphic Design - Aquamotion Summer Season - Communications & Brand	
998			Kerb Direct Kerbing	\$16,602.87
			Kerbing Works For The City	
999			Kinetic IT Pty Ltd	\$41,844.20
			Security Services Proposal - ICT	
			Pronestor Cloud Security Risk Assessment - ICT	
1000			Kleenheat Gas Pty Ltd	\$198.30
			Gas Supplies For The City	

1001			Kleenit	\$238.10
			Graffiti Removal For The City	
1002			Landcare Weed Control	\$10,238.64
			Spraying - Various Locations - Parks	
1003			LD Total	\$6,693.93
			Cylinder Mowing - 11.10.2021 - 15.10.2021 - Parks	
1004			Living Turf	\$6,072.00
			Fertiliser - Parks	
1005			Logo Appointments	\$6,845.53
			Casual Labour For The City	
1006			Marketforce Pty Ltd	\$537.86
			Advertising Services For The City	
1007			Millennium Cleaning (WA) Pty Ltd	\$603.26
			Office Cleaning Services For Yanchep Two Rocks	
1008			Mindarie Regional Council	\$142,998.34
			Refuse Disposal For The City	
1009			Miracle Recreation Equipment Pty Lt	\$181.50
			Replace - Swing - Hainsworth Park	
1010			Nu-Trac Rural Contracting	\$6,455.13
			Beach Clean - Quinns South - Engineering	
1011			OCP Sales - Omnific Enterprises P/L	\$528.91
			Radio Repairs - Aquamotion	
1012			On Tap Plumbing & Gas Pty Ltd	\$3,695.20
			Plumbing Maintenance For The City	
1013			Paperbark Technologies Pty Ltd	\$5,945.00
			Arborist Report - Various Locations - Assets	
1014			Parker Black & Forrest	\$1,194.60
			Locking Services For The City	
1015			Parks & Leisure Australia	\$192.50
			WA Deconstructed Conference 17.09.2021 - 1 Attendee - Parks	
1016			Play Check	\$3,630.00
			Playgrounds Audit - Various Locations - Assets	
1017			Playmaster Pty Ltd	\$9,847.20
			Supply / Install - Indigenous Painting Of Treated Log - Assets	
1018			Poolshop Online Pty Ltd	\$104.72
			Liquid Chlorine - Aquamotion	
1019			Quinns Rock Bush Fire Brigade	\$8,595.00
			Reimbursement - Computer Equipment - Fire Services	
1020			Reliable Fencing WA Pty Ltd	\$907.82
			Repair Fence - Cabrini & Paloma Parks - Parks	
1021			REM Consulting	\$5,945.94
			Casual Labour For The City	

1022			Repco	\$1,101.10
			Stock - Stores Issues	
1023			Roads 2000	\$256,922.14
			Traffic Management Plan - Old Yanchep Road - Assets	
			Progress Claim 2 - Asphalt Works - Beach Road - Assets	
1024			Robert Walters Pty Ltd	\$1,137.68
			Casual Labour For The City	
1025			Robert Willis	\$6,685.25
			Engineering Services - Investigate Outstanding Security Development Bonds - Land Development	
1026			Rubek Automatic Doors	\$633.60
			Attend Site - Clarkson Library - Facility Projects	
1027			Softfallguys National	\$379.50
			Repairs - Mariala Vista Park - Parks	
1028			SOLO Resource Recovery	\$150,665.42
			Greens Collection And Transport - Waste	
1029			Sphere Architects	\$3,228.50
			Architectural Design Services - Montrose Park Tennis Club - Assets	
1030			Statewide Cleaning Supplies Pty Ltd	\$1,037.15
			Cleaning Supplies - Stores / Corporate Support	
1031			Stewart & Heaton Clothing Company P Ltd	\$567.34
			Name Badges - Fire Services	
1032			Suez Recycling & Recovery Pty Ltd	\$58.85
			Recycling Co-Mingles Tip Fees - Waste	
			Shredding Services - Council & Corporate Support	
			Incorrect Creditor	
1033			Tamala Park Regional Council	\$542,446.17
			GST Payable For October 2021 Pursuant To Section 153B Of Agreement - Finance	
			Bond Refund - Catalina Stage 25 Clarkson E/W WAPC 151493	
			Bond Return - Catalina Stage 16A Clarkson WAPC 155899	
1034			Terravac Vacuum Excavations Pty Ltd	\$2,002.55
			Location Of Services For The City	
1035			The Pavilion Mindarie	\$11,000.00
			Sponsorship - Mindarie Festival 21.11.2021 - Communications & Brand	
1036			The Royal Life Saving Society Australia	\$7,323.19
			Splashpad Servicing - Kingsway - Parks	
1037			Tim Eva's Nursery	\$77.00
			Plant Supplies - Parks	
1038			Toll Transport Pty Ltd	\$1,262.39

			Courier Services For The City	
1039			Toro Australia Group Sales Pty Ltd	\$567.91
			Vehicle Spare Parts - Fleet	
1040			Tree Planting & Watering	\$16,642.56
			Tree Watering With Traffic Management - October 2021 - Parks	
1041			Triton Electrical Contractors Pty Ltd	\$66.00
			Electrical Works - Brighton Pump Station - Engineering	
1042			Trophy Shop Australia	\$41.10
			Name Badges - Corporate Support	
1043			Truck Centre WA Pty Ltd	\$888,800.00
			New Vehicle Purchase - 2 Volvo Trucks - \$444,400.00 Each - Fleet Assets	
1044			Two Rocks IGA	\$290.00
			Catering - Youth Mental Health First Aid - Place Management	
1045			Ungerboeck Systems International Pty Ltd	\$1,419.00
			Payment Plan Training - Wanneroo - Business Systems	
1046			United Fasteners WA Pty Ltd	\$10.55
			Vehicle Spare Parts - Fleet	
1047			Wanneroo Electric	\$467.18
			Electrical Maintenance For The City	
1048			Zipform Pty Ltd	\$1,583.35
			Final Letters Of Demand - Rating Services	
	00004313	25/11/2021		
1049			Australia Post	\$10,624.81
			Postage Charges For The City - October	
1050			Department of Planning, Lands and Heritage	\$10,670.00
			DAP Application Fee Accepted By The City - Applicant Marc Karol T & Z Architects - Alkimos College Stage 2	
1051			Marsh Pty Ltd	\$24,552.00
			Neerabup Fire Review & Actions Projects - Community Safety	
1052			Ms Jessie Everington	\$245.95
			Reimbursement - Catering Items - Dolphin Christmas Party	
1053			Urban Development Institute of Australia WA Division Incorporated	\$1,299.00
			Registration 2022 State Conference - Pullman Bunker Bay Resort - Planning & Sustainability	
1054			Ventura Home Group Pty Ltd	\$217.23
			Refund - Building Application Fees - System Error	
	00004314	29/11/2021		

			City of Wanneroo	
			Bank Fees - October 2021 \$30,886.63	
			Credit Cards - October 2021 \$10,472.34	
	00004315	29/11/2021		
1055			ELM Estate Landscape Maintenance	\$25,478.24
			Landscape Maintenance - Jindalee, Alkimos & Eglinton - Parks	
1056			On Tap Plumbing & Gas Pty Ltd	\$135.30
			Quinns Rocks North Beach Toilets / Changerooms	
			<b>Total Director Corporate Services Advance - EFTs</b>	<b>\$17,511,039.68</b>
<b>NATIONAL AUSTRALIA BANK</b>				
	00004294	04/11/2021		
			National Australia Bank	
			Flexipurchase August 2021	
			Assets	
1057			Benara Nurseries - Additional Infill Planting - Memorial And Old Library	\$461.58
1058			Boya Equipment Pty Ltd - 3 Back Pack Sprayers	\$734.07
1059			Bunnings - Hardware Purchases	\$699.38
1060			Microsoft Onedrive - Microsoft One Drive 100Gb Cloud Storage - Monthly Subscription	\$3.00
1061			Northern Lawnmower Specialists - Line-Trimmer Chaps	\$149.00
1062			Nutrien Ag Solutions - Fertiliser Spreader	\$357.50
1063			Officeworks - Stationary Items	\$137.37
1064			Richgro Garden - Veggie Mix - Volunteer Veggie Gardeners	\$534.00
1065			Stihl Shop Malaga - Chainsaw Chaps	\$272.00
1066			The Hire Guys Wangara - Bog Mats For Hiab	\$132.00
1067			The Rigging Shed - Bow Shackle - Lifting Equipment	\$35.20
1068			Trybooking - Dieback Workshop - Enrolment Into A Dieback Information Group Conference	\$170.50
1069			Work Clobber - PPE Issue	\$142.20
			Assets Maintenance	
1070			Barnetts Architectural Hardware - Hardware Purchases	\$499.10
1071			BP Clarkson - Air Fresher - 2 Trucks	\$8.98
1072			Bunnings - Hardware Purchases	\$4,281.14
1073			Calidad Industries - Diffuser Clear Prismatic	\$743.56
1074			Coles - Fresh Link Black Ice Pack	\$19.50

1075			Corsign WA Pty Ltd - Banding Wire Tools	\$429.00
1076			CSR Gyprock Trade Centre - Duo Main Tee	\$27.90
1077			Fielders - Custom Flashing	\$84.72
1078			Neltonics Australia - Rear View Camera	\$113.30
1079			Neylor - 0-15125 X 10	\$55.00
1080			Norgren Pty Ltd - Compressed Air Inline Valve	\$348.37
1081			Northern Lawnmower Specialists - Water Tank - Concrete Cutter	\$157.52
1082			Pattos Paint Shop - Paint Supplies	\$126.22
1083			Pneumatic Solutions Australia - Vehicle Spare Parts	\$257.11
1084			Rear Vision Systems - LCD Panel / Maintenance Monitor Tool	\$676.50
1085			SAS Locksmithing - Locking Services	\$58.00
1086			G And G Towing - Towing Services	\$101.00
1087			Stihl Shop Malaga - Blower & Helmet Kits	\$478.00
1088			Sydney Tools Pty Ltd - 2 Contour Profiles - Inspectors	\$68.00
1089			Trailer Parts Wangara - Vehicle Spare Parts	\$5.96
1090			Valspar Joondalup - Paint Supplies	\$920.93
1091			Woolworths - Two Way Batteries	\$11.20
			<a href="#">Business Manager Aquamotion &amp; Kingsway</a>	
1092			Campaignmonitor - Monthly Subscription - August	\$196.90
1093			Cleverpatch Pty Ltd - Creche Craft Supplies	\$283.68
1094			Coles - Swim Nappies	\$90.00
1095			Crazy Price Variety Store - Art Supplies - Junior Programs	\$125.00
1096			Facebook - Advertising	\$80.03
1097			Post Wanneroo Post - Working With Children	\$87.00
1098			Subway Madeley - Catering - Finals	\$49.00
1099			Woolworths - Cleaning Items For Staff Use	\$12.02
			<a href="#">Community &amp; Place</a>	
1100			Gregory Commercial - Height Adjustment Set - Office Chair	\$131.75
1101			Jbhifi.com.au - Speaker, Playstation & Games - Outreach Trailer	\$1,115.99
1102			Officeworks - Materials - Program Activities	\$39.26
1103			Itechworld - Lithium Portable Power Station	\$1,939.00
1104			Woolworths - Catering Items - Program Activities	\$98.02

			Community Development	
1105			Aldi Stores - Catering Items - Program Activities	\$33.21
1106			Bigw Online - Bluetooth Speakers	\$298.00
1107			Coles - Catering Items - Program Activities	\$698.28
1108			Farmer Jacks - Catering Items - Program Activities	\$22.46
1109			Kmart - Materials - Program Activities	\$136.00
1110			Officeworks - Materials - Program Activities	\$158.62
1111			Ozgameshop.com - Minecraft And Anima Game For Ps4	\$77.88
1112			Paypal - Aaimh Submission	\$110.00
1113			R U Ok Limited - Materials - Program Activities	\$123.80
1114			Tickets-Social Inclusion - Inclusion Solutions Forum 15.09.2021	\$11.39
1115			WA Local Government Association - Aboriginal Engagement Conference	\$280.00
1116			Woolworths - Catering - Program Activities	\$33.00
			Community Facilities	
1117			RLSSWA - First Aid Training	\$109.00
1118			Coles - Antibacterial Wipes	\$10.50
1119			Bunnings - Thermometer For Pool	\$7.95
			Community Safety & Emergency Management	
1120			CT Storeco Pty Ltd - Catering - Training Course	\$193.38
1121			Star Mart - Fuel - MCSEM Vehicle	\$183.57
1122			Subway Wanneroo - Catering - Training Course	\$380.00
			Council & Corporate Support	
1123			Coles - In House Catering Requests	\$847.79
1124			D&A Food Pty Ltd - In House Catering Requests	\$42.80
1125			Wanneroo Bakery - In House Catering Requests	\$97.60
1126			Wanneroo Fresh - In House Catering Requests	\$252.65
			Cultural Development	
1127			Allstamps - Signature Stamp	\$40.90
1128			Amazon Au - Local Stock Purchase & Program Materials	\$161.73
1129			Big W - Plastic Storage Containers	\$49.25



1130			Booktopia Pty Ltd - Refund For Item Unable To Supply	-\$19.70
1131			Bunnings Group Ltd - Display Materials - Museum	\$517.49
1132			Cafe Elixir - Catering For Presenter	\$10.60
1133			Caffn8 Wanneroo - Catering For Presenter	\$4.63
1134			Cleverpatch Pty Ltd - Resources - Program Activities	\$155.99
1135			Coles - Catering - Program Activities	\$185.85
1136			Department Of Local Government - Purchase For Community History	\$40.80
1137			Dymocks Online - Local Stock Purchase	\$1,769.02
1138			Games World - 2 Chess Set - Adult Chess Club	\$159.98
1139			House In Ocean Keys - Digital Timer	\$13.99
1140			Kmart - Materials - Program Activities	\$544.50
1141			Local Government Managers - Registration - Community Development Conference 09.09.2021	\$490.00
1142			Muffin Break Kingsway - Catering For Presenter	\$12.85
1143			Museums Australia - Organisational Subscription	\$550.00
1144			Myplayroom Pty Ltd - Materials - Program Activities	\$218.40
1145			News Limited - Australian Newspaper - Wanneroo Library	\$72.00
1146			Newsxpress Ocean Keys - Box - Storing Genre Labels	\$16.95
1147			Officeworks - Materials - Program Activities	\$550.09
1148			Paymate Spun - Spun Membership 2021 / 2022	\$200.00
1149			Planning Institute Of Australia - Registration - Training Course - Defining & Delivering Community Benefit 24.08.2021	\$315.00
1150			Plym Rocket - Kitkeeper Subscription Renewal 2021 / 2022	\$890.28
1151			Priceless Wanneroo - Materials - Program Activities	\$12.00
1152			Red Dot Stores - Tags For Devices	\$3.00
1153			Seton - X-Cart Folding Trolley	\$358.60
1154			Slimline Warehouse - Frame - Cockman House Play Trail App	\$128.61
1155			Ecoriginals - Materials - Program Activities	\$59.90
1156			Spotlight Butler - Plastic Storage Containers	\$47.70
1157			Glenn Swift Entertainment - Materials - Program Activities	\$119.70
1158			Wanewsditi - West Australian - Girrawheen Library - 06.08.21-29.10.21	\$432.00

1159			Woolworths - Plastic Storage Containers	\$58.00
			<b>Customer &amp; Information Services</b>	
1160			Gethomesafe - Monthly Software Subscriptions	\$395.51
1161			J2 Efax Plus Services - Annual Subscription Fee	\$198.00
1162			MSL Online Asset Labels - Equipment Asset Stickers	\$467.50
1163			Paypal - 2 Command Hooks, 2 Laptop Cases	\$66.85
1164			Paypal - Charge Name: Zoom Standard Pro Monthly	\$384.86
1165			Paypal - Cygnett Tekview Case Ipad Pro	\$79.00
1166			Paypal - Logitech MX Vertical Advanced Ergonomic Mouse, USB & Cables	\$185.31
1167			Sidra Solutions. - Intersection Plus Annual Subscription Renewal	\$1,738.00
			<b>Marketing, Communications and Events</b>	
1168			Adware Flags and Flagpoles - New Pole For Flags Stand	\$210.00
1169			Campaignmonitor - Monthly Campaign Monitor Invoice	\$1,135.30
1170			Discount Discpartys - Decorations - Celebrate Girrawheen Event	\$365.53
1171			Everything Glows P/L - Light Up Beach Balls - Wanneroo Festival	\$329.56
1172			Facebook - Advertising Services	\$815.00
1173			Freshworks Incorporated - Fresh Desk Subscription	\$371.34
1174			Matrix Productions - Hire - Plaque Reveal Stand	\$473.00
1175			Wanewsadv - Advertising Services	\$212.75
1176			Yumpu Publishing - Monthly Subscription	\$34.31
			<b>Parks &amp; Conservation Management</b>	
1177			Woolworths - Water - National Tree Day.	\$27.00
1178			Bunnings - Hardware Purchases	\$28.85
			<b>People &amp; Culture</b>	
1179			Kmart 1395 - 11 \$20 Gift Vouchers	\$220.00
			<b>Property Services</b>	
1180			Asic - Company Searches	\$27.00
1181			CPP Council House - Parking Fees	\$30.29
1182			Department Of Justice - Sat Application	\$139.00
			<b>Traffic &amp; Transport Services</b>	
1183			Bunnings - Hardware Purchases	\$85.36

			<b>Waste Management</b>	
1184			Bunnings - Hardware Purchases	\$472.72
1185			DMIRS - Renewal - Forklift Ticket For Bins	\$53.00
			<b>Total</b>	<b>\$38,369.49</b>
	00004310	24/11/2021		
			National Australia Bank	
			Flexipurchase September 2021	
			Assets	
1186			Bunnings - Hardware Purchases	\$1,140.14
1187			Blooming Nursery - Apple Trees - Cockman House	\$100.00
1188			Commercial Stationery - Year Planner Calendar	\$24.49
1189			Microsoft Onedrive - 100gb Cloud Storage	\$3.00
1190			Nutrien Ag Solutions - Wool Bags, Tree Ties & Buckets	\$182.54
1191			Work Clobber - PPE Issues	\$316.00
			<b>Assets Maintenance</b>	
1192			ACM Parts Pty Ltd - Vehicle Spare Parts	\$154.00
1193			Barnetts Architectural Hardware - Hardware Purchases	\$196.30
1194			BCF Australia Stores - Gas Bottle Holder	\$39.99
1195			Beacon Equipment - Vehicle Spare Parts	\$1,215.80
1196			Bunnings - Hardware Purchases	\$6,724.76
1197			CSR Gyprock Trade Centre - Arctic White Cling Panel	\$19.25
1198			Deutscher Mower - Mower Spare Parts	\$57.20
1199			Direct Fasteners - Consumables - Fleet	\$16.65
1200			Industrial Rubber - Vehicle Spare Parts	\$168.25
1201			Midland Plasterboard - 76mm Track	\$188.82
1202			Northern Lawnmower - Waste Bags	\$74.60
1203			Obrien Glass Industries - Windscreen Replacement	\$558.00
1204			Officeworks - Folders - Inspectors	\$76.90
1205			P And G (WA) Pty Ltd - Window Tint - Windscreen Replacement	\$176.00
1206			Pattos Paint Shop - Paint Supplies	\$279.95
1207			Rear Vision Systems - Vehicle Spare Parts	\$121.00
1208			Roadrunner Parts - Arrow Board - Engineering	\$1,578.50
1209			Roof Top Industries - Elabana Tile	\$38.50
1210			Next Site Pty Ltd - PPE Supplies	\$423.70
1211			The Hire Guys Wangara - Concrete Saw Blades	\$770.00
1212			Totally Workwear Joondalup - PPE Issues	\$189.90
1213			Valspar Joondalup - Paint Supplies	\$1,514.13
1214			Wanneroo Glass - Steel Framed Mirror	\$147.00

			Business Manager Aquamotion & Kingsway	
1215			Battery World Joondalup - Battery Rechargers	\$100.00
1216			Campaignmonitor - Monthly Subscription	\$196.90
1217			Facebook - Advertising	\$451.54
1218			Kmart - Swim School Sponges	\$20.00
1219			Officeworks - Card Ribbon For Printer	\$117.92
1220			Paypal - Suction Caps	\$313.09
1221			Plusembroidery.com.au - Hi Vis Vests	\$57.87
1222			Wigglecc - Zoggs Float Discs	\$102.94
			Community & Place	
1223			Coles - Catering Items - Program Activities	\$43.31
1224			Kmart - Catering Items - Program Activities	\$6.00
1225			Mega Music Australia Pty Ltd - Snow Machine - Events	\$647.00
1226			Woolworths - Catering Items - Program Activities	\$102.20
			Community Development	
1227			Aldi Stores - Catering Items - Program Activities	\$22.50
1228			Amazon Marketplace - Materials - Youth Trailer Setup	\$218.00
1229			Bunnings - Materials - Program Activities	\$35.90
1230			Coles - Catering Items - Program Activities	\$932.99
1231			Dominos - Catering Items - Program Activities	\$88.00
1232			EB Games Australia - Materials - Program Activities	\$66.90
1233			Kmart - Materials - Program Activities	\$184.00
1234			Local Government Managers - Community Development Conference Places For Community Development Team	\$1,830.00
1235			Officeworks - Materials - Program Activities	\$366.39
1236			Red Dot Stores - Materials - Program Activities	\$12.00
1237			The Good Guys - Equipment - Youth Trailer	\$558.95
1238			Yep Youth Sector - Ticket - Yep Youth Sector	\$298.26
1239			Woolworths - Materials - Program Activities	\$75.90
			Community Facilities	
1240			Gym Direct - Replacement Clock	\$220.08
1241			Kmart - Swim School Toys	\$97.00

1242			RLSSWA - Training - Advanced Resus	\$150.00
1243			Royal Life Saving Society Australia - Subscription - Guidelines Safe Pool Operations	\$99.00
1244			St John Ambulance Australia - Training - First Aid	\$280.00
			Community Safety & Emergency Management	
1245			Subway Butler - Catering - Training Courses	\$314.00
1246				
1247			Council & Corporate Support	
1248			Ball Mason Australia - Water Bottles - Council Meetings	\$101.33
1249			Coles - Inhouse Catering Requests	\$1,004.47
1250			D&A Food Pty Ltd - Inhouse Catering Requests	\$96.30
1251			Luna Events - Linen - Cocktail Tables And Napkins	\$201.99
1252			Wanneroo Bakery - In House Catering Requests	\$54.60
1253			Wanneroo Fresh - In House Catering Requests	\$368.59
			Cultural Development	
1254			Absoe Pty Ltd - Beginner Readers Tubs For Girrawheen Library.	\$50.55
1255			Aldi Stores - Materials - Program Activities	\$10.79
1256			Amazon - Local Stock Purchase	\$104.87
1257			Bunnings - Display Materials, Lock Box, Activity Materials	\$122.12
1258			Child Education Services - Program Materials	\$89.95
1259			Cleverpatch Pty Ltd - Craft Activity	\$148.23
1260			Coles - Catering Items - Program Activities	\$251.25
1261			Educational Art Supplies - Program Craft Materials	\$200.31
1262			Etsy Ireland - Wooden Activity Boards	\$106.00
1263			Ikea Pty Ltd - Hands On History Table Container Inserts	\$33.00
1264			Kmart - Materials - Program Activities	\$93.00
1265			Kogan.com - Purchase Of Led Screen	\$197.99
1266			Modern Teaching Aids - Program Materials	\$203.17
1267			Museums Australia - Australian Museum And Galleries Australia Webinar: Scriptwriting In The Museum	\$40.00
1268			News Limited - Australian Newspaper	\$72.00
1269			Officeworks - Materials - Program Activities	\$135.63
1270			Paypal - Local Stock Purchase	\$29.95

1271			Public Libraries WA - PLWA Membership Subscription Renewal	\$385.00
1272			QBD The Bookshop - Books - Storytime Collection	\$96.83
1273			Red Dot Stores - Program Materials	\$10.00
1274			Royal Western Australian Historical Society Incorporated - Annual Subscription	\$95.00
1275			Slimline Warehouse - Blackboard Signs	\$228.18
1276			Alison Bannister - Local Stock Purchase	\$59.90
1277			WA Local Government - Training - Policy Development And Procedure Writing	\$990.00
1278			Wanewsdti - Subscription - West Australian	\$144.00
1279			Wanneroo Bakery - Program Catering	\$83.40
1280			Wanneroo Fresh - Program Catering	\$6.49
1281			wwc-Communities - 2 Working With Children's Check Renewals	\$174.00
			Customer & Information Services	
1282			Gethomesafe - Monthly Software Subscription	\$416.55
1283			Paypal - Charge Name: Zoom Standard Pro Monthly	\$384.86
1284			Paypal - RMIT University - Training - User Experience Design - 1 Attendee	\$1,200.00
1285			Post Wanneroo Post SWA - Mail Redirection - 12 Month Renewal - 1204 Wanneroo Road	\$1,320.00
			Marketing, Communications and Events	
1286			Alkimos IGA - Refreshments - Contractors Working At St James Anglican School Event	\$17.98
1287			Bunnings - Events Equipment	\$229.33
1288			Campaignmonitor - Subscription - Distribute The City's Publications Electronically.	\$1,156.53
1289			Creative Market - Desktop License - Shuttle Brand Casual Business Font	\$35.28
1290			Eastlink - Fraudulent Transactions - Card Cancelled	\$13.07
1291			Facebook - Advertising Services	\$2,028.62
1292			Freshworks Incorporated - Monthly Subscription - Online Content Management System	\$371.39
1293			Mall Managers WA Pty Ltd - Booth Space - Kingsway City Shopping Centre	\$339.86
1294			Mega Music Australia Pty Ltd - Portable PA System - Events	\$1,189.00
1295			Myfonts Incorporated - Desktop License - 54 Font Styles From Fontfabric	\$379.49
1296			Paypal - Christmas Decorations - Events	\$200.81

1297			Spotify - Campaign Promotion - Let's Sort What Goes - Waste Services	\$38.34
1298			Tilly Lights - Festoon Lighting - Events	\$427.95
1299			Uber Eats - Fraudulent Transactions - Card Cancelled	\$473.85
1300			Yumpu Publishing - Subscription - Software To Host E-Publications	\$33.95
			<b>Parks &amp; Conservation Management</b>	
1301			Boya Equipment Pty Ltd - Spray Pack Components	\$49.32
1302			Bunnings - Hardware Purchases	\$229.41
1303			Myer Morley - Uniform - 2 Trousers - C Boniface	\$119.00
1304			Officeworks - Wall Charger	\$24.88
1305			Spendless Shoes - Uniform - Shoes - C Boniface	\$49.99
			<b>People &amp; Culture</b>	
1306			Dr Stephen Ford - Fitness For Work Assessment Report	\$253.00
1307			Instrument Choice Dry Au - Purchase Of Multimeter	\$432.30
1308			Officeworks - 2 HDMI Cables & Certificate Frames	\$69.46
			<b>Property Services</b>	
1309			Asic - Asic Search - Company Checks	\$34.00
1310			CPP Cultural Centre - Parking Fees	\$8.08
1311			West Coast Property Training - Staff Training	\$330.00
			<b>Traffic &amp; Transport Services</b>	
1312			Totally Workwear - PPE Issues	\$152.80
1313			Bunnings - Specialty Gloves And Carabiners	\$187.46
			<b>Waste Management</b>	
1314			Bunnings - Hardware Purchases	\$163.88
			<b>Total</b>	<b>\$42,853.34</b>
			<b>Flexipurchase - October 2021</b>	
			<b>Assets</b>	
1315			Benara Nurseries - Kangaroo Paw Plants - Smoking Ceremony	\$98.07
1316			Boya Equipment Pty Ltd - Back-Pack Sprayers	\$489.39
1317			Bunnings - Hardware Purchases	\$327.87
1318			Microsoft - Microsoft 100GB Cloud Storage	\$3.00



1319			Mister Minit Wanneroo - Keys Cut - Luisini Park	\$33.15
1320			Northern Lawnmower - Line-Trimmer Chaps	\$74.50
1321			Nutrien Ag Solutions - Rose Fertiliser	\$23.98
1322			Plantrite - Kangaroo Paw Plants - Smoking Ceremony	\$84.15
1323			The Rigging Shed - Load rated lifting shackles	\$24.20
1324			Work Clobber - PPE Issues	\$522.75
			Assets Maintenance	
1325			Anaconda Butler - Retirement Gift	\$396.59
1326			Barnetts Architectural Hardware - Hardware Purchases	\$2,537.79
1327			Bunnings - Hardware Purchases	\$6,639.66
1328			Calidad Industries - Clear Dome	\$313.50
1329			Ceiling Supermarket - Ceiling Tiles	\$142.56
1330			CNH America - Operator's Manual - Case JXU 95 Tractor	\$117.61
1331			Coles Express - Diesel	\$254.17
1332			Commercial Stationery - Office National 2022 Year	\$92.40
1333			Concrete Boys Poly & Hardware Supplies - Form Work M5	\$127.60
1334			Direct Fasteners - Bolts	\$54.95
1335			Fielders - Custom Flashing	\$168.46
1336			Jaycar Clarkson - Two Way Radio's	\$209.00
1337			JB Ocean Keys - Belkin USB Cable	\$19.95
1338			Lindan Pty Ltd - PPE Issues	\$1,199.56
1339			Newsxpress Carramar - Retirement Gift	\$3.14
1340			Officeworks - Frame & Charging Cable	\$61.29
1341			Permotech - Anchorloc Adhesive	\$352.00
1342			Polyaire Balcatta - Outside Air Louvre Grille	\$108.27
1343			Productive Plastics - Opal Acrylic Sheet	\$220.00
1344			Prompt Engineering - Structural Inspection Report	\$503.81
1345			RSEA Pty Ltd - PPE Issues	\$661.65
1346			SAS Locksmithing - Code Cut Double Sided Key	\$26.00
1347			Sign Synergy - 5 Custom Made Safety Signs	\$297.00
1348			Spotlight - Birch EyeLet Pliers & Lining	\$35.85
1349			Alberts Car Stereo - Kenwood Radio	\$479.00
1350			St John Ambulance Australia - First Aid Training	\$160.00
1351			Stihl Shop Malaga - Blower M8	\$340.00
1352			Trailer Parts Wangara - Eight U Bolts For Waste Trailer	\$60.06
1353			The Hire Guys Wangara - Diamond Cutting Wheel	\$770.00

1354			Totally Workwear - PPE Issues	\$345.00
1355			Valspar - Paint Supplies	\$967.11
1356			Wanneroo Glass - 8M X P40	\$39.00
1357			Woolworths - Catering Items - Retirement Function	\$167.10
			<a href="#">Business Manager Aquamotion &amp; Kingsway</a>	
1358			Campaignmonitor - Subscription - October	\$196.90
1359			Coles - Swim Nappies, AA Batteries, Vinegar	\$98.40
1360			Facebook - Advertising Services	\$658.43
1361			Kmart - Materials - Program Activities	\$343.65
1362			RTS Training Group - 1St Aid Refresher	\$125.00
1363			Kerrie Ds Kitchen - Catering - Gold Program Lunch	\$323.50
1364			Subway Madeley - Catering - Sports Grand Finals	\$49.00
1365			Woolworths - Gift Vouchers - Sports Teams	\$240.00
			<a href="#">Community &amp; Place</a>	
1366			Baker Ross - Craft Items - Program Activities	\$503.79
1367			BP Beldon - Ice - Program Activities	\$4.95
1368			Bunnings - Craft Items - Program Activities	\$114.86
1369			Canopy Adventure - Yanchep Trees Adventure Contractor	\$479.70
1370			City Of Perth Parking - Parking Fees	\$6.26
1371			City Of Vincent - Parking Fees	\$4.00
1372			Coles - Catering Items - Program Activities	\$190.14
1373			Conti Wines - Wine Gift Packs - Charity Golf Day Event	\$64.80
1374			Officeworks - Craft Items - Program Activities	\$423.18
1375			The Reject Shop - Craft Items - Program Activities	\$90.00
1376			Woolworths - Sunscreen And Insect Repellent - Events	\$49.50
			<a href="#">Community Development</a>	
1377			Australian Institute Of Management - Training - Time Management Course	\$604.00
1378			Bunnings - Heavy Duty Storage Boxes	\$50.00
1379			Coles - Catering Items - Program Activities	\$617.69
1380			Dominos - Catering Items - Program Activities	\$56.00
1381			Kmart - Materials - Program Activities	\$369.50

1382			Officeworks - Materials - Program Activities	\$185.35
1383			Paypal - Chargers For Speakers	\$72.00
1384			Quick Fix Foods - Catering Items - Program Activities	\$5.00
1385			Red Dot Stores - Materials - Program Activities	\$27.00
1386			Scooter Hut Pty Ltd - Materials - Program Activities	\$162.54
1387			Spud Shed - Catering Items - Program Activities	\$111.79
1388			McCoffee - Contractor - Community Open Day	\$250.00
1389			Super Cheap Auto - Equipment - Skate Park Outreach & Trailer Set-Up	\$291.83
1390			Super Retail Group Ltd - Materials - Program Activities	\$317.89
1391			Target - Materials - Program Activities	\$3.00
1392			Tutaki Holdings Pty Ltd - Contractor - Community Open Day	\$301.00
1393			Woolworths - Catering Items - Program Activities	\$103.43
			<b>Community Facilities</b>	
1394			Bunnings Group Ltd - Hardware Purchases	\$103.14
1395			RLSSWA - 2 Lifeguard Requalifications	\$318.00
1396			St John Ambulance Australia - Training - First Aid	\$240.00
			<b>Community Safety &amp; Emergency Management</b>	
1397			CASA Levy - CASA Registration - Statutory Requirement	\$120.00
			Aussie Natural Spring - Water - Wanneroo Central	\$586.10
			<b>Council &amp; Corporate Support</b>	
1398			Coles - In House Catering Requests	\$774.37
1399			Dan Murphys Online - Beverages - Dining Room	\$467.45
1400			Liquorland - Beverages - In Conversation With A Panel Of Crime Authors & Dining Room	\$205.50
1401			Wanneroo Bakery - In House Catering Requests	\$168.10
1402			Wanneroo Fresh - In House Catering Requests	\$220.53
			<b>Cultural Development</b>	
1403			Adobe Systems Pty Ltd - PDF Writer Subscription	\$224.27

1404			Amazon - Local Stock Purchase & Materials - Program Activities	\$143.73
1405			Big W - Materials - Program Activities	\$8.00
1406			Bunnings - Materials - Program Activities & Blower Millipeds	\$193.15
1407			Cleverpatch Pty Ltd - Materials - Program Activities	\$140.48
1408			Coles - Catering Items - Program Activities	\$299.08
1409			Dymocks - Prize - The Bird Exhibition & Book Club Kits	\$3,114.82
1410			Celebrate Reading - Training - Literature Conference	\$550.00
1411			Kmart - Materials - Program Activities	\$178.50
1412			Lil Sistas - Catering - Be Connected Yanchep Event	\$150.00
1413			Mega Office Supplies - Storage Boxes	\$104.02
1414			Minizoo - Puppet Replacements - The Noongar Museum In A Box	\$65.55
1415			News Limited - Subscription - Australian Newspaper	\$72.00
1416			Newsxpress Ocean Keys - Diary For 2022	\$33.99
1417			Officeworks - Materials - Program Activities	\$138.15
1418			Paramount Business Supply - Guillotine Paper Trimmer	\$83.64
1419			Paypal - Institutional Membership Renewal	\$100.00
1420			Paypal - Promotional Posters - Across Service	\$187.00
1421			Paypal - Vintage Keys - Cockman House	\$36.47
1422			Post Wanneroo Post - Postage - Competition Entry	\$7.75
1423			Priceless Wanneroo - Materials - Program Activities	\$7.00
1424			Red Dot Stores - Materials - Program Activities	\$3.00
1425			Ecoriginals - Antibacterial Wipes - Wanneroo Museum	\$107.85
1426			Western Australian Hotels Association - Training Course	\$65.78
			<b>Customer &amp; Information Services</b>	
1427			Fix N Shop Pty Ltd - Otter Case - Iphone 12	\$25.00
1428			Paypal - 20 Close Orico USB Cables	\$172.17
1429			Paypal - 5 Wireless Keyboard Mouse Combos	\$145.00
1430			Paypal - 7 Microsoft Office 2021 Home And Business - Councillor Machines	\$2,443.00
1431			Paypal - Zoom Standard Pro Monthly	\$46.18
1432			Paypal - Kids Samsung Galaxy Tab S6 Lite	\$36.99

1433			Paypal - 1 Samsung Tablet - Youth Services	\$703.99
1434			Paypal - Power Shield Internal Comms Card	\$398.00
1435			Paypal - Renewal Subscription - Sketchuppro	\$440.00
1436			Paypal - Whiteboard And 2 Wireless Keyboard Mouse Combos	\$161.50
1437			Paypal - Zoom Accounts - Charge Name: Standard Biz Monthly	\$338.68
1438			Fastspring - Snag Maintenance Renewal	\$16.20
1439			Todoist - Annual Subscription Period 17.10.2021 - 16.10.2022	\$48.00
			Marketing, Communications and Events	
1440			Refund - Fraudulent Transactions	-\$451.98
1441			7-Eleven - Catering Items - Program Activities	\$42.00
1442			Bunnings - Materials - Events	\$66.15
1443			Campaignmonitor - Monthly Subscription Fee	\$1,164.76
1444			City Of Perth Parking - Parking Fees	\$8.28
1445			Facebook - Advertising Services	\$2,035.44
1446			Freshworks Incorporated - Monthly Freshdesk Subscription	\$360.33
1447			Jaycar - Audio Equipment - Video Recording.	\$84.95
1448			JYC Enterprise Pty Ltd - Catering For External Contractors - Kidz Telethon Event At Wanneroo Showgrounds	\$33.33
1449			Kmart - Materials - Program Activities	\$37.15
1450			Krazy Kraft Willetton - Materials - Program Activities	\$22.96
1451			Officeworks - Materials - Program Activities	\$197.36
1452			Puma Energy Madeley - Ice - Relay For Life Event	\$4.00
1453			Red Dot Stores - Materials - Program Activities	\$19.00
1454			Spotify - Advertising For Waste Services Three Bins Campaign.	\$41.14
1455			Spotlight - Materials - Program Activities	\$343.00
1456			The Marina Mindarie - Prize Vouchers - Race On Your Rates Winners	\$2,849.00
1457			Tilly Lights - Festoon Lighting For Events	\$720.00
1458			Tomato & Basil Pizzeria - Catering - External Contractors At Relay For Life Event	\$30.00
1459			Wanewsadv - Death Notice	\$102.20
1460			Woolworths - Catering Items - Program Activities	\$53.10
1461			Yumpu Publishing - Monthly Subscription	\$34.89

			Parks & Conservation Management	
1462			Bunnings - Water Bottles	\$39.96
1463			Northern Lawnmowers - Safety Chaps	\$74.50
1464			Waldecks - 14 5L - Anigozanthos	\$321.30
			People & Culture	
1465			Ahri Ltd - Subscription Renewal	\$735.00
1466			Dr P K Panegyres - Medical Fees	\$550.00
1467			Kmart \$20 I-Reward Vouchers	\$400.00
1468			Trybooking - LGIS - Attendance At Workcare Forum	\$230.50
			Property Services	
1469			ASIC - Company Search	\$9.00
			Traffic & Transport Services	
1470			Sydney Tools Pty Ltd - Bolts, Stanley Knife & Socket	\$105.20
1471			Totally Workwear - PPE Issues	\$139.30
			<b>Total</b>	<b>\$51,639.17</b>
			<b>Total - National Australia Bank</b>	<b>\$132,862.00</b>
			<b>Total - National Australia Bank &amp; EFT's</b>	<b>\$17,643,901.68</b>
<b>CANCELLED CHEQUES FROM PREVIOUS PERIOD</b>				
1472	121972	27/07/2021	Bill Ingram	-\$348.66
1473	121985	03.08.2021	Sissay A Degeffa	-\$147.00
1474	122019	10.08.2021	Allaboutxpert Australia Pty Ltd	-\$1,980.00
1475	119261	04.03.2020	Get Home Safe Limited	-\$378.68
1476	119262	04.03.2020	The Trustee For Glitter Glam & Co Trust	-\$880.00
1477	119578	21.04.2020	Christine Jensen	-\$63.60
1478	119580	21.04.2020	Nguyen Nguyen	-\$64.00
1479	119609	12.05.2020	Kaydin Oakes	-\$61.65
1480	119628	19.05.2020	Vaughan Puccinelli	-\$147.00
1481	119695	09.06.2020	Luke Bonner	-\$74.40
1482	119722	23.06.2020	Ms Barbara Harvey	-\$502.17
1483	119724	23.06.2020	David Atkin	-\$21.20
1484	119725	23.06.2020	Michael Clifford	-\$21.20
1485	119729	23.06.2020	Grando Organisation Pty Ltd	-\$166.65
1486	119739	23.06.2020	The New Home Company	-\$525.49
1487	119841	21.07.2020	Atlantis Beach Baptist College	-\$350.00
1488	112329	19.10.2021	Powerlyt	-\$18,909.00
1489	122077	17.08.2021	David Wills and Associates	-\$352.00
1490	119783	30.06.2020	Bluesight Building	-\$147.00
1491	119784	30.06.2020	G Sharp-Bucknall	-\$51.80
1492	119795	07.07.2020	Edon25 Pty Ltd	-\$295.00

1493	119812	14.07.2020	Mr Joshua Miller	-\$280.00
1494	119819	14.07.2020	Charlotte L Cleary	-\$165.00
1495	119832	21.07.2020	Firm Property Development Number Six Pty Ltd	-\$109.90
1496	119833	21.07.2020	Darran Dempster	-\$31.47
1497	119835	21.07.2020	Kerry Landlands	-\$69.00
1498	119560	07.04.2020	Michael Doherty	-\$300.00
1499	122259	28.09.2021	Vikings Softball & Wanneroo Giants	-\$3,783.57
			<b>Total</b>	<b>-\$30,225.44</b>
<b>TOWN PLANNING SCHEME</b>				
			Cell 1	
1500			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 2	
1501			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 3	
1502			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 4	
1503			Castledine Gregory - Legal Fees	\$22,013.48
1504			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 5	
1505			The Trustee for V V Investment - Acquisition of POS WAPC 158866 42 Pollino Gardens Landsdale	\$873,625.50
1506			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 6	
1507			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 7	
1508			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 8	
1509			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.48
			Cell 9	
1510			Department Of Premier - District Planning Scheme No. 2 Amendment No. 185	\$20.51
			<b>Total</b>	<b>\$895,823.33</b>
<b>MANUAL JOURNAL</b>				
1511	13075/2022	30/11/2021	Returned Creditor Reject Fee 19.11.2021	\$2.50
1512	13045/2022	16/11/2021	Lodgement Fee 16.11.2021 12 Unpaid Infringements	\$954.00



1513	13045/2022	16/11/2021	Lodgement Fee 11.11.2021 32 Unpaid Infringements	\$2,544.00
			<b>Total</b>	<b>\$3,500.50</b>
<b>GENERAL FUND BANK ACCOUNT</b>				
			<b>Payroll Payments - November 2021</b>	
1514			02.11.2021	\$57,069.93
1515			02.11.2021	\$1,794,391.67
1516			02.11.2021	\$24,652.25
1517			16.11.2021	\$1,807,716.27
1518			16.11.2021	\$16,421.89
1519			16.11.2021	\$48,758.80
1520			16.11.2021	\$1,455.99
1521			24.11.2021	\$36,044.30
1522			30.11.2021	\$28,480.12
1523			30.11.2021	\$1,837,200.96
1524			30.11.2021	\$17,465.41
1525			30.11.2021	\$2,148.98
			<b>Total</b>	<b>\$1,885,295.47</b>
	00004314	29/11/2021		
			City of Wanneroo	
			Credit Cards - October 2021 \$10,472.34	
			D Terelinck	
1526			Event & Conferene - 1 Attendee For Waste Management Conference	\$406.00
1527			Wilson Parking - Parking Fees	\$22.20
			M Dickson	
1528			Jazcorp - EIA Seminar Registration	\$173.88
1529			CPP - Parking Fees	\$23.22
1530			Amazon - Officemate - Clipboard Storage Cases	\$312.40
			Daniel Simms	
1531			Urban Development Institute Of Australia (Wa) - Registration - WA Special Industry Lunch	\$183.60
1532			Citypark - Parking Fees	\$24.30
1533			City Of Perth - Parking Fees	\$6.16
1534			Town Of Cambridge - Parking Fees	\$5.80
			Mustafa Yildiz	
1535			Thomson Reuters - Planning And Environmental Law Book	\$182.00
1536			Australia Post - Pre-Paid Registered Post Envelopes	\$120.80

1537			LG Professional WA - Registration - Annual State Conferences	\$900.00
1538			City Of Perth - Parking Fees	\$16.20
1539			The Institute Of Internal Auditors - Local Government Assurance Forum 2021	\$496.03
			<a href="#">Harminder Singh</a>	
1540			O'Brien Auto Glass - Supply & Fit - Kia Picanto	\$1,304.00
1541			Western Power - Small Commercial Contract - Ocean Reef Road	\$497.92
1542			Prime Creative Media - Subscription - 3 Users Inside Waste	\$295.00
1543			Parks & Leisure Australia - Training - WA Playspace Technical Tour For Asset Project Manager & 2 Landscape Designers	\$528.00
			<a href="#">Natasha Smart</a>	
1544			Mailchimp - Subscription - Wanneroo Wrap	\$13.93
			<a href="#">Deborah Terelinck</a>	
1545			Fairfax Media - Fairfax Monthly Subscription For Financial Review -Office Of The Ceo	\$58.90
1546			Urban Development Institute Of Aus (Wa) - Registration To The Udia Wa Special Industry Lunch	\$183.60
			<a href="#">Noelene Jennings</a>	
1547			Mentimeter - Subscription - Presentation Software & Survey Tool For Strategic & Business Planning Team	\$163.73
1548			Comm Bank - International Transaction Fees For Above	\$4.09
1549			City Of Perth - Parking Fees	\$17.16
1550			Manotto Café - Hospitality - Attending Interviews For People & Culture	\$11.20
1551			Citiplace Parking - Parking Fees	\$10.10
1552			LG Professional WA - Annual State Conference - 6 Registrations	\$4,500.00
			City Of Perth - Parking Fees	\$12.12
			Total	\$10,472.34
			<a href="#">Bank Fees - October 2021 \$30,886.63</a>	
1553			GLF Trans Fee	\$50.00
1554			CBA Merchant Fee	\$18,137.31
1555			Bpay Fees Debtors	\$59.14
1556			Bpay Fee Ungerboeck	\$48.05
1557			Bpay Fees Rates	\$11,818.74

1558			Bpoint Fees Debtors	\$1.76
1559			Bpoint Fees Rates	\$299.51
1560			Commbiz Fee	\$285.72
1561			Account Service Fee	\$186.40
			<b>Total</b>	<b>\$30,886.63</b>
			<b>Total Bank Fees &amp; Credit Cards</b>	<b>\$41,358.97</b>
			<b>Recoup to Director Corporate Services Advance A/C</b>	<b>\$17,233,373.74</b>
			<b>Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)</b>	<b>\$19,160,028.18</b>

At the close of November 2021, outstanding creditors amounted to \$127,456.52.

## Consultation

Nil

## Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of November 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

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**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 November 2021, as detailed in this report.**

*Attachments: Nil*

## CS03-02/22 Financial Activity Statement for the Period Ended 31 December 2021

File Ref: 42309V02 – 22/6643  
 Responsible Officer: Director, Corporate Strategy & Performance  
 Attachments: 5

### Issue

To consider the Financial Activity Statement for the period ended 31 December 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

Council adopted the Annual Budget for the 2021/22 financial year on 29 June 2021 (SCS01-06/21). 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 December 2021 shows an overall favourable variance from Operations (before Non-Operating Revenue and Expenses) of \$4.7m.

The favourable variance is mainly due to lower Material and Contracts Expenses of \$3.4m, Depreciation expenses of \$551k and Employment costs of \$365k and the higher revenue from Rates of \$335k and Fees and Charges of \$238k, partially offset by the lower Operating Grants, Subsidies & Contributions of \$288k.

Description	Current Month - December 2021					Comments
	Actual \$m	Original Budget \$m	Variance \$m	Variance %		
Operating Revenue	2.8	2.5	0.3	12.0	G	Overall favourable variance is mainly due to higher revenue from Rates, Fees & Charges and Interest Earnings, partially offset by lower revenue from Operating Grants, Subsidies & Contributions. Please refer to Notes 1, 2, 3, and 4.
Operating Expense	(14.5)	(18.9)	4.4	23.3	G	The favourable variance is mainly due to lower Employee costs, Material & Contract Expenses, Utility Charges and Depreciation. Please refer to notes 5, 6, 7 and 8 for further details.
Result from Operations	(11.7)	(16.4)	4.7	28.7		

### Capital Program

During December 2021, \$2.7m was spent on various capital projects of which \$1.9m was spent on Parks Furniture, Sporting Facilities and Roads.

Description	Month Actual \$m	Month Revised Budget \$m	% Complete of Month Revised Budget
<b>Expenditure</b>	2.7	4.5	60.0%

### Overall Comments on Year to Date (YTD) Figures

#### Results from Operations

The Financial Activity Statement report for the year to date 31 December 2021 shows an overall favourable variance from Operations (before Non-Operating Revenue and Expenses) of \$14.2m. The YTD favourable variance is mainly due to lower Employee Costs, Materials & Contracts, Utility Charges, and Depreciation Expenses.

Description	Year-To-Date December 2021					Comments
	Actual \$m	Original Budget \$m	Variance \$m	Variance %		
Operating Revenue	185.7	185.7	0.0	0.0	A	Please refer to Notes 1, 2, 3 and 4.
Operating Expense	(91.4)	(105.6)	14.2	13.4	G	The favourable variance is mainly due to underspends in Employee Costs, Material & Contracts, Utility Charges and Depreciation. Please refer to notes 5, 6, 7 and 8 for further details.
<b>Result from Operations</b>	<b>94.3</b>	<b>80.1</b>	<b>14.2</b>	<b>17.7</b>		

### Capital Program

At the end of December 2021, \$19.6m was expended on various capital projects of which \$3.7m was spent on Fleet Management, 3.8m on Sports Facilities, \$3.3m on Roads, \$2.0m on IT Equipment & Software, 2.1m on Park Furniture and a further \$1.2m on Waste Management (Refer **Attachment 4** for Top Capital Projects 2021/22).

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Revised Budget \$m	% Complete of Annual Revised Budget
<b>Expenditure</b>	19.6	35.7	54.9%	85.1	23.0%

### Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
473.6	0.38%	Portfolio balance has increased by \$145K from November 2021. The monthly weighted return is 0.38% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.36%. (Refer to <b>Attachment 5</b> 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
- Year to date Actuals to Budgets;

where the variance is higher than the reporting threshold or the item is of interest to Council.

**CITY OF WANNEROO**  
**STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE**  
**FOR THE PERIOD ENDED 31 DECEMBER 2021**

Description	Current Month				Year to Date				Annual				Notes	
	Actual	Original Budget	Variance		Actual	Original Budget	Variance		Original Budget	Revised Budget	Variance			
			\$	%			\$	%			\$	%		
<b>Revenues</b>														
Rates	635,219	300,000	335,219	111.7	138,836,832	139,067,680	(230,848)	(0.2)	A	141,191,680	141,191,680	0	0	1
Operating Grants, Subsidies & Contributions	183,293	470,984	(287,691)	(61.1)	3,889,776	3,829,631	60,145	1.6	G	8,015,370	8,067,170	51,800	0	2
Fees & Charges	1,717,541	1,479,189	238,352	16.1	40,770,232	41,053,581	(283,349)	(0.7)	A	50,296,054	50,296,054	0	0	3
Interest Earnings	224,555	211,563	12,992	6.1	1,824,325	1,372,322	452,003	32.9	G	2,283,458	2,283,458	0	0	4
Other Revenue	48,351	57,161	(8,810)	(15.4)	353,979	344,872	9,107	2.6	G	725,295	725,295	0	0	
<b>Total Operating Revenue</b>	<b>2,808,960</b>	<b>2,518,897</b>	<b>290,063</b>	<b>11.5</b>	<b>185,675,144</b>	<b>185,668,086</b>	<b>7,058</b>	<b>0.0</b>		<b>202,511,857</b>	<b>202,563,657</b>	<b>51,800</b>	<b>0</b>	
<b>Expenses</b>														
Employee Costs	(6,629,972)	(6,995,412)	365,440	5.2	(37,980,748)	(39,838,447)	1,857,699	4.7	G	(77,092,475)	(77,142,475)	(50,000)	(0)	5
Materials & Contracts	(3,527,768)	(6,961,610)	3,433,842	49.3	(26,510,331)	(36,143,321)	9,632,990	26.7	G	(73,738,173)	(73,739,973)	(1,800)	(0)	6
Utility Charges	(699,087)	(785,285)	86,198	11.0	(4,283,740)	(4,768,217)	484,477	10.2	G	(9,755,555)	(9,755,555)	0	0	7
Depreciation	(3,149,720)	(3,700,952)	551,232	14.9	(19,764,834)	(22,205,712)	2,440,878	11.0	G	(44,411,424)	(44,411,424)	0	0	8
Interest Expenses	(381,391)	(343,357)	(38,034)	(11.1)	(2,175,811)	(2,058,017)	(117,794)	(5.7)	A	(4,115,430)	(4,115,430)	0	0	
Insurance	(118,096)	(99,629)	(18,467)	(18.5)	(672,623)	(593,774)	(78,849)	(13.3)	R	(1,285,633)	(1,285,633)	0	0	
<b>Total Operating Expenditure</b>	<b>(14,506,033)</b>	<b>(18,886,245)</b>	<b>4,380,212</b>	<b>23.2</b>	<b>(91,388,087)</b>	<b>(105,607,488)</b>	<b>14,219,401</b>	<b>13.5</b>		<b>(210,398,690)</b>	<b>(210,450,490)</b>	<b>(51,800)</b>	<b>(0)</b>	
<b>RESULT FROM OPERATIONS</b>	<b>(11,697,073)</b>	<b>(16,367,348)</b>	<b>4,670,275</b>	<b>28.5</b>	<b>94,287,056</b>	<b>80,060,598</b>	<b>14,226,458</b>	<b>17.8</b>		<b>(7,886,833)</b>	<b>(7,886,833)</b>	<b>0</b>	<b>0</b>	
<b>Non Operating Revenue &amp; Expenses</b>														
Non Operating Grants, Subsidies & Contributions	4,200,175	5,324,672	(1,124,497)	(21.1)	10,776,172	13,273,032	(2,496,860)	(18.8)	R	19,076,024	18,994,033	(81,991)	(0)	9
Contributed Physical Assets	0	0	0	0.0	0	0	0	0.0	G	12,180,000	12,180,000	0	0	
Non Operating Contract Expenses	0	0	0	0.0	(14,168,717)	0	(14,168,717)	0.0	R	(15,000,000)	(15,000,000)	0	0	10
Profit on Asset Disposals	129,516	139,167	(9,651)	(6.9)	1,125,447	4,110,037	(2,984,590)	(72.6)	R	4,945,035	4,945,035	0	0	11
Loss on Assets Disposals	0	0	0	0.0	0	(1,013,273)	1,013,273	100.0	G	(1,013,273)	(1,013,273)	0	0	11
TPS* & DCP** Revenues	415,624	301,799	113,825	37.7	4,372,659	4,059,794	312,865	7.7	G	25,630,638	25,630,638	0	0	12
TPS* & DCP** Expenses	0	(86,983)	86,983	100.0	(1,119,775)	(14,199,513)	13,079,738	92.1	G	(19,907,771)	(19,907,771)	0	0	13
<b>Total Non Operating Revenue and Expenses</b>	<b>4,745,316</b>	<b>5,678,655</b>	<b>(933,339)</b>	<b>(16.4)</b>	<b>985,786</b>	<b>6,230,077</b>	<b>(5,244,291)</b>	<b>(84.2)</b>		<b>25,910,653</b>	<b>25,828,662</b>	<b>(81,991)</b>	<b>(0)</b>	
<b>NET RESULT (OPERATING &amp; NON OPERATING)</b>	<b>(6,951,758)</b>	<b>(10,688,693)</b>	<b>3,736,935</b>	<b>35.0</b>	<b>95,272,843</b>	<b>86,290,675</b>	<b>8,982,168</b>	<b>(10.4)</b>		<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>	<b>(0)</b>	
Other Comprehensive Income	0	0	0	0.0	0	0	0	0.0		0	0	0	0	
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(6,951,758)</b>	<b>(10,688,693)</b>	<b>3,736,935</b>	<b>35.0</b>	<b>95,272,843</b>	<b>86,290,675</b>	<b>8,982,168</b>	<b>10.4</b>		<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>	<b>(0)</b>	

Key

G - Green  
 >0%  
 -0% to -10%  
 A - Amber  
 <-10%  
 R - Red

\*TPS= Town Planning Schemes

\*\*DCP=Developers Contribution Plans



**Revenues****Note 1     Rates*****Month to Date - (Actual \$635k, Adopted Budget \$300k)***

The variance is favourable by \$335k mainly due to timing differences of Interim Rates.

***Year to Date - (Actual \$138.8m, Adopted Budget \$139.1m)***

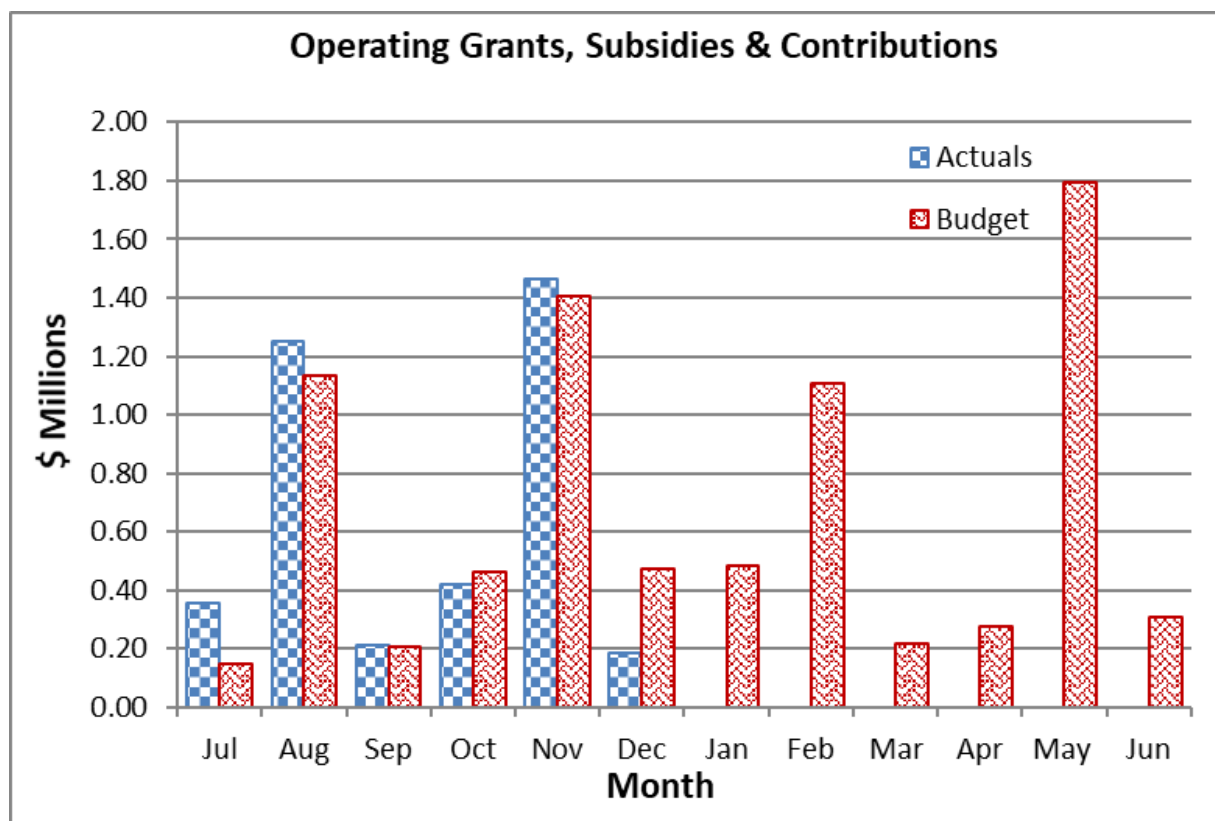
The variance is unfavourable by \$231k as a result of the timing differences of Interim Rates.

**Note 2     Operating Grants, Subsidies & Contributions*****Month to Date - (Actual \$183k, Adopted Budget \$471k)***

The unfavourable variance of \$288k relates to lower Reimbursement Income and Cash Contributions from various activities.

***Year to Date - (Actual \$3.9m, Adopted Budget \$3.8m)***

The favourable variance of \$60k is mainly due to higher Reimbursements of \$81k partially offset by lower State Government income of \$24k.

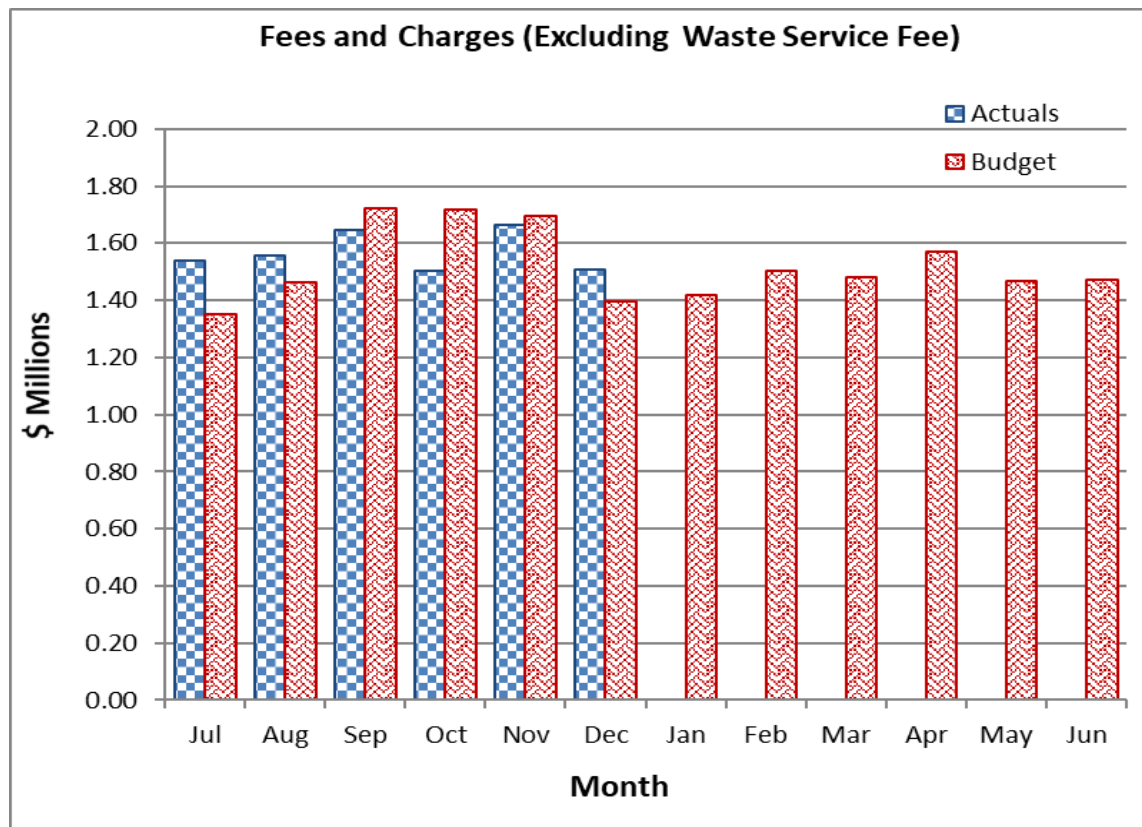


**Note 3     Fees and Charges*****Month to Date - (Actual \$1.7m, Adopted Budget \$1.5m)***

The favourable variance of \$238k for the month of December is mainly due to increase in Rubbish Collection Fees Income of \$124k, Property Lease Fees Income of \$66k and Application License Permit Fees Income of \$35k.

***Year to Date - (Actual \$40.8m, Adopted Budget \$41.1m)***

The variance is unfavourable by \$283k is mainly due to the lower Facility Booking Fees of \$622k, partially offset by higher Search Fees Income of \$101k and higher Application License Permit Fees Income of \$277k.

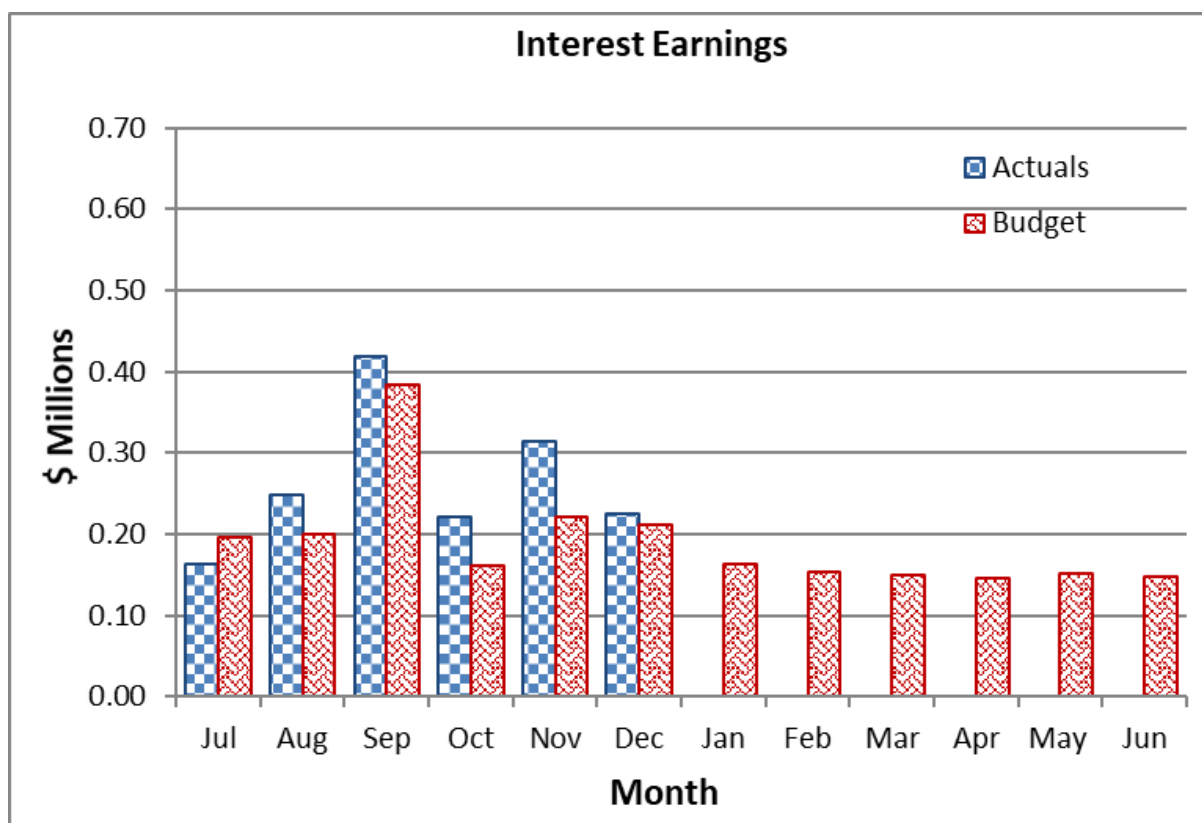


**Note 4     Interest Earnings*****Month to Date - (Actual \$225k, Adopted Budget \$212k)***

The favourable variance of \$13k for the month is mainly due to the higher Interest Income from reserve funds.

***Year to Date - (Actual \$1.8m, Adopted Budget \$1.4m)***

The variance is favourable by \$452k due to higher Interest Income from municipal and reserve funds.

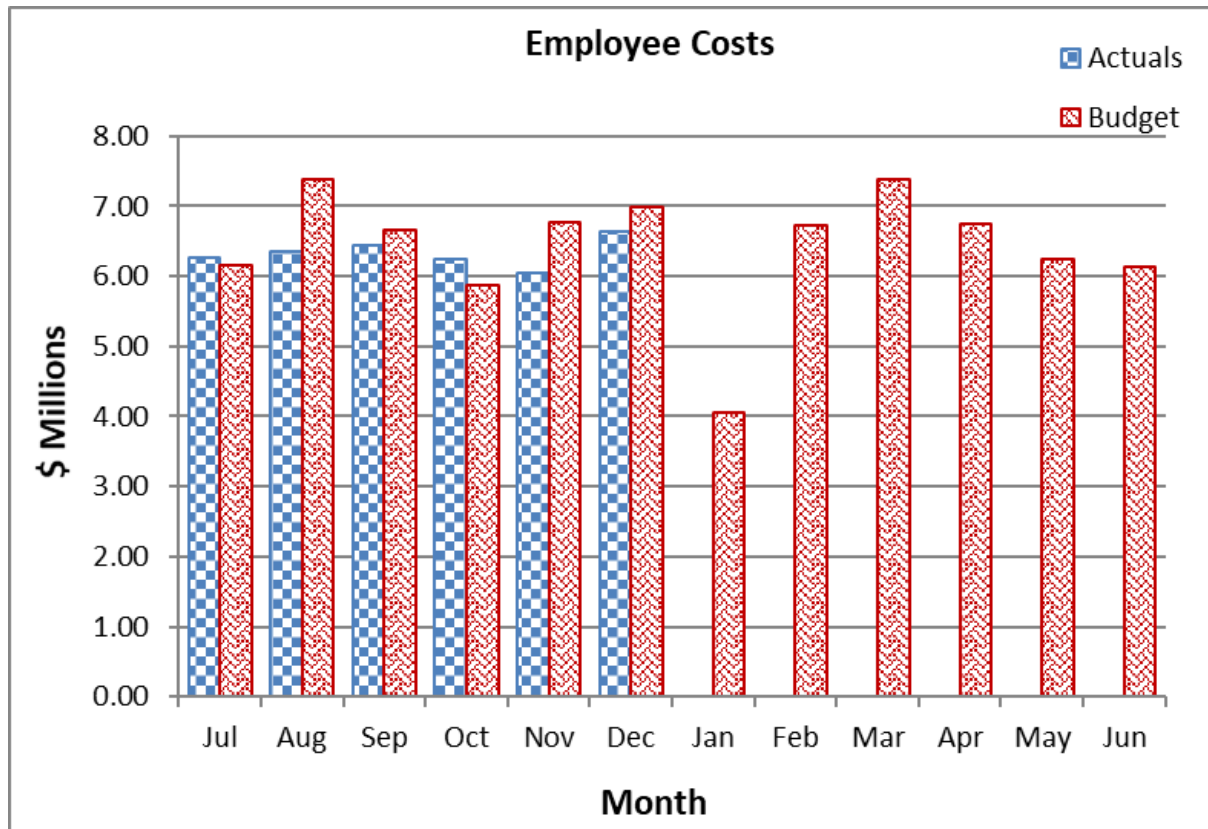


**Expenses****Note 5 Employee Costs*****Month to Date - (Actual \$6.6m, Adopted Budget \$7.0m)***

The favourable variance of \$365k is mainly arising from deferment in backfilling certain vacant roles due to current market conditions.

***Year to Date - (Actual \$38.0m, Adopted Budget \$39.8m)***

The variance is favourable by \$1.9m mainly due to deferment in backfilling certain vacant roles due to current market conditions.

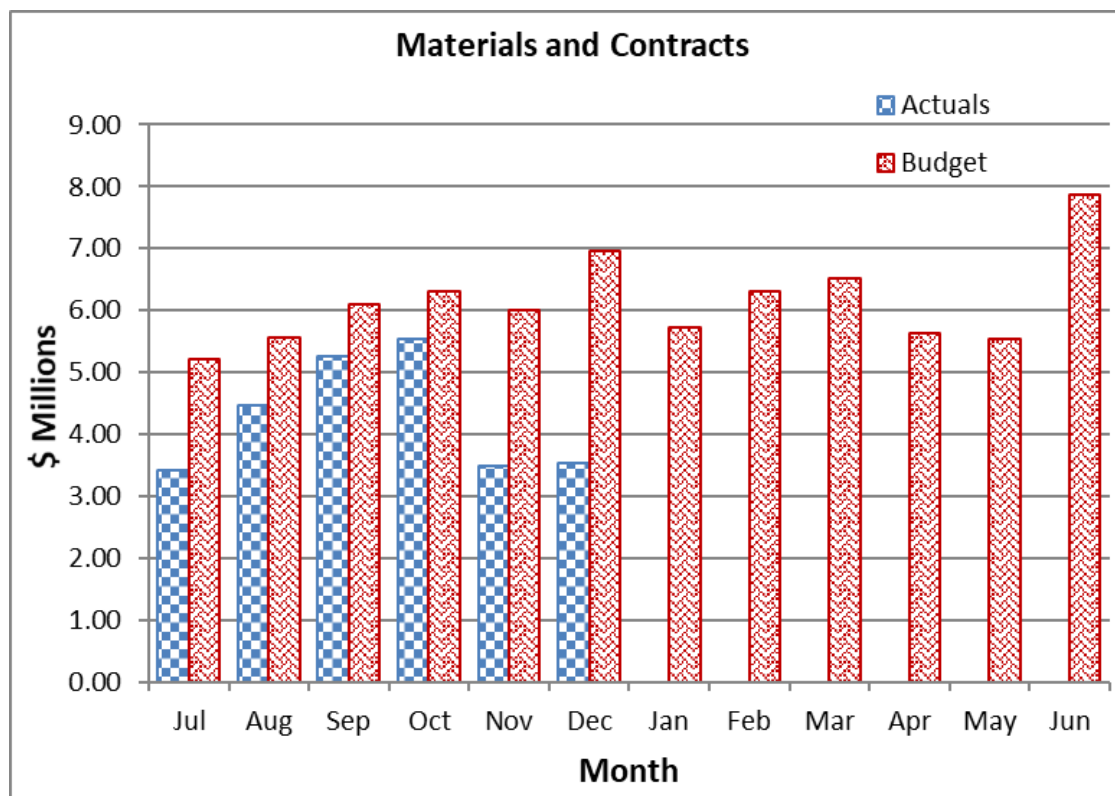


**Note 6     Materials & Contracts*****Month to Date - (Actual \$3.5m, Adopted Budget \$7.0m)***

The variance is favourable by \$3.4m mainly due to lower Contract Expenses of \$3.3m.

***Year to Date - (Actual \$26.5m, Adopted Budget \$36.1m)***

The variance is favourable by \$9.6m mainly due to Lower Refuse Removal Expenses of \$4.7m is due to delay in incurring expenses related to domestic recycled material than anticipated at the budget development stage. Remaining \$4.9m favourable balance related to delay in incurring various contract expenses in relation to road reserve land maintenance, parks, buildings, sports grounds, road drainage structures, general material expenses, Carramar Golf Course, and special waste management projects.

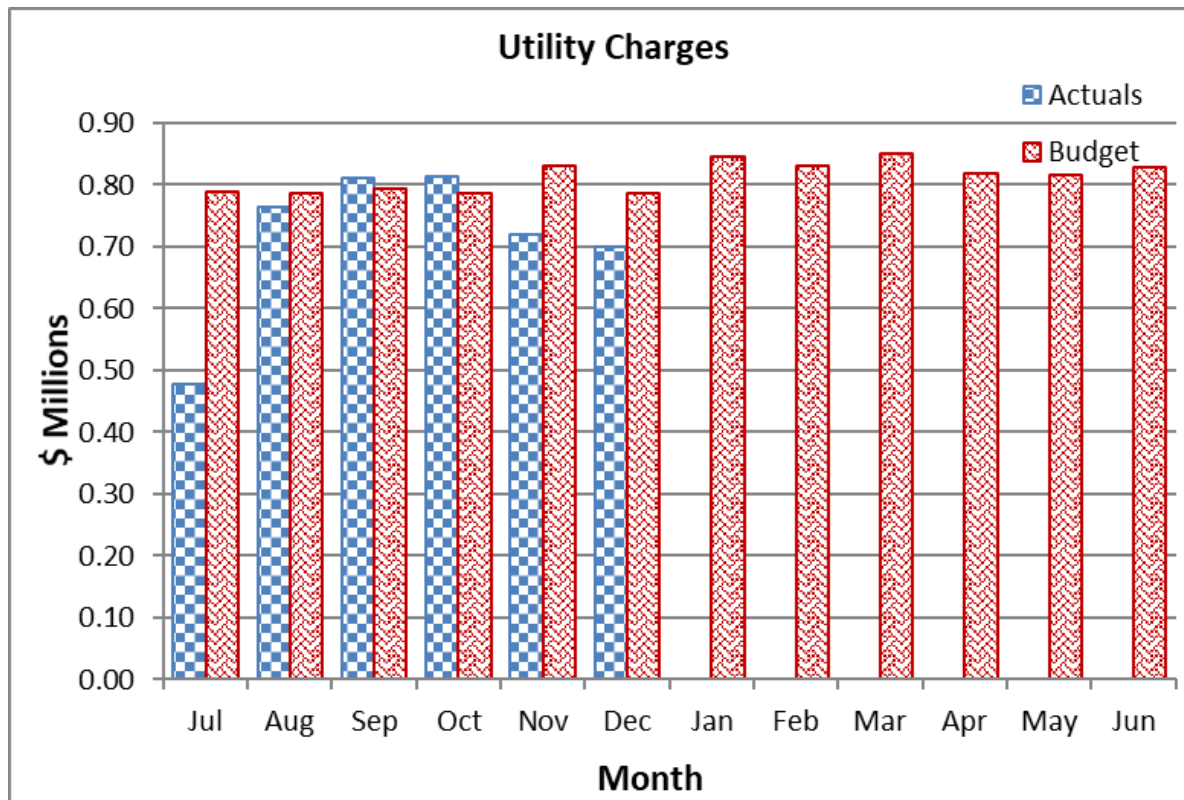


**Note 7     Utility Charges*****Month to Date - (Actual \$699k, Adopted Budget \$785k)***

The favourable variance of \$86k is mainly due to lower electricity expenses of \$91k and lower water charges expenses of \$28k, partially offset by higher telephone expenses of \$33k.

***Year to Date - (Actual \$4.3m, Adopted Budget \$4.8m)***

The favourable variance of \$484k is due to lower electricity, water, gas and telephone expenses of \$517k, partially offset by higher mobile phone expenses of \$32k.

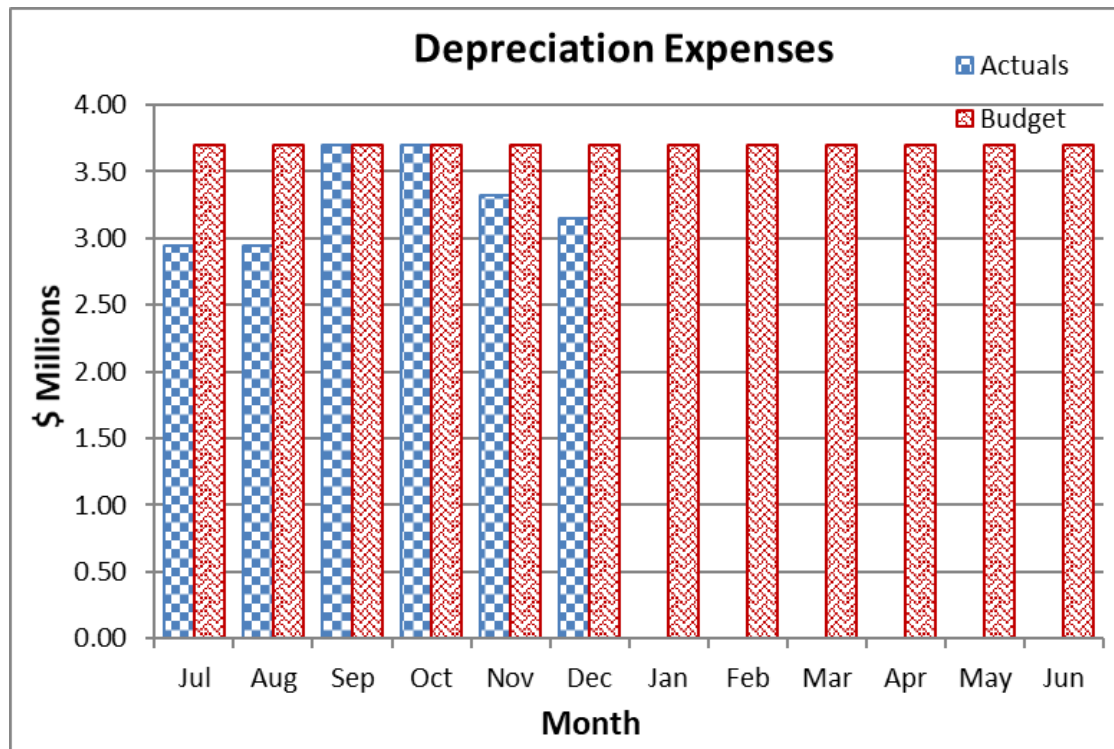


**Note 8 Depreciation****Month to Date - (Actual \$3.6m, Adopted Budget \$3.7m)**

The favourable variance of \$551k is due to lower Depreciation related to various buildings, pavements and IT software.

**Year to Date - (Actual \$19.8m, Adopted Budget \$22.2m)**

The favourable variance of \$2.4m is due to lower Depreciation related to various buildings, pavements and IT software.

**Non Operating Revenue & Expenses****Note 9 Non Operating Grants, Subsidies & Contributions****Month to Date – (Actual \$4.2m, Adopted Budget \$5.3m)**

The unfavourable variance of \$1.1m is attributed to Capital Grants of \$1.5m received from State and Commonwealth Governments but performance obligations have not been met, partially offset by higher Physical Assets Transferred by Developers of \$373k.

Under the Australian Accounting Standard (AASB) 1058, grants with performance obligations can only be recognised upon meeting the attached obligations.

**Year to Date – (Actual \$10.8m, Adopted Budget \$13.2m)**

The unfavourable variance of \$2.5m is mainly due to Capital Grants received from Commonwealth Government, however relevant performance obligations have not been met as per the (AASB) 1058 explained above.

**Note 10 Non Operating Contract Expenses****Month to Date – (Actual \$0.0m, Adopted Budget \$0.0m)**

Not Applicable.



***Year to Date – (Actual \$14.2m, Adopted Budget \$0.0m)***

The unfavourable variance of \$14.2m is due to timing difference of the payment related to Resource Recovery Buyback from Mindarie Regional Council.

***Note 11 Profit / Loss on Asset Disposals******Month to Date – (Combined Actual \$129.5k, Combined Adopted Budget \$139k)***

The favourable variance of \$203k is attributed to sale of land of \$189k, disposal of vehicles of \$8k, and disposal of IT equipment of \$6k.

***Year to Date – (Combined Actual \$1.1m, Combined Adopted Budget \$3.1m)***

The variance is unfavourable by \$3.0m mainly attributed to delay in disposal of the land.

***Note 13 TPS & DCP Revenues******Month to Date – (Actual \$416k, Adopted Budget \$302k)***

The favourable variance of \$114k is due to higher Headwork Levy Income from cells.

***Year to Date – (Actual \$4.4m, Adopted Budget \$4.1m)***

The favourable variance of \$313k is due to higher Cash Capital Contribution Income.

***Note 14 TPS & DCP Expenses******Month to Date – (Actual \$0k, Adopted Budget \$87k)***

The favourable variance is due to deferred Contract Expenses.

***Year to Date – (Actual \$1.1m, Adopted Budget \$14.2m)***

The favourable variance of \$13.1m is due to lower Contract Expenses.

**Statement of Financial Position (Attachment 2)**

CITY OF WANNEROO

## STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2021

Description	30 June 2021 Actual \$	30 December 2021 Actual \$	Movement		Notes
			\$	%	
Current Assets	430,809,781	536,132,739	105,322,958	24.4	
Current Liabilities	(89,865,838)	(99,921,780)	(10,055,942)	(11.2)	
<b>NET CURRENT ASSETS</b>	<b>340,943,943</b>	<b>436,210,959</b>	<b>95,267,016</b>	<b>27.9</b>	<b>1</b>
Non Current Assets	2,338,323,308	2,338,303,329	(19,979)	(0.0)	<b>2</b>
Non Current Liabilities	(161,585,978)	(161,560,173)	25,805	0.0	<b>3</b>
<b>NET ASSETS</b>	<b>2,517,681,273</b>	<b>2,612,954,115</b>	<b>95,272,842</b>	<b>3.8</b>	
<b>TOTAL EQUITY</b>	<b>(2,517,681,273)</b>	<b>(2,612,954,115)</b>	<b>95,272,842</b>	<b>3.8</b>	

**Note 1 - Net Current Assets**

When compared to the opening position as at 30 June 2021, Net Current Assets have increased by \$95m, which is predominately due to levying of 2021/22 Rates and Waste Service Fees in July 2021.

Current Assets movements mainly consist of an increase in Current Receivables of \$35m and a net increase of Investments and Cash of \$70m partially offset by increase of Payables by \$10k.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 31 December 2021 have moved by \$20k, from 30 June 2021, due to increase in Work in Progress Assets.

**Note 3 - Non-Current Liabilities**

Non-Current Liabilities as at 31 December 2021 have decreased by \$26k which is due to movement in provisions and payables.

The existing loan with the Western Australia Treasury Corporation remains unchanged making up 40% of total Non-Current Liabilities. The balance 60% consists of various other loans, provisions and payables.

**Financial Performance Indicators**

The table below presents data on relevant financial ratios, comparing the minimum standard expected as per the **DLGSCI** status at the year to date figures, and at the same period of the last year.

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red is below the standard (where relevant).

Details	DLGSCI Minimum Standard	As at 31/12/2020	As at 31/12/2021	For the month - Minimum Standard Met
<b>Current Ratio</b>				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	2.77:1	1.79:1	YES
Current Liabilities (CL) - CL Associated with RCA				
<b>Debt Service Cover Ratio</b>				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	56.5:1	47.5:1	YES
Principle & Interest Repayments				
<b>Own Source Revenue Coverage Ratio</b>				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	1.84:1	2:1	YES
Operating Expense				
<b>Operating Surplus Ratio</b>				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense	=>0.01:1	0.52:1	0.52:1	YES
Own Source Operating Revenue				

### **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	24	32,939	336,846	4,629,774	7%
Community Safety	8	5,749	476,858	2,373,186	20%
Conservation Reserves	4	1,313	109,959	482,000	23%
Corporate Buildings	5	19,937	544,562	1,017,467	54%
Environmental Offset	6	9,563	110,332	454,575	24%
Fleet Management - Corpora	7	134,498	3,724,171	12,918,254	29%
Foreshore Management	11	10,240	107,572	3,524,108	3%
Golf Courses	3	304	29,040	649,404	4%
Investment Projects	15	12,423	403,897	2,819,833	14%
IT Equipment and Software	19	261,496	1,957,690	10,553,788	19%
Parks Furniture	19	1,020,585	2,139,994	4,650,545	46%
Parks Rehabilitation	1	131,519	489,375	1,486,800	33%
Passive Park Development	14	50,513	252,167	1,074,219	23%
Pathways and Trails	12	782	437,227	3,510,249	12%
Roads	24	451,556	3,282,133	8,114,237	40%
Sports Facilities	69	462,869	3,795,069	21,078,228	18%
Stormwater Drainage	6	41,710	73,549	570,000	13%
Street Landscaping	8	-	57,839	324,675	18%
Traffic Treatments	27	-	115,822	2,697,521	4%
Waste Management	5	21,432	1,180,010	2,204,661	54%
<b>Grand Total</b>	<b>287</b>	<b>2,669,427</b>	<b>19,624,111</b>	<b>85,133,524</b>	<b>23.1%</b>

During December 2021, \$2.7m was spent. Details of significant expenditure for the month are included in **Attachment 3**. Up to 31 December 2021, the City has spent \$19.6m, which represents 23.1% of the \$85.1m Capital Works Revised Budget.

The City's Capital Expenditure Forecast Graph will be provided after Mid-Year Review of Capital Budget.

To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 3**).

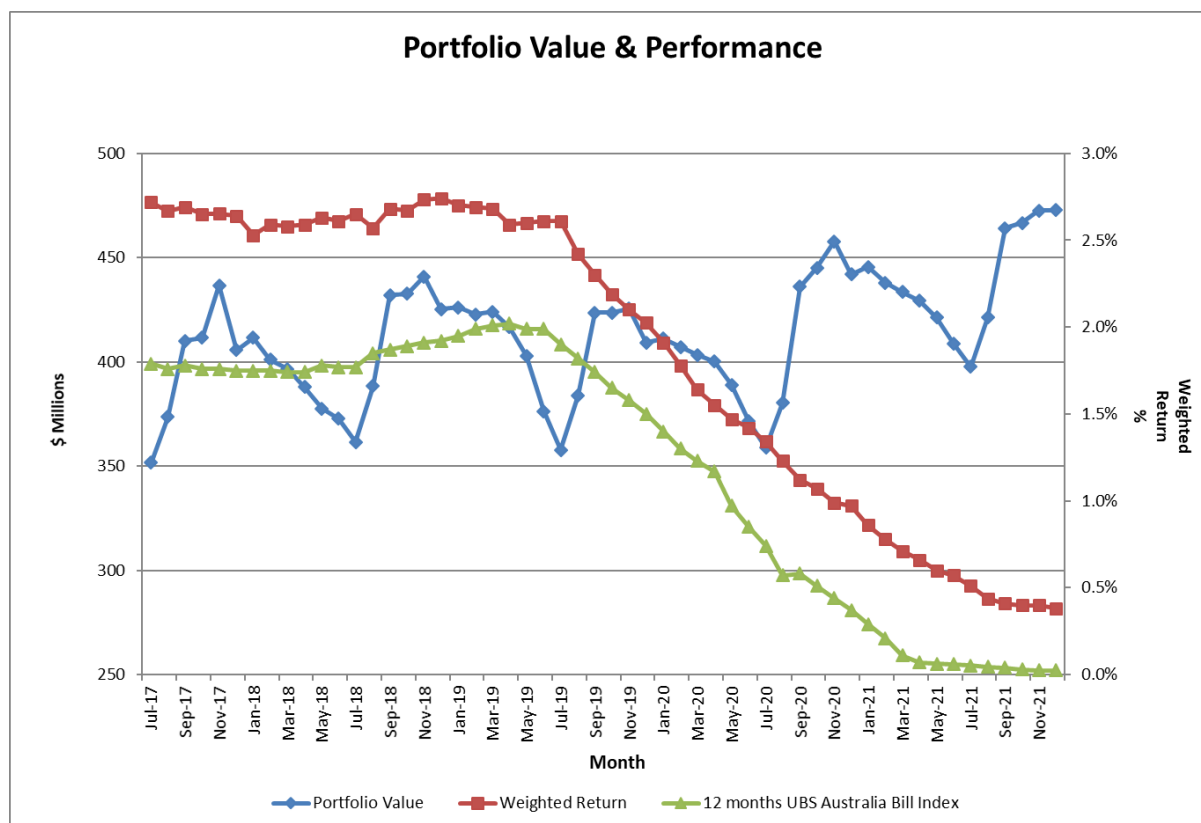
### **Change to Capital Budget**

The following changes are proposed to be made to the 2021/22 Capital Works budget.

Purchase of a Sea Container – Activation Kit for Animals in Emergencies – this was originally budgeted approximately \$4,000 as an operating expenditure. However due to cost escalations the total cost of the project has now increased to \$8,230. The increased cost of \$4,230 will be funded from the original grant (Caring for our Communities Grant). Since the total cost of the project is greater the City's capitalisation threshold of \$5,000, a capital project has been created "PR-4370 Purchase of a Sea Container – Activation Kit for Animals in Emergencies". Accordingly the grant income and related expenditure to be transferred from operating to capital.

### **Investment Portfolio (Attachment 4)**

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 December 2021, the City held an investment portfolio (cash & cash equivalents) of \$467.5 (Face Value), equating to \$473.4m inclusive of accrued interest. The City's year to

date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.38% pa (0.40% pa vs. 0.02% 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 to a historical low of 0.10% in November 2020, which 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 5)**

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus (Deficit) based on the Revenues (excluding Rates), Expenses, Capital Works and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus (Deficit) will balance to the reconciliation of Net Current Assets Surplus (Deficit) Carried Forward (detailed below).

#### **NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD**

AS AT 31 DECEMBER 2021

Description	30 June 2021 Actual \$	30 December 2021 Actual \$	30 June 2022
			Adopted Budget \$
<b>Current Assets</b>			
Cash & Cash Equivalents - Unrestricted	66,256,185	142,400,591	5,098,612
Cash & Cash Equivalents - Restricted	348,356,914	342,497,420	344,199,497
Receivables	15,892,600	50,875,529	16,539,300
Inventory	304,083	359,199	326,400
<b>TOTAL CURRENT ASSETS</b>	<b>430,809,781</b>	<b>536,132,739</b>	<b>366,163,809</b>
<b>Current Liabilities</b>			
Payables*	(68,221,797)	(78,394,470)	(29,724,590)
Provisions	(21,644,041)	(21,527,310)	(21,687,259)
<b>TOTAL CURRENT LIABILITIES</b>	<b>(89,865,838)</b>	<b>(99,921,780)</b>	<b>(51,411,849)</b>
<b>Net Current Assets</b>	<b>340,943,943</b>	<b>436,210,959</b>	<b>314,751,960</b>
<b>Adjustments for Restrictions</b>			
Cash & Cash Equivalents - Restricted	(348,356,914)	(342,497,420)	(344,199,497)
Provision for leave liability (Cash Backed)	13,280,492	13,351,373	12,631,569
Contract Liabilities*	(28,103,766)	(28,270,766)	14,435,412
TPS Receivables	(110,437)	(648,800)	-
TPS Payables	1,228,244	3,919,133	-
<b>TOTAL RESTRICTED ASSETS</b>	<b>(362,062,382)</b>	<b>(354,146,480)</b>	<b>(317,132,516)</b>
<b>Surplus/(Deficit) Carried Forward</b>	<b>(21,118,439)</b>	<b>82,064,480</b>	<b>(2,380,556)</b>

*\*The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not 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**

<b>Risk Title</b>	<b>Risk Rating</b>
Financial/ Commercial	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Corporate Strategy & Performance	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.

Local Jobs

*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.*

Strategic Growth

*The City will accept a moderate level of financial risk for facilitating industry development and growth.*

*Any strategic objective including ongoing planning, funding and capital investment to develop infrastructure strategic assets carries financial risks."*

**Policy Implications**

- Accounting Policy;
- Investment Policy;
- Reserves Policy; and

Strategic Budget Policy

**Financial Implications**

As outlined in the report and detailed in Attachments 1 to 5.

## Voting Requirements

Absolute Majority

## Recommendation

That Council:-

1. **RECEIVES the Financial Activity Statement and commentaries on variances year to date Budget for the period ended 31 December 2021 consisting of:**
  - a) **December 2021 year to date Financial Activity Statement;**
  - b) **December 2021 year to date Net Current Assets Position; and**
  - c) **December 2021 year to date Material Financial Variance Notes.**
2. **APPROVES BY ABSOLUTE MAJORITY the following changes to the 2021/22 Capital Works Budget:**

From	To	Amount (\$)	Description
Operating Grant (Caring for our Communities Grant)	Capital Grant (Caring for our Communities Grant)	8,230	Reclassification of grant funding from operating to capital
	PR-4370 Purchase of a Sea Container – Activation Kit for Animals in Emergencies		

### Attachments:

1. [Attachment 1 - Statement of Comprehensive Income December 2021](#) 22/36985
2. [Attachment 2 - Statement of Financial Position December 2021](#) 22/36986
3. [Attachment 3 - Top Projects 2021-22 December 2021](#) 22/39386
4. [Attachment 4 - Investment Report December 2021](#) 22/36987
5. [Attachment 5 Rate Setting Statement December 2021](#) 22/36989



CITY OF WANNEROO  
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE  
FOR THE PERIOD ENDED 31 DECEMBER 2021

Attachment 1

Description	Current Month						Year to Date						Annual			
	Actual	Original Budget	Variance		Notes		Actual	Original Budget	Variance				Original Budget	Revised Budget	Variance	
	\$	\$	\$	%			\$	\$	\$	%			\$	\$	\$	%
<b>Revenues</b>																
Rates	635,219	300,000	335,219	111.7	G	1	138,836,832	139,067,680	(230,848)	(0.2)	A	141,191,680	141,191,680	0	0	1
Operating Grants, Subsidies & Contributions	183,293	470,984	(287,691)	(61.1)	R	2	3,889,776	3,829,631	60,145	1.6	G	8,015,370	8,067,170	51,800	1	2
Fees & Charges	1,717,541	1,479,189	238,352	16.1	G	3	40,770,232	41,053,581	(283,349)	(0.7)	A	50,296,054	50,296,054	0	0	3
Interest Earnings	224,555	211,563	12,992	6.1	G	4	1,824,325	1,372,322	452,003	32.9	G	2,283,458	2,283,458	0	0	4
Other Revenue	48,351	57,161	(8,810)	(15.4)	R		353,979	344,872	9,107	2.6	G	725,295	725,295	0	0	
<b>Total Operating Revenue</b>	<b>2,808,960</b>	<b>2,518,897</b>	<b>290,063</b>	<b>11.5</b>			<b>185,675,144</b>	<b>185,668,086</b>	<b>7,058</b>	<b>0.0</b>		<b>202,511,857</b>	<b>202,563,657</b>	<b>51,800</b>	<b>0</b>	
<b>Expenses</b>																
Employee Costs	(6,629,972)	(6,995,412)	365,440	5.2	G	5	(37,980,748)	(39,838,447)	1,857,699	4.7	G	(77,092,475)	(77,142,475)	(50,000)	(0)	5
Materials & Contracts	(3,527,768)	(6,961,610)	3,433,842	49.3	G	6	(26,510,331)	(36,143,321)	9,632,990	26.7	G	(73,738,173)	(73,739,973)	(1,800)	(0)	6
Utility Charges	(699,087)	(785,285)	86,198	11.0	G	7	(4,283,740)	(4,768,217)	484,477	10.2	G	(9,755,555)	(9,755,555)	0	0	7
Depreciation	(3,149,720)	(3,700,952)	551,232	14.9	G	8	(19,764,834)	(22,205,712)	2,440,878	11.0	G	(44,411,424)	(44,411,424)	0	0	8
Interest Expenses	(381,391)	(343,357)	(38,034)	(11.1)	R		(2,175,811)	(2,058,017)	(117,794)	(5.7)	A	(4,115,430)	(4,115,430)	0	0	
Insurance	(118,096)	(99,629)	(18,467)	(18.5)	R		(672,623)	(593,774)	(78,849)	(13.3)	R	(1,285,633)	(1,285,633)	0	0	
<b>Total Operating Expenditure</b>	<b>(14,506,033)</b>	<b>(18,886,245)</b>	<b>4,380,212</b>	<b>23.2</b>			<b>(91,388,087)</b>	<b>(105,607,488)</b>	<b>14,219,401</b>	<b>13.5</b>		<b>(210,398,690)</b>	<b>(210,450,490)</b>	<b>(51,800)</b>	<b>(0)</b>	
<b>RESULT FROM OPERATIONS</b>	<b>(11,697,073)</b>	<b>(16,367,348)</b>	<b>4,670,275</b>	<b>28.5</b>			<b>94,287,056</b>	<b>80,060,598</b>	<b>14,226,458</b>	<b>17.8</b>		<b>(7,886,833)</b>	<b>(7,886,833)</b>	<b>0</b>	<b>0</b>	
<b>Non Operating Revenue &amp; Expenses</b>																
Non Operating Grants, Subsidies & Contributions	4,200,175	5,324,672	(1,124,497)	(21.1)	R	9	10,776,172	13,273,032	(2,496,860)	(18.8)	R	19,076,024	18,994,033	(81,991)	(0)	9
Contributed Physical Assets	0	0	0	0.0	G		0	0	0	0.0	G	12,180,000	12,180,000	0	0	
Non Operating Contract Expenses	0	0	0	0.0	G	10	(14,168,717)	0	(14,168,717)	0.0	R	(15,000,000)	(15,000,000)	0	0	10
Profit on Asset Disposals	129,516	139,167	(9,651)	(6.9)	A	11	1,125,447	4,110,037	(2,984,590)	(72.6)	R	4,945,035	4,945,035	0	0	11
Loss on Assets Disposals	0	0	0	0.0	G	11	0	(1,013,273)	1,013,273	100.0	G	(1,013,273)	(1,013,273)	0	0	11
TPS* & DCP** Revenues	415,624	301,799	113,825	37.7	G	12	4,372,659	4,059,794	312,865	7.7	G	25,630,638	25,630,638	0	0	12
TPS* & DCP** Expenses	0	(86,983)	86,983	100.0	G	13	(1,119,775)	(14,199,513)	13,079,738	92.1	G	(19,907,771)	(19,907,771)	0	0	13
<b>Total Non Operating Revenue and Expenses</b>	<b>4,745,316</b>	<b>5,678,655</b>	<b>(933,339)</b>	<b>(16.4)</b>			<b>985,786</b>	<b>6,230,077</b>	<b>(5,244,291)</b>	<b>(84.2)</b>		<b>25,910,653</b>	<b>25,828,662</b>	<b>(81,991)</b>	<b>(0)</b>	
<b>NET RESULT (OPERATING &amp; NON OPERATING)</b>	<b>(6,951,758)</b>	<b>(10,688,693)</b>	<b>3,736,935</b>	<b>35.0</b>			<b>95,272,843</b>	<b>86,290,675</b>	<b>8,982,168</b>	<b>(10.4)</b>		<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>	<b>(0)</b>	
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(6,951,758)</b>	<b>(10,688,693)</b>	<b>3,736,935</b>	<b>35.0</b>			<b>95,272,843</b>	<b>86,290,675</b>	<b>8,982,168</b>	<b>10.4</b>		<b>18,023,820</b>	<b>17,941,829</b>	<b>(81,991)</b>	<b>(0)</b>	

Key

\*TPS=Town Planning Schemes

\*\*DCP=Developers Contribution Plans

> 0% **G - Green**  
 -0% to -10% **A - Amber**  
 <-10% **R - Red**

## Attachment 2

**CITY OF WANNEROO**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2021**

Description	30/06/2021 Actual \$	30/12/2021 Actual \$	Budget 30/06/2022 Estimate \$
<b>Current Assets</b>			
Cash at Bank	3,222,672	11,314,473	
Investments	411,390,427	473,583,538	
Receivables	15,892,600	50,875,529	
Inventories	304,083	359,199	
	<b>430,809,781</b>	<b>536,132,739</b>	<b>0</b>
<b>Current Liabilities</b>			
Payables	(68,221,797)	(78,394,470)	
Provisions	(21,644,041)	(21,527,310)	
	<b>(89,865,838)</b>	<b>(99,921,780)</b>	<b>0</b>
<b>NET CURRENT ASSETS</b>	<b>340,943,943</b>	<b>436,210,959</b>	<b>0</b>
<b>Non Current Assets</b>			
Receivables	4,098,119	3,888,890	
Investments	13,175,888	14,445,691	
Inventories	21,764,680	20,984,656	
Land	121,763,000	121,688,763	
Buildings	206,236,901	204,292,216	
Plant	15,828,617	22,325,557	
Equipment	5,836,164	20,753,038	
Furniture & Fittings	8,889,467	7,499,961	
Infrastructure	1,886,953,505	1,846,525,499	
Work in Progress	53,776,967	75,899,059	
	<b>2,338,323,308</b>	<b>2,338,303,329</b>	<b>0</b>
<b>Non Current Liabilities</b>			
Interest Bearing Liabilities	(74,334,488)	(74,334,488)	
Provisions & Payables	(87,251,490)	(87,225,685)	
	<b>(161,585,978)</b>	<b>(161,560,173)</b>	<b>0</b>
<b>NET ASSETS</b>	<b>2,517,681,273</b>	<b>2,612,954,115</b>	<b>0</b>
<b>Equity</b>			
Retained Surplus	(1,208,806,571)	(1,220,670,769)	
Reserves - Cash/Investment Backed	(244,930,312)	(328,338,995)	
Reserves - Asset Revaluation	(1,063,944,390)	(1,063,944,352)	
<b>TOTAL EQUITY</b>	<b>(2,517,681,273)</b>	<b>(2,612,954,115)</b>	<b>0</b>

Top Capital Projects 2021/22 - December 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	002616	23740	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	1,531,973	34,599	1,497,374	(0)	3,985,000	5,429,944	(1,444,944)					84	S4. Design	Detailed design 100% completed, sign off anticipated in January 2022. Line marking drawing approved by MRWA. Site works for drainage and road works scheduled for June 2022. Remainder of works anticipated first quarter 2022/23 subject to approval of additional of \$1.37m required to complete works.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	6,236,464	797,473	538,991	4,900,000	20,824,937	20,824,937	0					70	S5. Delivery	All tenders for the construction of sports pavilions declined by Council December 2021. Re-tendering on hold and deferred pending any significant change in construction prices or market competitiveness. Rebudget \$4.9M to 2022/23 at MYR due to deferred schedule. High risk that construction industry price escalations in labour and materials may prevail and the revised schedule for delivery may be further delayed.
PMO16175	002664	25883	Landsale Library and Youth Innovation Hub, New Building	1,793,991	64,348	329,643	1,400,000	10,451,250	10,451,250	0					45	S4. Design	Presenting two concept options to Council January 2022. Option A: Proposed single stage development, estimate cost \$12m. Option B: Proposed multi-stage development/separable portion capability, estimate cost \$9.9m. Recommendation to Council to proceed with Option B based on preferred operational and functional layout, and affordability. Rebudget \$1.4m to 2022/23 at MYR due to revised schedule. Aboriginal naming options to be done in consultation with Moodjar Consultancy.
PMO18063	004088	30136	Neerabup Industrial Area, Neerabup, New Development	1,766,982	297,217	1,111,314	358,451	15,855,004	15,855,005	(1)					28	S5. Delivery	The Lot 9100 Industrial subdivision engineering design ongoing, completion anticipated April 2022. Stage 1 Resource Extraction works continues (5 years of work). Renewable Energy supply model being developed for tender. Water infrastructure planning contract works continues with Development Funding Process started with the Water Corporation. Rebudget \$358k to 2022/23 at MYR for multi-year project.
PMO19001	002792	32947	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	1,592,780	570,958	923,172	98,650	2,263,306	2,263,306	0					92	S5. Delivery	Structure 99% complete. Tiling yet to finish. Carpark works underway. Landscaping and irrigation commencing. Savings \$98k, return MYR.

## Top Capital Projects 2021/22 - December 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
PMO19071	004180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gngara Rd to Hepburn Ave	1,544,234	9,993	1,284,241	250,000	3,200,000	3,200,000	(0)					27	S5. Delivery	Western Power quote is causing a delay as works must be completed prior to lowering of minor services and civil works. Rebudget \$250k to 2022/23 for asphalt paving works anticipated for July 2022.
PMO19098	004219	37618	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	1,105,424	5,421	1,100,003	0	1,207,638	1,206,124	1,514					58	S5. Delivery	Construction commenced in December to January 2022 in the school term holidays to minimise construction impact. Completion scheduled for March, subject to Main Roads approval.
PMO20004	004238	38839	Three Bin Kerbside Collection New System	1,737,769	1,126,607	293,000	318,162	6,794,858	6,476,696	318,162					97	S5. Delivery	Roll out of the new bin system is now complete. There were about 20% (~7500) of activities that the contractor was unable to complete. Waste Operations are actioning these activities of which ~200 are still pending. Project to return savings at MYR.
PMO20049	004271	40569	Splendid Park, Yanchep, Upgrade Splendid Park Cycling Path	2,274,690	56,383	538,000	1,680,307	2,397,100	2,999,557	(602,457)					64	S4. Design	Construction tender advertised and clearing permit approved by DWER in December 2021. Administration has extend the closing of the tender by a week and have also received the formal approval of LRCIP 3 funding. Rebudget \$1,680k to 2022/23 at MYR for multi-year project.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	3,449,452	74,610	3,376,842	(2,000)	40,000,000	40,002,000	(2,000)					31	S4. Design	Project to be considered by the public through community engagement. No MYR required.
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	464,397	114,720	499,678	(150,001)	22,750,000	22,750,000	0					28	S3. Delivery Planning	Detailed concept design of Flynn Drive to Old Yanchep Road 30% complete, required service relocations are being determined and any land acquisition and approvals for land clearing vegetation. Require to bring forward funds of \$150k at MYR to cover underground services.
				23,498,156	3,152,329	11,492,258	8,853,569	129,729,093	131,458,819	(1,729,726)							

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

## INVESTMENT SUMMARY - As At 31 December 2021

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
<b>Current Account Investment Group</b>										
47,723,000.00	0.01	Commonwealth Bank of Australia Perth	A1	N/A		N/A	47,723,000.00			
<b>47,723,000.00</b>	<b>0.01%</b>						<b>47,723,000.00</b>			
<b>Term Investment Group</b>										
5,000,000.00	0.35	National Australia Bank	A1	14-July-2022	5,000,000.00	13-July-2021	5,008,198.63	8,198.63		8,198.63
5,000,000.00	0.33	Westpac Banking Corporation	A1	18-August-2022	5,000,000.00	18-August-2021	5,006,102.74	6,102.74		6,102.74
15,000,000.00	0.32	Westpac Banking Corporation	A1	24-August-2022	15,000,000.00	24-August-2021	15,016,964.38	16,964.38		16,964.38
20,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	11-January-2022	20,000,000.00	11-January-2021	20,093,106.85	48,394.52		93,106.85
10,000,000.00	0.47	National Australia Bank	A1	17-January-2022	10,000,000.00	14-January-2021	10,045,197.26	23,693.15		45,197.26
10,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	20-January-2022	10,000,000.00	21-January-2021	10,045,238.36	24,197.26		45,238.36
5,000,000.00	0.48	Commonwealth Bank of Australia Perth	A1	28-January-2022	5,000,000.00	29-January-2021	5,022,093.15	12,098.63		22,093.15
10,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	03-February-2022	10,000,000.00	04-February-2021	10,041,589.04	23,189.04		41,589.04
10,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	10-February-2022	10,000,000.00	11-February-2021	10,040,706.85	23,189.04		40,706.85
5,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	15-February-2022	5,000,000.00	15-February-2021	5,011,531.51	11,594.52		11,531.51
15,000,000.00	0.50	Commonwealth Bank of Australia Perth	A1	23-February-2022	15,000,000.00	23-February-2021	15,063,904.11	37,808.22		63,904.11
15,000,000.00	0.50	Commonwealth Bank of Australia Perth	A1	09-March-2022	15,000,000.00	09-March-2021	15,061,027.40	37,808.22		61,027.40
30,000,000.00	0.46	Commonwealth Bank of Australia Perth	A1	29-March-2022	30,000,000.00	08-April-2021	30,100,947.95	69,567.12		100,947.95
20,000,000.00	0.37	Westpac Banking Corporation	A1	10-May-2022	20,000,000.00	10-May-2021	20,010,339.73	37,304.11		10,339.73
10,000,000.00	0.40	Westpac Banking Corporation	A1	19-May-2022	10,000,000.00	19-May-2021	10,004,602.74	20,164.38		4,602.74
15,000,000.00	0.43	Bankwest	A1	10-June-2022	15,000,000.00	10-June-2021	15,036,049.32	32,515.07		36,049.32
5,000,000.00	0.35	Westpac Banking Corporation	A1	20-June-2022	5,000,000.00	18-June-2021	5,000,527.40	8,821.92		527.40
15,000,000.00	0.35	Australia & New Zealand Bank	A1	19-April-2022	15,000,000.00	23-June-2021	15,027,472.60	26,465.75		27,472.60
5,000,000.00	0.35	Westpac Banking Corporation	A1	28-July-2022	5,000,000.00	28-July-2021	5,007,479.45	7,479.45		7,479.45
15,000,000.00	0.35	National Australia Bank	A1	29-July-2022	15,000,000.00	29-July-2021	15,022,294.52	22,294.52		22,294.52
10,000,000.00	0.34	National Australia Bank	A1	05-August-2022	10,000,000.00	06-August-2021	10,013,693.15	13,693.15		13,693.15
10,000,000.00	0.35	National Australia Bank	A1	12-August-2022	10,000,000.00	11-August-2021	10,013,616.44	13,616.44		13,616.44
15,000,000.00	0.33	Westpac Banking Corporation	A1	12-August-2022	15,000,000.00	12-August-2021	15,019,121.92	19,121.92		19,121.92
10,000,000.00	0.25	Australia & New Zealand Bank	A1	11-April-2022	10,000,000.00	24-August-2021	10,008,835.62	8,835.62		8,835.62
20,000,000.00	0.34	Westpac Banking Corporation	A1	16-September-2022	20,000,000.00	16-September-2021	20,019,747.95	19,747.95		19,747.95
20,000,000.00	0.33	Westpac Banking Corporation	A1	16-September-2022	20,000,000.00	16-September-2021	20,019,167.12	19,167.12		19,167.12
15,000,000.00	0.35	Suncorp	A1	08-September-2022	15,000,000.00	22-September-2021	15,014,383.56	14,383.56		14,383.56
10,000,000.00	0.35	Suncorp	A1	22-September-2022	10,000,000.00	22-September-2021	10,009,589.04	9,589.04		9,589.04
15,000,000.00	0.35	Suncorp	A1	28-September-2022	15,000,000.00	28-September-2021	15,013,520.55	13,520.55		13,520.55
10,000,000.00	0.35	Westpac Banking Corporation	A1	10-October-2022	10,000,000.00	08-October-2021	10,008,054.79	8,054.79		8,054.79
5,000,000.00	0.62	Commonwealth Bank of Australia Perth	A1	24-October-2022	5,000,000.00	22-October-2021	5,005,945.21	5,945.21		5,945.21
15,000,000.00	0.60	Australia & New Zealand Bank	A1	28-October-2022	15,000,000.00	29-October-2021	15,015,534.25	15,534.25		15,534.25
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	09-November-2022	10,000,000.00	09-November-2021	10,009,972.60	9,972.60		9,972.60
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	29-November-2022	10,000,000.00	29-November-2021	10,006,136.99	6,136.99		6,136.99
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	14-December-2022	10,000,000.00	14-December-2021	10,003,260.27	3,260.27		3,260.27
<b>425,000,000.00</b>	<b>0.42%</b>						<b>425,845,953.43</b>	<b>678,430.14</b>		<b>845,953.43</b>
	<b>Weighted Return</b>									
<b>472,723,000.00</b>	<b>0.38%</b>	<b>Totals</b>					<b>473,568,953.43</b>	<b>678,430.14</b>		<b>845,953.43</b>

0.025% 12 month UBS Australia Bank Bill Index for

31 December 2021

\$473,568,953.29

0.36% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

0.14

**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 &amp; 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 DECEMBER 2021**

Attachment 5

Description	Year To Date				Annual			
	Actual	Adopted Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
<b>Opening Surplus/(Deficit)</b>	<b>(21,118,439)</b>	<b>1,373,000</b>	<b>(22,491,439)</b>	<b>0</b>	<b>1,373,000</b>	<b>1,373,000</b>	<b>0</b>	<b>0</b>
<b>OPERATING ACTIVITIES</b>								
<b>Revenues</b>								
Operating Grants, Subsidies & Contributions	3,889,776	3,829,631	60,145	2	8,015,370	8,067,170	51,800	1
Fees & Charges	40,770,232	41,053,581	(283,349)	(1)	50,296,054	50,296,054	0	0
Interest Earnings	1,824,325	1,372,322	452,003	33	2,283,458	2,283,458	0	0
Other Revenue	353,979	344,872	9,107	3	725,295	725,295	0	0
	<b>46,838,312</b>	<b>46,600,406</b>	<b>237,906</b>	<b>1</b>	<b>61,320,177</b>	<b>61,371,977</b>	<b>51,800</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(37,980,748)	(39,838,447)	1,857,699	5	(77,092,475)	(77,142,475)	(50,000)	(0)
Materials & Contracts	(26,510,331)	(36,143,321)	9,632,990	27	(73,738,173)	(73,739,973)	(1,800)	(0)
Utility Charges	(4,283,740)	(4,768,217)	484,477	10	(9,755,555)	(9,755,555)	0	0
Depreciation	(19,764,834)	(22,205,712)	2,440,878	11	(44,411,424)	(44,411,424)	0	0
Interest Expenses	(2,175,811)	(2,058,017)	(117,794)	(6)	(4,115,430)	(4,115,430)	0	0
Insurance	(672,623)	(593,774)	(78,849)	(13)	(1,285,633)	(1,285,633)	0	0
	<b>(91,388,087)</b>	<b>(105,607,488)</b>	<b>14,219,401</b>	<b>13</b>	<b>(210,398,690)</b>	<b>(210,450,490)</b>	<b>(51,800)</b>	<b>(0)</b>
<b>Non-Cash Amounts Excluded</b>								
Depreciation	19,764,834	22,205,712	(2,440,878)	(11)	44,411,424	44,411,424	0	0
	<b>(24,784,942)</b>	<b>(36,801,370)</b>	<b>12,016,428</b>	<b>33</b>	<b>(104,667,089)</b>	<b>(104,667,089)</b>	<b>0</b>	<b>0</b>
<b>INVESTING ACTIVITIES</b>								
Non Operating Grants, Subsidies & Contributions	10,776,172	13,273,032	(2,496,860)	(19)	19,076,024	18,994,033	(81,991)	(0)
Contributed Physical Assets	0	0	0	0	12,180,000	12,180,000	0	0
Non Operating Contract Expenses	(14,168,717)	0	(14,168,717)	0	(15,000,000)	(15,000,000)	0	0
Profit on Asset Disposals	1,125,447	4,110,037	(2,984,590)	(73)	4,945,035	4,945,035	0	0
Loss on Assets Disposals	0	(1,013,273)	1,013,273	100	(1,013,273)	(1,013,273)	0	0
TPS & DCP Revenues	4,372,659	4,059,794	312,865	8	25,630,638	25,630,638	0	0
TPS & DCP Expenses	(1,119,775)	(14,199,513)	13,079,738	92	(19,907,771)	(19,907,771)	0	0
Capital Expenditure	(18,016,001)	(35,700,000)	17,683,999	50	(82,213,708)	(85,133,524)	(2,919,816)	(3)
Proceeds From Disposal Of Assets	(741,783)	4,320,000	(5,061,783)	(117)	8,640,000	8,640,000	0	0
	<b>(17,771,998)</b>	<b>(25,149,923)</b>	<b>7,377,925</b>	<b>29</b>	<b>(47,663,055)</b>	<b>(50,664,862)</b>	<b>(3,001,807)</b>	<b>(6)</b>
<b>Non-Cash Amounts Excluded</b>								
Contributed Physical Assets	0	0	0	0	(12,180,000)	(12,180,000)	0	0
Profit on Asset Disposals	(1,125,447)	(4,110,037)	2,984,590	0	(4,945,035)	(4,945,035)	0	0
Loss on Assets Disposals	0	1,013,273	(1,013,273)	(100)	1,013,273	1,013,273	0	0
Movement in Non Current Lease Liability	0	0	0	0	0	0	0	0
Movement in Non- Current Deferred Pensioner Rates	209,228	0	209,228	0	0	0	0	0
Movement in Non- Current Leave Liability Provision	(25,805)	0	(25,805)	0	0	0	0	0
	<b>(2,211,826)</b>	<b>(3,096,764)</b>	<b>884,938</b>	<b>(29)</b>	<b>(16,111,762)</b>	<b>(16,111,762)</b>	<b>0</b>	<b>0</b>
	<b>(19,983,824)</b>	<b>(28,246,687)</b>	<b>8,262,863</b>	<b>29</b>	<b>(63,774,817)</b>	<b>(66,776,624)</b>	<b>(3,001,807)</b>	<b>(4)</b>
<b>FINANCING ACTIVITIES</b>								
Contributions from New Loans	0	0	0	0	15,000,000	15,000,000	0	0
Transfers from Restricted Grants, Contributions & Loans	68,700	854,717	(786,018)	(92)	1,709,434	1,709,434	0	0
Transfers to Restricted Grants, Contributions & Loans	0	0	0	0	0	0	0	0
Transfers from Reserves	5,980,096	21,708,735	(15,728,638)	(72)	43,417,469	43,417,469	0	0
Transfers to Reserves	0	(19,549,656)	19,549,656	100	(39,099,312)	(39,099,312)	0	0
Cash Backed Employee Provisions Transfers	70,881	0	70,881	0	0	0	0	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	0	1,234,540	(1,234,540)	0	2,469,079	2,469,079	0	0
Transfers from Schemes	842,649	10,955,712	(10,113,063)	(92)	21,911,423	21,911,423	0	0
Transfers to Schemes	2,152,527	(10,955,712)	13,108,239	120	(21,911,423)	(21,911,423)	0	0
	<b>9,114,853</b>	<b>4,248,335</b>	<b>4,866,518</b>	<b>115</b>	<b>23,496,670</b>	<b>23,496,670</b>	<b>0</b>	<b>0</b>
<b>(DEFICIT)/SURPLUS</b>	<b>(56,772,352)</b>	<b>(59,426,722)</b>	<b>2,654,370</b>	<b>(4)</b>		<b>(146,574,043)</b>	<b>(3,001,807)</b>	<b>(2)</b>
<b>Amount To Be Raised From Rates</b>	<b>138,836,832</b>	<b>139,067,680</b>	<b>(230,848)</b>	<b>(0)</b>	<b>141,191,680</b>	<b>141,191,680</b>	<b>0</b>	<b>0</b>
<b>Closing Surplus/(Deficit)</b>	<b>82,064,480</b>	<b>79,640,958</b>	<b>2,423,522</b>	<b>3</b>	<b>(2,380,556)</b>	<b>(5,382,363)</b>	<b>(3,001,807)</b>	<b>0</b>

**CS04-02/22 Warrant of Payments for the Period to 31 December 2021**

File Ref: 1859V02 – 22/27997  
 Responsible Officer: Director, Corporate Strategy & Performance  
 Attachments: Nil

**Issue**

Presentation to the Council of a list of accounts paid for the month of December 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 December 2021

<b>Funds</b>	<b>Vouchers</b>	<b>Amount</b>
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – December 2021</b>		
Cheque Numbers	122508 - 122534	\$161,085.26
EFT Document Numbers	2 - 279	<u>\$2,857,179.73</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$3,018,264.99</u></b>
Less Cancelled Cheques		(\$0.00)
Manual Journal		\$5,326.84
Town Planning Scheme		<u>(\$0.00)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>\$3,023,591.83</u></b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid – December 2021</b>		
Recoup to Director Corporate Services Advance A/C		\$3,023,591.83
Direct Payments		\$0.00
Payroll – Direct Debits		<u>\$3,785,998.47</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$6,809,590.30</u></b>
<b>Town Planning Scheme</b>		
<b>Accounts Paid – December 2021</b>		
Nil		<u>\$0.00</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$0.00</u></b>

<b>Warrant of Payments December 2021</b>			
<b>Number</b>	<b>Date</b>	<b>Supplier / Description</b>	<b>Amount</b>
122508	17/12/2021	Cr Xuan Vinh Nguyen	\$2,603.67
		Monthly Allowance	



122509	17/12/2021	Cr Frank Cvitan	\$2,603.67
		Monthly Allowance	
122510	20/12/2021	Switch Entertainment Perth Pty Ltd	\$1,100.00
		Yanchep Community Concert	
122511	22/12/2021	Adventist Christian Schools WA	\$168.75
		Refund	
122512	22/12/2021	Lendlease Communities (Alkimos Central) Pty Ltd	\$585.45
		Refund	
122513	22/12/2021	Kim Liddy	\$65.60
		Refund	
122514	22/12/2021	Leigh Hurring	\$65.60
		Refund	
122515	22/12/2021	Emily Thompson	\$22.00
		Refund	
122516	22/12/2021	Colin Gardiner	\$32.00
		Refund	
122517	22/12/2021	Andrew Johnston	\$11.60
		Refund	
122518	22/12/2021	Laurence Realty North	\$22.00
		Refund	
122519	22/12/2021	McMullen Nolan Group Pty Ltd	\$464.00
		Refund	
122520	22/12/2021	Rates Refund	\$702.88
122521	22/12/2021	Rates Refund	\$670.45
122522	22/12/2021	Rates Refund	\$457.60
122523	22/12/2021	Rates Refund	\$967.58
122524	22/12/2021	Rates Refund	\$630.17
122525	22/12/2021	Tracy Rogers	\$30.00
		Refund	
122526	22/12/2021	Caroline Poguet	\$73.00
		Refund	
122527	22/12/2021	On Road Auto Electrics	\$405.86
		Air Conditioning Services	
122528	22/12/2021	Price Consulting Group Pty Ltd	\$9,133.73
		SES Recruitment	
122529	22/12/2021	The Social Room WA	\$7,018.00
		Discover Wanneroo Brand	
122530	22/12/2021	Department of Education	\$132,000.00
		Contribution - Grandis Primary School & Oval At Laricina Park	
122531	22/12/2021	Ground Pound Industries	\$171.65
		Refund	
122532	22/12/2021	Travis Nugent	\$360.00
		Vehicle Crossing Subsidy	
122533	22/12/2021	Bradley Coomber	\$360.00
		Vehicle Crossing Subsidy	
122534	22/12/2021	Emma Ross	\$360.00

		Vehicle Crossing Subsidy	
		<b>Total Cheque Payments</b>	<b>\$161,085.26</b>
<b>Electronic Funds Transfer</b>			
2	10/12/2021	Cancelled	\$0.00
3	14/12/2021	Synergy	\$126.48
		Power Supplies For The City	
4	15/12/2021	Manheim Pty Ltd	\$493.79
		Abandoned Vehicle Charges - Community Safety	
5	15/12/2021	Synergy	\$1,048.97
		Power Supplies For The City	
6	16/12/2021	Boral Construction Materials Group Ltd	\$865.92
		Concrete Mix	
7	16/12/2021	Cr Christopher Baker	\$2,603.67
		Monthly Allowance	
8	16/12/2021	Cr Glynis Parker	\$2,603.67
		Monthly Allowance	
9	16/12/2021	Cr Helen Berry	\$2,603.67
		Monthly Allowance	
10	16/12/2021	Cr James Rowe	\$2,603.67
		Monthly Allowance	
11	16/12/2021	Cr Linda Aitken	\$2,603.67
		Monthly Allowance	
12	16/12/2021	Cr Natalie Herridge	\$2,603.67
		Monthly Allowance	
13	16/12/2021	Cr Sonet Coetzee	\$2,603.67
		Monthly Allowance	
14	16/12/2021	CS Legal	\$1,471.78
		Court Fees - Rating Services	
15	16/12/2021	Integrity Industrial Pty Ltd	\$3,630.21
		Casual Labour	
16	16/12/2021	Reliable Fencing WA Pty Ltd	\$4,702.50
		Fencing Works For The City	
17	16/12/2021	Statewide Pump Services	\$385.00
		Waste Sewage Pump Services	
18	16/12/2021	Synergy	\$596,892.28
		Power Supplies For The City	
19	16/12/2021	Viva Energy Australia Pty Ltd	\$46,779.94
		Fuel Issues For The City	
20	16/12/2021	WA Limestone Company	\$76,273.18
		White Sand - Engineering	
21	16/12/2021	Wanneroo Fire Support Brigade	\$273.71
		Power Adaptors - Rangers	
22	17/12/2021	BCA Consultants (WA) Pty Ltd	\$3,817.00
		Mechanical Noise Impact Assessment - Chiller - Civic Centre	

23	17/12/2021	BP Australia Ltd	\$122,855.10
		Fuel - November 2021	
24	17/12/2021	Cr Jacqueline Huntley	\$2,378.67
		Monthly Allowance	
25	17/12/2021	Cr Paul Miles	\$2,403.67
		Monthly Allowance	
26	17/12/2021	Crown Lift Trucks	\$1,100.00
		Wave Training - 07.12.2021	
27	17/12/2021	Rates Refund	\$97.40
		Overpayment	
28	17/12/2021	Hays Personnel Services	\$2,329.80
		Casual Labour	
29	17/12/2021	Hydroquip Pumps	\$6,648.40
		Irrigation Pump Works	
30	17/12/2021	J Blackwood & Son Ltd	\$75.35
		PPE Issues - Various Employees	
31	17/12/2021	Kleenit	\$979.44
		Graffiti Removal	
32	17/12/2021	Mayor Tracey Roberts	\$10,872.38
		Monthly Allowance	
33	17/12/2021	On Tap Plumbing & Gas Pty Ltd	\$15,176.34
		Plumbing Maintenance For The City	
34	17/12/2021	Parker Black & Forrest	\$119.90
		Locking Services - Butler Community Centre	
35	17/12/2021	Reliable Fencing WA Pty Ltd	\$1,292.82
		Fencing Works For The City	
36	17/12/2021	Roads 2000	\$941.16
		Asphalt Supplies	
37	17/12/2021	Synergy	\$3,574.00
		Power Supplies For The City	
38	17/12/2021	The Trustee for Hayto Trust	\$412.50
		Photography - Wanneroo Show	
39	17/12/2021	TJ Depiazzi & Sons	\$4,887.96
		Mulch Delivery – Gumblossom Park	
40	17/12/2021	Wanneroo Electric	\$29,632.65
		Electrical Maintenance	
41	17/12/2021	Water Corporation	\$65.37
		Water Supplies	
42	17/12/2021	WEX Australia Pty Ltd	\$2,510.92
		Fuel Issues For The City	
43	17/12/2021	Wilson Security	\$614.30
		Security Services For The City	
47	18/12/2021	Leeann Mitchell	\$190.40
		Reimbursement	
48	18/12/2021	Cancelled	\$0.00
49	18/12/2021	Sheila Brigid Frances Nolan	\$156.00

		Reimbursement	
50	18/12/2021	Tina Marie Baltic	\$204.38
		Reimbursement	
51	20/12/2021	Air Liquide Australia	\$190.08
		Cylinder Rental	
52	20/12/2021	Australian Manufacturing Workers Union	\$113.60
		Payroll Deductions	
53	20/12/2021	Australian Services Union	\$518.00
		Payroll Deductions	
54	20/12/2021	Australian Taxation Office	\$23,850.00
		Payroll Deductions	
55	20/12/2021	Benara Nurseries	\$216.70
		Plants - Parks	
56	20/12/2021	CFMEU	\$204.00
		Payroll Deductions	
57	20/12/2021	Child Support Agency	\$2,927.25
		Payroll Deductions	
58	20/12/2021	City of Wanneroo	\$410.00
		Rates Deduction - Monthly Allowance	
59	20/12/2021	City of Wanneroo	\$1,236.00
		Payroll Deductions	
60	20/12/2021	Fleet Network	\$998.25
		Payroll Deductions	
61	20/12/2021	Instant Toilets & Showers Pty Ltd	\$279.99
		Equipment Hire	
62	20/12/2021	Landcare Weed Control	\$3,584.98
		Landscape Maintenance	
63	20/12/2021	LGRCEU	\$1,650.26
		Payroll Deductions	
64	20/12/2021	LGRCEU	\$1,588.76
		Payroll Deductions	
65	20/12/2021	Maxxia Pty Ltd	\$7,016.47
		Payroll Deductions	
66	20/12/2021	On Tap Plumbing & Gas Pty Ltd	\$2,948.23
		Plumbing Maintenance For The City	
67	20/12/2021	Paywise Pty Ltd	\$2,213.20
		Payroll Deductions	
68	20/12/2021	Play Check	\$330.00
		Rubber Surface Testing - Versailles Park	
69	20/12/2021	Skyline Landscape Services (WA)	\$18,519.16
		Landscape Maintenance	
70	20/12/2021	Supreme Shades Pty Ltd	\$81,217.54
		Install Shade Sails	
71	20/12/2021	Synergy	\$378.77
		Power Supplies For The City	
72	20/12/2021	The Northern Guide	\$462.00

		Advertising Services	
73	20/12/2021	Wanneroo Electric	\$89.41
		Electrical Maintenance	
74	20/12/2021	Water Technology Pty Ltd	\$11,264.00
		Professional Fees - Mindarie Breakwater	
75	21/12/2021	Australian Services Union	\$518.00
		Payroll Deductions	
76	21/12/2021	Australian Taxation Office	\$16,861.00
		Payroll Deductions	
77	21/12/2021	Azure Painting Pty Ltd	\$704.00
		Yanchep Lagoon Lizard Oiling - Parks	
78	21/12/2021	Boral Construction Materials Group Ltd	\$259.38
		Concrete Mix	
79	21/12/2021	Boral Construction Materials Group Ltd	\$2,624.60
		Concrete Mix	
80	21/12/2021	Building & Construction Industry Training Board	\$33,045.13
		Collection Agency Fee Payment - August 2021	
81	21/12/2021	Coca Cola Amatil Pty Ltd	\$391.96
		Beverages - Kingsway Indoor Stadium	
82	21/12/2021	Corsign (WA) Pty Ltd	\$485.32
		Sign - Government Funded - Donnelly Park & Chesterfield Park	
83	21/12/2021	Drovers Vet Hospital Pty Ltd	\$120.00
		Veterinary Services	
84	21/12/2021	Eco Landworks Pty Ltd	\$1,960.20
		Prescribed Burn - Doogarch Park	
85	21/12/2021	Gillmore Electrical Services	\$1,585.10
		Progress Claim 6 - Lighting Upgrade To Paloma Park South	
86	21/12/2021	Global Marine Enclosures Pty Ltd	\$8,482.10
		Summer Maintenance - November 2021	
87	21/12/2021	Grasstrees Australia	\$1,463.00
		Grasstree Watering	
88	21/12/2021	Hickey Constructions Pty Ltd	\$14,377.00
		Repairs - Various Locations	
89	21/12/2021	J Blackwood & Son Ltd	\$451.77
		PPE Issues - Various Employees	
90	21/12/2021	Landcare Weed Control	\$6,717.15
		Landscape Maintenance	
91	21/12/2021	Landgate	\$2,122.58
		Gross Rental Valuations - Rating Services	
92	21/12/2021	Laundry Express	\$493.77
		Cleaning Of Linen - Hospitality	
93	21/12/2021	LD Total	\$91,546.84
		Landscape Maintenance	
94	21/12/2021	Living Turf	\$11,264.00
		Roundup Bioactive - Parks	

95	21/12/2021	Logo Appointments	\$4,123.94
		Casual Labour	
96	21/12/2021	Miracle Recreation Equipment Pty Ltd	\$1,644.50
		Playground Equipment Repairs	
97	21/12/2021	Mowmaster Turf Equipment	\$771.10
		Roller Hire - Parks	
98	21/12/2021	Natural Area Holdings Pty Ltd	\$2,502.50
		Landscape Maintenance	
99	21/12/2021	Navman Wireless Australia Pty Ltd	\$500.50
		Deinstall / Reinstall Equipment - Fleet	
100	21/12/2021	Scott Print	\$67,441.00
		Printing - Calendar	
101	21/12/2021	Smartbuilt Perth Pty Ltd	\$68.52
		Pest Control Services	
102	21/12/2021	Softfallguys National	\$759.00
		Softfall Repairs - Various Locations	
103	21/12/2021	StrataGreen	\$845.46
		Sentree Sapling Protectors	
104	21/12/2021	Synergy	\$2,689.57
		Power Supplies For The City	
105	21/12/2021	The Basketball Man	\$748.00
		Chain Net - Splendid Park	
106	21/12/2021	Wanneroo Electric	\$71.52
		Electrical Maintenance	
107	21/12/2021	Wilson Security	\$492.95
		Security Services For The City	
108	21/12/2021	Worldwide Joondalup Malaga	\$1,800.00
		Printing - Bin Stickers	
109	22/12/2021	Astro Synthetic Surfaces Pty Ltd	\$60,885.00
		Install Softfall - Verwood Park	
110	22/12/2021	Australian Airconditioning Services Pty Ltd	\$21,421.07
		Progress Claim 8 - Install Fans And Test	
111	22/12/2021	Constable Care Child Safety Foundation Incorporation	\$31,087.98
		3 Year Sponsorship - Year Three Payment 2021 / 2022	
112	22/12/2021	Cr Brett Treby	\$4,447.89
		Monthly Allowance	
113	22/12/2021	Cr Jordan Wright	\$2,603.67
		Monthly Allowance	
114	22/12/2021	Cr Natalie Sangalli	\$2,603.67
		Monthly Allowance	
115	22/12/2021	Critical Fire Protection & Training Pty Ltd	\$231.00
		Equipment Testing - Wanneroo Showgrounds Clubrooms	
116	22/12/2021	CS Legal	\$7,317.43
		Court Fees - Rating Services	
117	22/12/2021	Department of Fire & Emergency Services	\$1,337.00

		False Fire Alarm Attendance 21.11.2021 Aquamotion	
118	22/12/2021	Emerge Associates	\$5,500.00
		Balance Of Contract - Splendid Park Cycling Facility	
119	22/12/2021	Flick Anticimex Pty Ltd	\$40.48
		Hygiene Services For The City	
120	22/12/2021	Forpark Australia Pty Ltd	\$173,157.60
		Playground Equipment - Little Green Park & Yanchep Community Centre	
121	22/12/2021	Geoff's Tree Service Pty Ltd	\$11,473.39
		Pruning Works	
122	22/12/2021	Green Options Pty Ltd	\$12,578.49
		Mowing Services For The City	
123	22/12/2021	Hickey Constructions Pty Ltd	\$124,922.49
		Street & Verge Bond Refund	
124	22/12/2021	Hose Right	\$24.28
		Vehicle Hoses	
125	22/12/2021	Hydroquip Pumps	\$6,297.06
		Irrigation Pump Works	
126	22/12/2021	Iconic Property Services Pty Ltd	\$671.08
		Cleaning Services For The City	
127	22/12/2021	Kleenit	\$1,463.00
		Cleaning Services - Belhaven Sports Amenities Building	
128	22/12/2021	Landcare Weed Control	\$4,297.40
		Landscape Maintenance	
129	22/12/2021	Living Turf	\$48,708.00
		Fertiliser - Parks	
130	22/12/2021	Mastec Australia Pty Ltd	\$1,195.92
		Waste Bin Purchases	
131	22/12/2021	Octagon Lifts Pty Ltd	\$1,045.00
		Fit Lift Instructions	
132	22/12/2021	On Tap Plumbing & Gas Pty Ltd	\$1,215.21
		Plumbing Maintenance For The City	
133	22/12/2021	Roads 2000	\$53,564.30
		Road Works - Flynn / Old Yanchep	
134	22/12/2021	Smartbuilt Perth Pty Ltd	\$276.80
		Pest Control Services	
135	22/12/2021	Smartsalary	\$6,135.16
		Payroll Deductions	
136	22/12/2021	SSB Pty Ltd	\$2,865.25
		Refund - Building Application - Withdrawn	
137	22/12/2021	The Trustee for Talis Unit Trust	\$739.75
		Consultancy Services - Wangara Landfill Investigation	
138	22/12/2021	Tim Eva's Nursery	\$330.00
		Jacaranda Trees	
139	22/12/2021	Toro Australia Group Sales Pty Ltd	\$3,900.00
		Tower Support - Carramar Golf Course - 14.08.2021 - 13.08.2022	



140	22/12/2021	Triton Electrical Contractors Pty Ltd	\$726.00
		Irrigation Pump Works	
141	22/12/2021	Turf Care WA Pty Ltd	\$41,093.16
		Turfing Works For The City	
142	22/12/2021	West Coast Turf	\$3,344.00
		Turfing Works For The City	
143	22/12/2021	Wilson Security	\$203.41
		Security Services For The City	
144	22/12/2021	Wrong Fuel Rescue Pty Ltd	\$564.35
		Fuel Drain - WN 33216	
145	22/12/2021	Xref (AU) Pty Ltd	\$14,300.00
		APAC Xref Units For People & Culture	
146	22/12/2021	Cancelled	\$0.00
171	23/12/2021	Cancelled	\$0.00
172	23/12/2021	Action Glass & Aluminium	\$1,028.23
		Glazing Services	
173	23/12/2021	Australasian Performing Right Association	\$1,005.54
		Music In Class - December 2021 To February 2022	
174	23/12/2021	Australian Airconditioning Services Pty Ltd	\$1,231.74
		Airconditioning Maintenance	
175	23/12/2021	Aveling Homes Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
176	23/12/2021	Boral Construction Materials Group Ltd	\$489.72
		Concrete Mix	
177	23/12/2021	Boral Construction Materials Group Ltd	\$1,440.78
		Concrete Mix	
178	23/12/2021	Celebration Homes Pty Ltd	\$6,000.00
		3 Street & Verge Bond Refunds	
179	23/12/2021	Dale Alcock Homes Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
180	23/12/2021	First Homebuilders Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
181	23/12/2021	Geoff's Tree Service Pty Ltd	\$1,785.15
		Pruning Works	
182	23/12/2021	Halpd Pty Ltd Trading As Affordable Living Homes	\$2,000.00
		Street & Verge Bond Refund	
183	23/12/2021	Hickey Constructions Pty Ltd	\$748.00
		Repair Baseball Batting Cage Roof - Halesworth Park	
184	23/12/2021	Home Group WA Pty Ltd	\$10,000.00
		5 Street & Verge Bond Refunds	
185	23/12/2021	Homebuyers Centre	\$2,000.00
		Street & Verge Bond Refund	
186	23/12/2021	Hydroquip Pumps	\$3,286.80
		Irrigation Pump Works	
187	23/12/2021	Identity Perth	\$2,062.50
		Summer Reading Club Campaign September 2021	
188	23/12/2021	Integrity Industrial Pty Ltd	\$5,230.37

		Casual Labour	
189	23/12/2021	IPAA WA	\$4,400.00
		How To Develop Good Report Writing Skills 09.12.2021	
190	23/12/2021	J Blackwood & Son Ltd	\$84.85
		PPE Issues - Various Employees	
191	23/12/2021	Kleenit	\$622.91
		Graffiti Removal	
192	23/12/2021	Landcare Weed Control	\$4,734.13
		Landscape Maintenance	
193	23/12/2021	LD Total	\$2,273.70
		Landscape Maintenance	
194	23/12/2021	Living Turf	\$4,580.40
		Epsom Salts & NPK - Parks	
195	23/12/2021	Materon Investments WA Pty Ltd	\$4,000.00
		2 Street & Verge Bond Refunds	
196	23/12/2021	Michael Page International (Australia) Pty Ltd	\$2,668.05
		Casual Labour	
197	23/12/2021	Natural Area Holdings Pty Ltd	\$1,265.00
		Landscape Maintenance	
198	23/12/2021	On Tap Plumbing & Gas Pty Ltd	\$8,885.25
		Plumbing Maintenance For The City	
199	23/12/2021	Parker Black & Forrest	\$115.50
		Locking Services - Mindarie Quinns Surf Life Saving Club	
200	23/12/2021	Perth Materials Blowing Pty Ltd	\$4,236.54
		Blower - Small Plant	
201	23/12/2021	Prestige Alarms	\$569.80
		Alarm / CCTV Services	
202	23/12/2021	Pure Homes Pty Ltd Trading As B1 Homes	\$6,000.00
		3 Street & Verge Bond Refunds	
203	23/12/2021	Ralph Beattie Bosworth	\$1,463.00
		Cost Estimation - Dalvik Park - Assets	
204	23/12/2021	Redink Homes Pty Ltd	\$4,000.00
		2 Street & Verge Bond Refunds	
205	23/12/2021	Reliable Fencing WA Pty Ltd	\$2,167.00
		Fencing Works For The City	
206	23/12/2021	Simone Wilson	\$2,000.00
		Street & Verge Bond Refund	
207	23/12/2021	Simsai Construction Group Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
208	23/12/2021	Smartbuilt Perth Pty Ltd	\$1,265.03
		Pest Control Services	
209	23/12/2021	SSB Pty Ltd	\$4,000.00
		2 Street & Verge Bond Refunds	
210	23/12/2021	Suez Recycling & Recovery Pty Ltd	\$117.70
		Confidential Bin Shredding	

211	23/12/2021	Total Landscape Redevelopment Service Pty Ltd	\$11,503.80
		Install Drink Fountain - Donnelly Park	
212	23/12/2021	Triton Electrical Contractors Pty Ltd	\$10,864.98
		Irrigation Pump Works	
213	23/12/2021	Urban Development Institute of Australia WA Division Incorporated	\$180.00
		Registration - Industry Lunch 12.11.2021	
214	23/12/2021	Wanneroo Business Association Incorporated	\$1,045.00
		Workshop - Five Productivity Mistakes And How To Fix Them 16.11.2021	
215	23/12/2021	Wanneroo Electric	\$8,414.49
		Electrical Maintenance	
216	23/12/2021	West Coast Turf	\$10,659.00
		Turfing Works For The City	
217	23/12/2021	William Buck Consulting (WA) Pty Ltd	\$4,125.00
		Internal Audit Services - October 2021 - Annual & Strategic Rolling Plan	
218	23/12/2021	Wow Group (WA) Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
219	23/12/2021	Paul Alan Greer	\$3,600.00
		Reimbursement	
220	24/12/2021	Active Discovery	\$109,389.50
		Playground Renewal - Ashdale Park - Assets	
221	24/12/2021	Assetic Australia Proprietary Limited	\$3,300.00
		Hosted Environment - AMIS Project	
222	24/12/2021	Atom Supply	\$216.74
		Clear Visor	
223	24/12/2021	Audio View Lifestyles Pty Ltd	\$2,018.50
		4 Channel Amplifier & Replace Radio Antenna	
224	24/12/2021	Australian Airconditioning Services Pty Ltd	\$99.99
		Airconditioning Maintenance	
225	24/12/2021	Rates Refund	\$2,695.95
		Overpayment	
226	24/12/2021	Chris Kershaw Photography	\$1,950.00
		Photography - Councillor & Executive Portraits	
227	24/12/2021	Flick Anticimex Pty Ltd	\$40.48
		Hygiene Services For The City	
228	24/12/2021	Hays Personnel Services	\$3,356.86
		Casual Labour	
229	24/12/2021	Iconic Property Services Pty Ltd	\$2,030.86
		Cleaning Services For The City	
230	24/12/2021	Integrity Industrial Pty Ltd	\$8,041.78
		Casual Labour	
231	24/12/2021	Integrity Industrial Pty Ltd	\$5,826.49
		Casual Labour	
232	24/12/2021	Kleenit	\$2,030.82
		Graffiti Removal	

233	24/12/2021	Landcare Weed Control	\$7,242.50
		Landscape Maintenance	
234	24/12/2021	Mastec Australia Pty Ltd	\$165.00
		Bin Handle Inserts	
235	24/12/2021	On Tap Plumbing & Gas Pty Ltd	\$2,955.91
		Plumbing Maintenance For The City	
236	24/12/2021	Professional Search Group Pty Ltd	\$3,404.61
		Casual Labour	
237	24/12/2021	Reliable Fencing WA Pty Ltd	\$348.06
		Fencing Works For The City	
238	24/12/2021	Sanax Medical And First Aid Supplies	\$749.89
		Sunscreen	
239	24/12/2021	Smartbuilt Perth Pty Ltd	\$132.00
		Pest Control Services	
240	24/12/2021	Statewide Pump Services	\$3,091.00
		Waste Sewage Pump Services	
241	24/12/2021	Statewide Pump Services	\$4,345.00
		Waste Sewage Pump Services	
242	24/12/2021	Stephen Blyth	\$2,000.00
		Street & Verge Bond Refund	
243	24/12/2021	Sunny Industrial Brushware	\$1,200.41
		Stock - Stores Issues	
244	24/12/2021	Synergy	\$6,685.05
		Power Supplies For The City	
245	24/12/2021	Urban Development Institute of Australia WA Division Incorporated	\$540.00
		Registrations - Industry Lunch 12.11.2021	
246	24/12/2021	Ventura Home Group Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
247	24/12/2021	Workpower Incorporated	\$1,619.75
		December Weed Control	
248	29/12/2021	Australia Post	\$5,839.49
		Billpay Transaction Fees - Rates	
249	29/12/2021	Drovers Vet Hospital Pty Ltd	\$60.00
		Veterinary Services	
250	29/12/2021	Fusion Applications Pty Ltd	\$14,355.00
		OICS Consulting Fees	
251	29/12/2021	Geoff's Tree Service Pty Ltd	\$35,024.13
		Pruning Works	
252	29/12/2021	Hydroquip Pumps	\$1,100.00
		Irrigation Pump Works	
253	29/12/2021	Iconic Property Services Pty Ltd	\$4,695.53
		Cleaning Services For The City	
254	29/12/2021	Impeltec Pty Ltd	\$3,630.00
		Consultancy Services - ICT	
255	29/12/2021	Integrity Industrial Pty Ltd	\$3,149.85
		Casual Labour	

256	29/12/2021	J Blackwood & Son Ltd	\$161.38
		PPE Issues - Various Employees	
257	29/12/2021	Kleenit	\$9,192.08
		Graffiti Removal	
258	29/12/2021	LD Total	\$45,867.54
		Landscape Maintenance	
259	29/12/2021	On Tap Plumbing & Gas Pty Ltd	\$6,521.90
		Plumbing Maintenance For The City	
260	29/12/2021	Sage Consulting Engineers	\$984.50
		Sports Lighting - Belhaven Park	
261	29/12/2021	Skyline Landscape Services (WA)	\$601.07
		Landscape Maintenance	
262	29/12/2021	Smartbuilt Perth Pty Ltd	\$137.46
		Pest Control Services	
263	29/12/2021	Supreme Shades Pty Ltd	\$77,536.80
		Install Shade Sails	
264	29/12/2021	Synergy	\$1,670.87
		Power Supplies For The City	
265	29/12/2021	The Factory (Australia) Pty Ltd	\$1,340.27
		Monthly Storage For Additional Decorations	
266	29/12/2021	Total Landscape Redevelopment Service Pty Ltd	\$195,833.00
		Landscape Maintenance	
267	29/12/2021	Urban Development Institute of Australia	\$180.00
		Registration - Industry Lunch 12.11.2021	
268	29/12/2021	Ventura Home Group Pty Ltd	\$2,000.00
		Street & Verge Bond Refund	
269	29/12/2021	West Coast Turf	\$5,225.00
		Turfing Works For The City	
270	29/12/2021	Western Tree Recyclers	\$9,722.68
		Collect Debris - Various Locations	
271	30/12/2021	Cheshire Homes WA	\$2,000.00
		Street & Verge Bond Refund	
272	30/12/2021	Forrest And Forrest Games	\$2,428.80
		Eight Soil & Tissue Analysis Report - Parks	
273	30/12/2021	Geoff's Tree Service Pty Ltd	\$19,574.24
		Pruning Works	
274	30/12/2021	Kevin Cain	\$1,000.00
		Street & Verge Bond Refund	
275	30/12/2021	Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
		Street & Verge Bond Refund	
276	30/12/2021	Rebecca Maree Ward	\$1,000.00
		Street & Verge Bond Refund	
277	30/12/2021	Smartbuilt Perth Pty Ltd	\$66.00
		Pest Control Services	
278	30/12/2021	SSB Pty Ltd	\$4,000.00
		3 Street & Verge Bond Refunds	
279	30/12/2021	Synergy	\$5,445.27

		Power Supplies For The City	
		<b>Total EFT Payments</b>	<b>\$2,857,179.73</b>
		<b>Total Cheque &amp; EFT Payments</b>	<b>\$3,018,264.99</b>
<b>Manual Journals</b>			
		Water Corporation - Refund	<b>-\$558.66</b>
		Lodgement Fee 11 03.12.2021 Unpaid Infringements	\$874.50
		Lodgement Fee 19 09.12.2021 Unpaid Infringements	\$1,510.50
		Returned Creditor Reject Fee 01.12.2021	\$2.50
		Lodgement Fee 17 03.12.2021 Unpaid Infringements	\$1,351.50
		Lodgement Fee 27 30.12.2021 Unpaid Infringements	\$2,146.50
		<b>Total Journals</b>	<b>\$5,326.84</b>
<b>General Fund Bank Account</b>			
		<b>Payroll Payments - December 2021</b>	
		14.12.2021	\$41,064.72
		14.12.2021	\$1,830,515.71
		14.12.2021	\$36,173.93
		15.12.2021	\$1,800.35
		24.12.2021	\$1,818,102.26
		24.12.2021	\$1,462.95
		24.12.2021	\$56,878.55
		<b>Total Payroll</b>	<b>\$3,785,998.47</b>
		<b>TOTAL MUNI RECOUP</b>	<b>\$6,809,590.30</b>

## Consultation

Nil

## Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of December 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 December 2021, as detailed in this report.**

*Attachments: Nil*



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**CS05-02/22      Annual Audit Financial Statements for the period ended 30 June 2021**

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File Ref: 42791 – 22/18227  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 2

**Issue**

To consider the Audit and Risk Committee's recommendation to Council to adopt the City's Annual Statutory Financial Statements (the **Report**) for the year ended 30 June 2021, audited by the City's Auditors, the Office of the Auditor General (**OAG**).

**Background**

In accordance with the *Local Government Act 1995* (the **Act**) a local government is required to prepare the Annual Statutory Financial Statements on its operations for the preceding financial year by 30 September and submit the report to its Auditors.

The City submitted its draft Annual Statutory Financial Statements to OAG, and their sub contracted auditor Grant Thornton, in September 2021. They have completed their audit and issued the Independent Auditor's Report for the year ended 30 June 2021.

**Detail**

The Annual Statutory Financial Statements is attached (**Attachment 1**). As part of the City's audit process, as agreed with the OAG, the Audit and Risk Committee (the Committee) is requested to review the Report and the Committee recommend the Chief Executive Officer (**CEO**) to sign the "Statement by Chief Executive Officer" (**page 2 of Attachment 1**), as required by the *Local Government (Financial Management) Regulations 1996* Regulation 51. Subsequent to the receipt of a version of the Report that was signed by the CEO, the OAG issued the Independent Auditor's Report (**Attachment 2**).

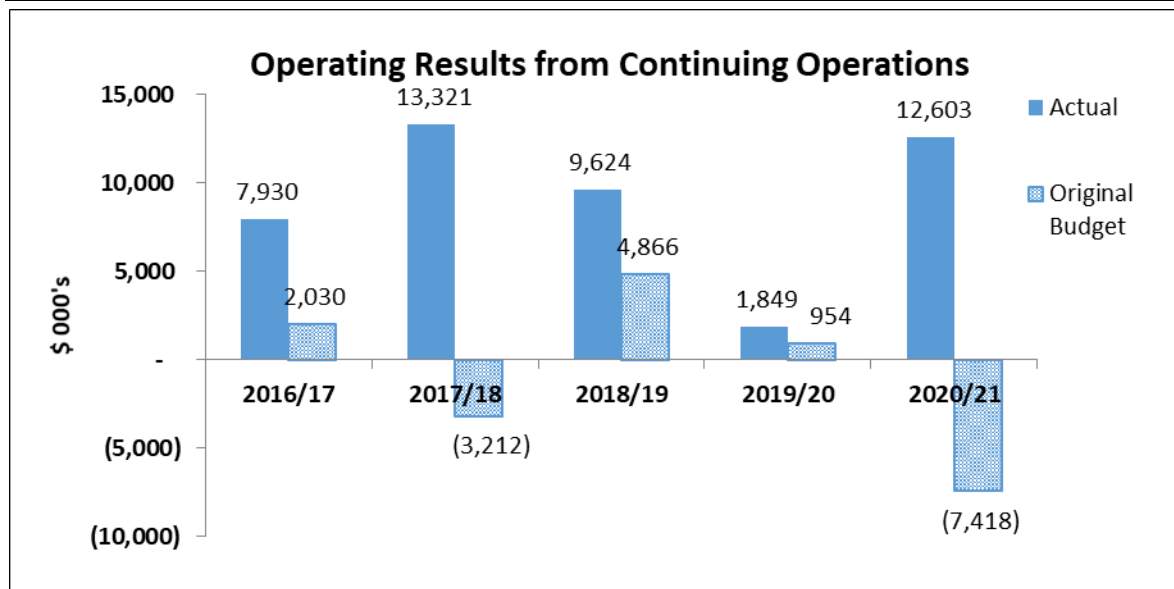
**Consultation**

The Report was presented to the Audit and Risk Committee held on 14 December 2021, it was resolved that the Committee:

- "1. *RECOMMENDS the CEO to sign the "Statement by Chief Executive Officer" (page 2 of Attachment 1), as required by the Local Government (Financial Management) Regulations 1996 Regulation 51; and*
2. *RECOMMENDS that Council ADOPTS the Annual Statutory Financial Statements for the City of Wanneroo for the year ended 30 June 2021 as detailed in Attachment 1."*

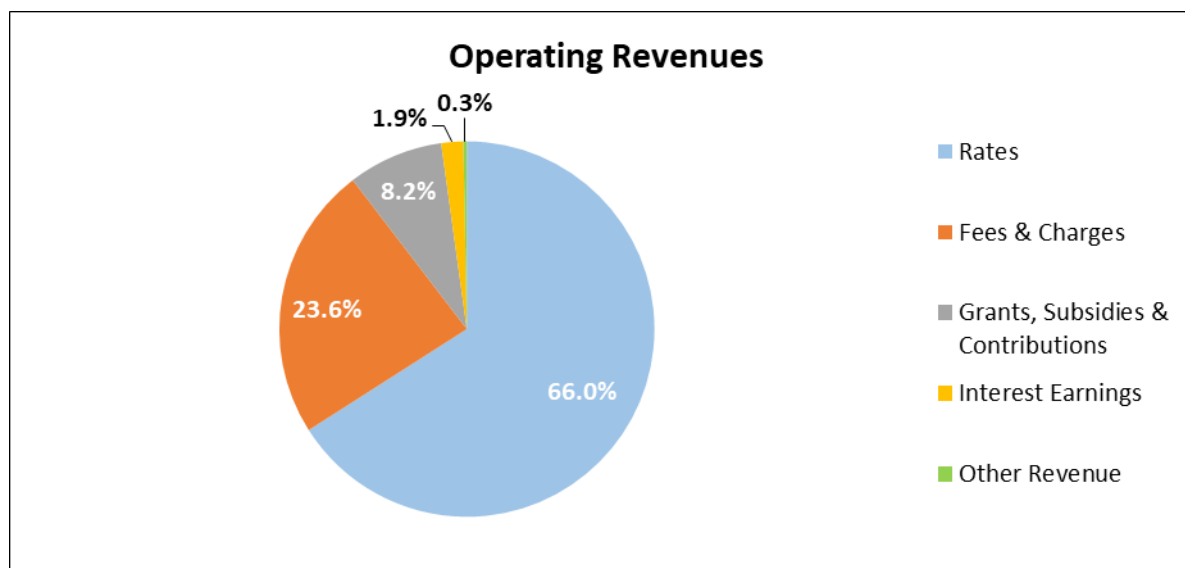
**Comment****1. Operating Result from Continuing Operations**

The below results from operations graph shows improved financial results which were achieved through an increase in income and cost-containing programs. The increased revenue was due to additional Operating Grants and fees and charges. The positive variance for expenditure was mainly due to decreases in materials and contracts and lower employee costs due to delays in filling non-critical vacancies and lesser use of casual positions at certain community facilities.

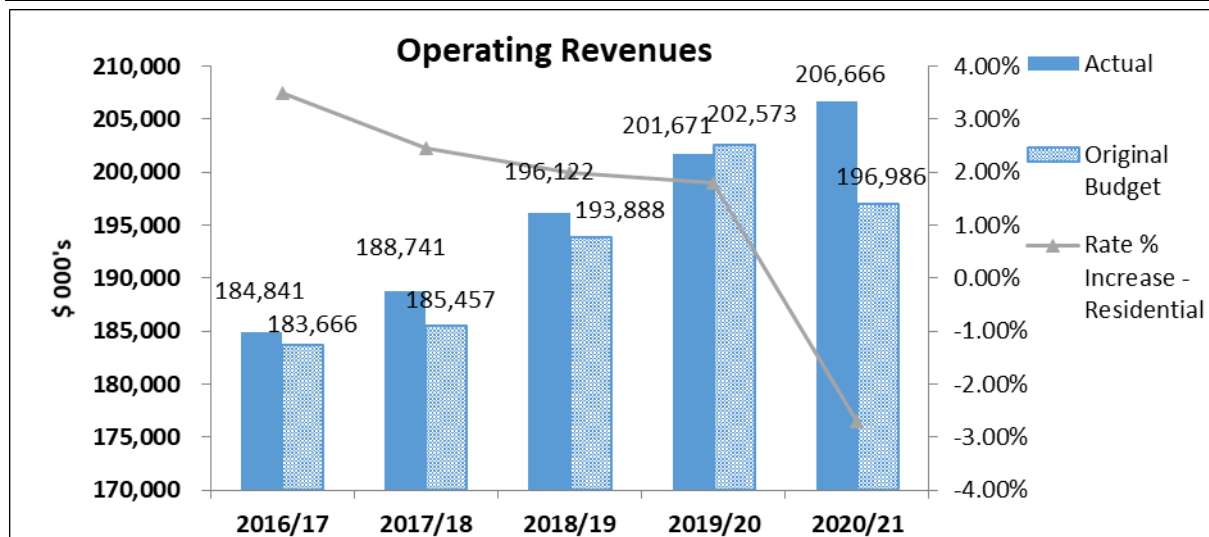


## 2. Operating Revenue

The City's revenues include rates, user fees and charges, interest earnings, grants, subsidies and contributions. A breakdown is shown below:



As more than 80% of the City's operating revenue is attributable to rates and waste service charges, we placed a greater focus on increasing alternative revenue sources through grants, subsidies and contributions and fees and charges. Initiatives included proactive work to secure grant funding from State and Federal agencies to support delivery of the City's two main sub-programs transport and recreational and sport facilities.

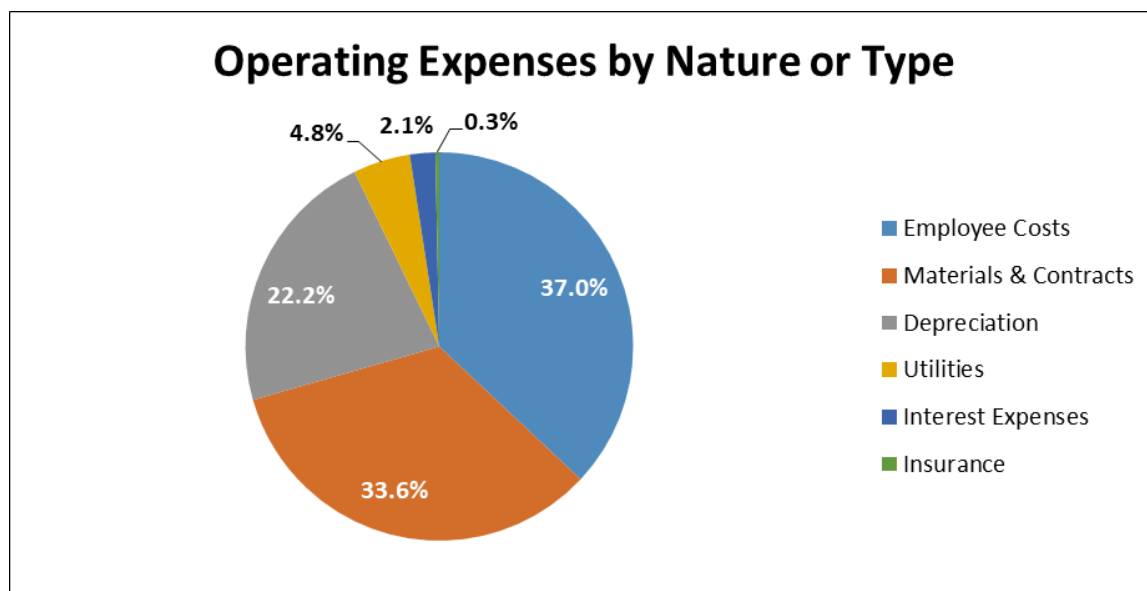


Operating revenue has increased compared to the previous year's actuals, mainly due to growth in rates and waste service charges resulting from growth in the number of rateable properties. Operating revenue has increased compared to the original budget due to higher fees and charges and grants.

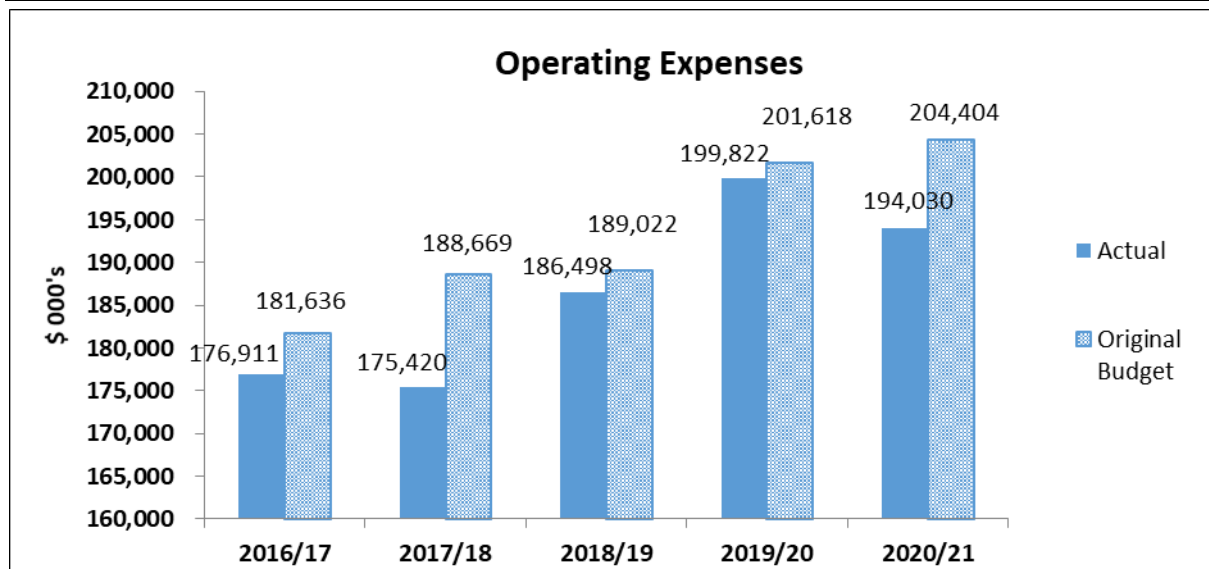
The City adopted 0% rates increase in 2020/21 Annual Budget. However the City offered a \$2.7million one-off COVID concession for certain ratepayers whose rates would have otherwise gone up without an increase in Gross Rental Value of their properties. With the COVID concession, the effective rates decreased by 2.7%.

### 3. Operating Expenses

The major local government cost driver is employee expenses. Remaining operating expenses are the costs incurred in providing goods and services and utilities, and depreciation expenses. The pie chart below shows the breakdown.

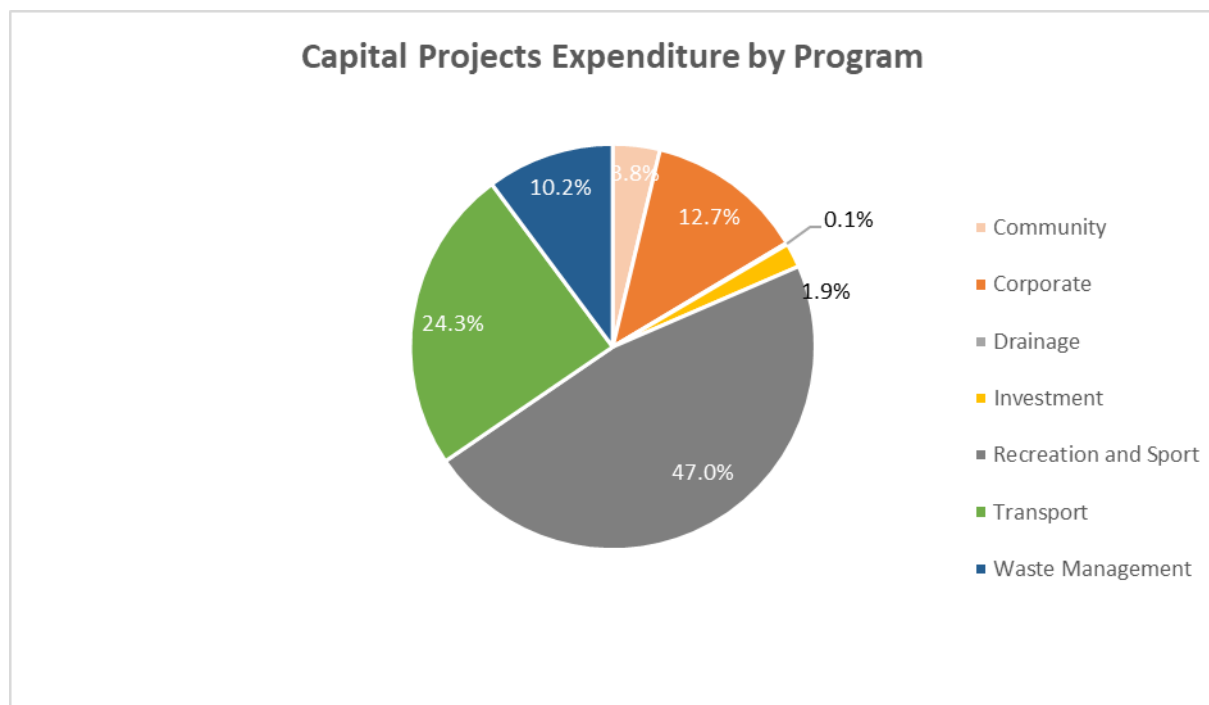


92.8% of the City's operating expenses are captured within three categories: employee costs, materials and contracts, and depreciation. Growth of these costs have remained consistent in recent financial years, reflecting the City's continued and constant levels of growth. The graph below shows our operating expenses over the past 5 years.



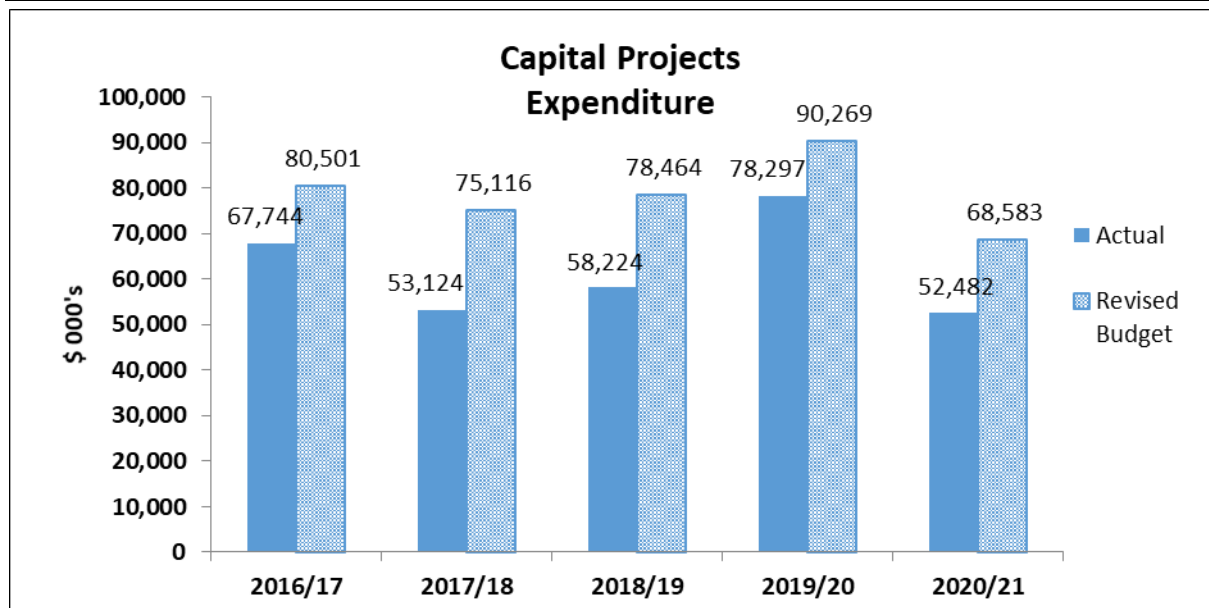
#### 4. Capital Expenditure

The pie chart below shows capital expenditure aligned to financial programs.



The three main categories of capital project expenditure related to transport, corporate and recreation and sport totalling 84.0%.

In 2020/21, it is noted that while \$52.3 million was spent on capital programs, an additional \$21.1 million of infrastructure assets were constructed by developers as part of subdivisional development and handed over to the City. Developer-contributed assets included roads, pathways, stormwater drainage and parks (going forward, the upkeep of which becomes the City's responsibility).



In the past 5 years, the Capital expenditure tracked below budget. The capital program aims to balance the demands for new infrastructure against the need to maintain, renew, upgrade and replace existing assets. In 2020/21, capital expenditure was \$52.3 million against a revised budget of \$68.6 million. Works in progress (carry forwards) at the end of the year totalled at \$14.7 million, and included new sports facilities at Halesworth Park in Butler (\$488K); development of the Neerabup Industrial Area (\$600K); the new 3 Bin Kerbside Collection system (\$1.5 million); the replacement of domestic waste vehicles (\$3.4 million); and new/renewed IT equipment, software and systems (\$4.3 million).

## 5. Statement of Financial Position

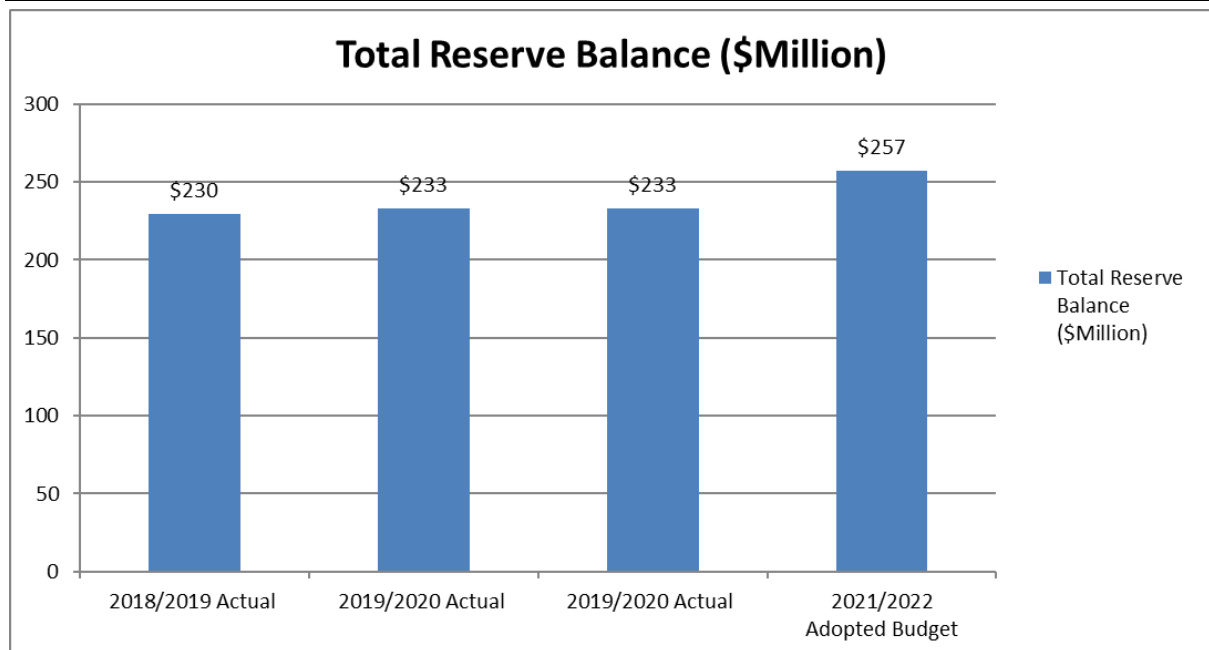
Description	2016/17	2017/18	2018/19	2019/20	2020/21	20/21 vs 19/20 Actual %
	Actual	Actual	Actual	Actual Restated	Actual	
	\$'000	\$'000	\$'000	\$'000	\$'000	
Total assets	2,911,518	2,731,825	2,769,517	2,787,561	2,769,133	-0.7
Total liabilities	112,630	109,637	137,195	243,152	251,452	3.4
<b>Net assets</b>	<b>2,798,888</b>	<b>2,622,188</b>	<b>2,632,322</b>	<b>2,544,409</b>	<b>2,517,681</b>	<b>-1.1</b>

In 2020/21 the decrease in assets is due to handover of road and drainage infrastructure assets to Main Roads Western Australia.

Total liabilities have increased over the past few years mainly due to an increase in contract liabilities. This is driven by changes in accounting standards affecting the recognition of conditional grants whereby obligations had not been fulfilled by the year-end and higher provisions.

## 6. Reserves Balances

To ensure the effective management of municipal funds the City has a number of reserve accounts created for specific purposes. These funds are systematically invested to maximise their use until required, as identified in the Long Term Financial Plan (**LTFP**). Indicated below are the total balances of Reserves recorded to account for the past three financial years and Adopted Budget balance for 2021/22 (Note 15 of **Attachment 1**).



The total net reserve transfer for the 2020/21 presented a \$20.9 million difference from the original Adopted Budget, the more significant movements are as follows:

Reserve	2020/2021 Net Reserve Transfer		Variance Actual vs Budget	Comment
	Actual	Budget		
Strategic Projects/Initiatives Reserve	-\$53,900,215	-\$10,422,214	-\$43,478,001	Transfers of \$21 million each to the Asset Renewal Reserve and the Asset Replacement Reserve from the Strategic Projects/Initiatives Reserve (totalling \$42m) was not captured in the Adopted Budget. The transfers were approved by Council in the 2020/21 1st Quarter Budget Review.
Domestic Refuse Reserve	\$3,040,918	-\$4,252,200	\$7,293,118	The main reason for the variance observed in net transfers for the Domestic Refuse Reserve, was a result of the significant increase in the end of year transfer in, due to a surplus from waste operations. The basis for the increased surplus was primarily a result of the receipt of additional income, alongside a reduction in some expenditures.
Plant Replacement Reserve	\$1,624,647	-\$1,962,904	\$3,587,551	Delay in domestic waste vehicle replacement.
Carried Forward Capital Projects Reserve	-\$224,596	-\$3,953,277	\$3,728,681	<p>The City does not plan for, or budget to, carry forward any unfinished capital projects. Hence on this premise, no variance is expected between budgeted and actual net transfers in the Carried Forward Capital Projects (CF CP) Reserve.</p> <p>However if/where there are unfinished capital projects, the unused Municipally funded budget is transferred into the CF CP Reserve – to be then drawn upon to complete the works in the subsequent financial year.</p> <p>As at 30 June 2021, there were a number of unfinished capital projects, with \$3,728,681 in unused Municipally funded budgets identified to be transferred into the CF CP Reserve, i.e. the reason for the variance in net transfers.</p>
Asset Renewal Reserve	\$24,548,827	\$651,345	\$23,897,482	A transfer of \$21 million to the Asset Renewal Reserve from the Strategic Projects/Initiatives Reserve was not in the Adopted Budget. The transfer was approved by Council in the 2020/21 1st Quarter Budget Review.
Asset Replacement Reserve	\$22,175,454	\$871,315	\$21,304,139	A transfer of \$21 million to the Asset Replacement Reserve from the Strategic Projects/Initiatives Reserve was not in the Adopted Budget. The transfer was approved by Council in the 2020/21 1st Quarter Budget Review.

## 7. Ratio's

Each year a number of financial ratios are prepared as part of the Annual Financial Statements, to help further analyse financial results. The City has maintained above benchmark as set by

the Department of Local Government, Sport and Cultural Industries in the (DLGSCF) all but one ratio.

A description of the purpose of each ratio and explanation for variations to benchmark ratios has been provided.

Financial Ratios	2018/2019 Actual	2019/2020 Actual	2020/2021 Actual	Benchmark
<i>Liquidity Ratio</i>				
<b>1. Current Ratio</b>				
$\frac{\text{(Current Assets - Restricted Current Assets)}}{\text{(Current Liabilities - Liabilities Associated with Restricted Assets)}}$	0.93 : 1	1.10 : 1	1.09 : 1	>1 : 1
<i>Debt Ratio</i>				
<b>2. Debt Service Cover Ratio</b>				
$\frac{\text{(Operating Surplus before Interest and Depreciation Expense)}}{\text{(Principal and Interest Repayments)}}$	6.71 : 1	12.33 : 1	-8.10 : 1	>2 : 1
<i>Coverage Ratio</i>				
<b>3. Own Source Revenue Coverage Ratio</b>				
$\frac{\text{(Own Source Operating Revenue)}}{\text{(Operating Expense)}}$	0.99 : 1	0.95 : 1	0.66 : 1	>0.4 : 1
<i>Financial Performance Ratio</i>				
<b>4. Operating Surplus Ratio</b>				
$\frac{\text{(Operating Revenue - Operating Expense)}}{\text{(Own Source Operating Revenue)}}$	0.05 : 1	0.02 : 1	-0.44 : 1	>0.01 : 1
<i>Asset Management Ratio</i>				
<b>5. Asset Consumption Ratio</b>				
$\frac{\text{(Depreciated Replacement Cost of Depreciable Assets)}}{\text{(Current Replacement Cost of Depreciable Assets)}}$	0.69 : 1	0.78 : 1	1.00 : 1	>0.5 : 1
<b>6. Asset Sustainability Ratio</b>				
$\frac{\text{(Capital Renewal and Replacement Expenditure)}}{\text{(Depreciation Expense)}}$	0.44 : 1	0.39 : 1	0.73 : 1	>0.9 : 1
<b>7. Asset Renewal Funding Ratio</b>				
$\frac{\text{(NPV of Planned Capital Renewals over 10 years)}}{\text{(NPV of Required Capital Expenditure over 10 years)}}$	0.96 : 1	1.01 : 1	1.02 : 1	>0.75 : 1

## Ratio Description

*(Local Government Operational Guidelines – Number 18 by DLGSCI)*

**Current Ratio:** This ratio is designed to focus on the liquidity position of a local government that has arisen from past year's transaction.

**Debt Service Cover Ratio:** This ratio is the measurement of a local government's ability to repay its debt including lease payments; the higher the ratio, the greater the borrowing capacity.

**Own Source Revenue Ratio:** This ratio is the measurement of a local government's ability to cover its costs through its own revenue efforts.



Operating Surplus Ratio:	This ratio is a measure of a local government's ability to cover its operational costs and have revenues available for capital funding or other purposes.
Asset Consumption Ratio:	This ratio measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost.
Asset Sustainability Ratio:	This ratio indicates whether a local government is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out.
Asset Renewal Funding:	This ratio is a measure of the ability of a local government to fund its projected asset renewal/replacements in the future.

### Specific Ratio Result Explanations

Current Ratio:	The City's current ratio is above the benchmark of 1.00:1.
Debt Service Cover Ratio:	The City's debt service cover ratio is below the benchmark of 2.00:1. It is below zero due to the \$98.6 million loss on disposal triggered by the handover of roads and drainage infrastructure to Main Roads Western Australia.
Own Source Revenue Ratio:	The City's own source revenue coverage ratio is above the benchmark of 0.40:1. The drop from prior years is due to the \$98.6 million loss on disposal triggered by the handover of roads and drainage infrastructure to Main Roads WA.
Operating Surplus Ratio:	The City's operating surplus ratio is below the benchmark of 0.01:1 due to the \$98.6 million loss on disposal triggered by the handover of roads and drainage infrastructure to Main Roads Western Australia.
Asset Consumption Ratio:	The City's asset consumption ratio is above the benchmark of 0.50:1. The benchmark has been met consistently as the City's assets are either new or in very good condition.
Asset Sustainability Ratio:	The City's asset sustainability ratio is below the benchmark of 0.90:1. The benchmark has not been met, as 78% of the City's assets are either new or in very good condition and do not require immediate attention.
Asset Renewal Funding:	The City's asset renewal funding ratio is above the benchmark of 0.75:1. Due to the City's growth in new areas, there is currently a greater amount of expenditure on new assets than renewal.

Further explanations for the ratios which fell short of DLGSC benchmark are as follows:

#### Asset Sustainability Ratio

The DLGSCI Asset Management Framework and Guidelines publication provides the following explanation in respect to the Asset Sustainability Ratio (**ASR**):

*"If capital expenditure on renewing or replacing assets is at least equal to depreciation on average over time, then the local government is ensuring the value of its existing stock of physical assets is maintained. If capital expenditure on existing assets is less*

*than depreciation then, unless a local government's overall asset stock is relatively new, it is likely that it is underspending on renewal or replacement."*

A large percentage of the City's assets are in new and very good condition with approximately 63% of the total infrastructure asset base at or below condition 2 and approximately 78% at or under condition 3 (a rating of '0' represents a new asset and a '10' represents an asset that has failed). Less than 1.4% of the asset base is at or above condition 8, which represents assets that require intervention.

With the City's current mix of old and new assets and continued high growth, a lower than average ASR is expected, and the current condition of assets and level of renewal expenditure confirms this position. As the stock ages and renewal expenditure incrementally increases the ratio should increase, however continued growth may keep it relatively lower than the industry standard.

Taking a long-term outlook, the level of asset stock and renewal demand necessitates the development of strategies to address the future impact and ensure that the City can continue to grow and maintain its assets in a financially sustainable manner. Given that renewal expenditure is lower than the depreciation being charged and that certain years' experience significant spikes in demand, a specific Asset Renewal Reserve has been established. Effective from 1 July 2021, the Asset Renewal Reserve and Asset Replacement Reserve have been combined to create a new Reserve "Asset Replacement/Enhancement Reserve".

## Summary

As demonstrated by the financial data available for each of the key indicators above, the 2020/2021 financial results for the City present a prudent and sustainable financial position that reflects the City's focus on effective and efficient financial management.

## Statutory Compliance

*Local Government (Financial Management) Regulations 1996* regulation 36 specifies the information that is to be included in the Annual Financial Report.

The *Local Government (Audit) Regulations 1996* prescribes the following compliance matters in respect to the Audit Report:

### "10. Report by auditor

- (1) *An auditor's report is to be forwarded to the persons specified in section 7.9(1) within 30 days of completing the audit.*
- (2) *The report is to give the auditor's opinion on —*
  - (a) *the financial position of the local government; and*
  - (b) *the results of the operations of the local government.*
- (3) *The report is to include —*
  - (a) *any material matters that in the opinion of the auditor indicate significant adverse trends in the financial position or the financial management practices of the local government; and*
  - (b) *any matters indicating non-compliance with Part 6 of the Act, the Local Government (Financial Management) Regulations 1996 or applicable financial controls in any other written law; and*

- (c) details of whether information and explanations were obtained by the auditor; and
- (d) a report on the conduct of the audit; and
- (e) the opinion of the auditor as to whether or not the following financial ratios included in the annual financial report are supported by verifiable information and reasonable assumptions-
  - (i) the asset consumption ratio; and
  - (ii) the asset renewal funding ratio.
- (4) Where it is considered by the auditor to be appropriate to do so, the auditor is to prepare a management report to accompany the auditor's report and to forward a copy of the management report to the persons specified in section 7.9(1) with the auditor's report."

## 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

Nil

## Financial Implications

As detailed in the Report

## Voting Requirements



Absolute Majority

## Recommendation

**That Council ADOPTS BY ABSOLUTE MAJORITY:-**

- 1. The Annual Statutory Financial Statements for the City of Wanneroo for the year ended 30 June 2021 as detailed in Attachment 1 as recommended by Audit and Risk Committee; and**
- 2. The Independent Auditor's Report from the Office of the Auditor General as detailed in Attachment 2.**

*Attachments:*

- |   |  |           |
|---|--|-----------|
| 1  | Attachment 1 - 2020-21 Financial Statements Audited by OAG.pdf     | 21/564232 |
| 2  | Attachment 2 - OAG Audit Opinion - City of Wanneroo - 30 June 2021 | 21/564233 |



# 2020 | 2021

## FINANCIAL STATEMENTS



## City of Wanneroo

### General Purpose Financial Statements

for the year ended 30 June 2021

## Understanding The City of Wanneroo's Financial Statements

### Introduction

Each year, individual Local Governments across Western Australia are required to present a set of audited Financial Statements to their Council and Community in accordance with the Australian Accounting Standards (applicable to Local Governments and Not-for-Profit entities), *the Local Government Act 1995* (the Act) and the accompanying regulations.

### About the Certification of Financial Statements

The Financial Statements must be certified by the Chief Executive Officer as (i) presenting fairly the financial results of the City of Wanneroo (the City) for the year and (ii) complying with Australian Accounting Standards, the Act and the accompanying regulations.

### What you will find in the Financial Statements

The Financial Statements set out the financial performance, financial position and cash flows of the City for the financial year ended 30 June 2021.

The format of the Financial Statements complies with both the accounting and reporting requirements of Australian Accounting Standards (AAS) and the requirements as set down in the Act and accompanying regulations. If a provision of the AAS is inconsistent with a provision of the Act and the accompanying regulations, the provision of the Act and the regulations prevails to the extent of the inconsistency.

The Financial Statements incorporate six "primary" statements:

#### 1. A Statement of Comprehensive Income

(by Nature or Type)

A summary of the City's financial performance for the year, listing all income and expenses by their "nature or type". This allows users of the financial statements to identify a break up of revenues and expenses for the year.

#### 2. A Statement of Comprehensive Income

(by Program)

A summary of the City's financial performance for the year, listing all income and expenses by "program". This allows users of the financial statements to identify the cost relating to each of the City's Programs and whether or not these costs were recovered from Program revenues.

#### 3. A Statement of Financial Position

A snapshot of the City's financial position at each financial year end listing its assets and liabilities.

#### 4. A Statement of Changes in Equity

The overall change of the City's "net wealth" for the year.

#### 5. A Statement of Cash Flows

Indicates where the City's cash and cash equivalents were generated from and where they were spent across operating, investing and financing activities.

#### 6. A Rate Setting Statement

(by Program)

A Statement showing the amount of Rates raised during the year to fund the City's Programs (and any surplus/deficit).

### About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the six primary statements.

### About the Auditor's Reports

These Financial Statements have been audited by Office of the Auditor General (OAG) by the mandate given on 28 October 2017 under the *Local Government Amendment (Auditing) Act 2017*.

The OAG provides an opinion on whether the Financial Statements present fairly the City's financial affairs.

### Who uses the Financial Statements?

The Financial Statements are publicly available documents and are used by (but not limited to) Councillors, Residents and Ratepayers, Employees, Suppliers, Contractors, Customers, the Department of Local Government, Sport and Cultural Industries, and Financiers including Banks and other Financial Institutions.

Under the Act the Financial Statements must be made available at the administration headquarters of the Local Government.

## City of Wanneroo

### General Purpose Financial Statements for the year ended 30 June 2021

#### Statement by the Chief Executive Officer

The attached Financial Statements of the City of Wanneroo for the financial year ended 30 June 2021 are based on proper accounts and records to present fairly the financial position of the City of Wanneroo as at 30 June 2021 and the results of the operations for the financial year then ended in accordance with the Local Government Act 1995 and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards.

Signed on the 17th day of December 2021



Daniel Simms  
**CHIEF EXECUTIVE OFFICER**



## City of Wanneroo

Statement of Comprehensive Income (by Nature or Type)  
for the year ended 30 June 2021

		2021	2021	2020
	Notes	Actual	Budget	Restated* Actual
		\$	\$	\$
<b>Revenue</b>				
Rates	27(a)	136,319,039	135,971,516	134,246,073
Operating Grants, Subsidies & Contributions	31(a)	16,987,093	11,426,636	13,364,998
Fees & Charges	30	48,837,902	44,156,022	44,438,084
Interest Earnings	2(a)	3,895,206	4,416,017	9,021,690
Other Revenue		626,614	1,015,816	600,028
		<u>206,665,854</u>	<u>196,986,007</u>	<u>201,670,873</u>
<b>Expenses</b>				
Employee Costs	32	(71,781,346)	(75,073,152)	(73,227,429)
Materials & Contracts		(65,148,221)	(71,049,101)	(68,892,342)
Utilities		(9,253,358)	(9,976,703)	(9,126,985)
Depreciation & Amortisation	2(a)	(43,145,534)	(42,863,029)	(43,195,331)
Interest Expenses (Municipal)	2(a)	(4,128,248)	(4,114,716)	(4,224,513)
Insurance		(605,797)	(1,327,151)	(1,155,817)
		<u>(194,062,504)</u>	<u>(204,403,852)</u>	<u>(199,822,417)</u>
<b>Operating Result</b>		<u>12,603,350</u>	<u>(7,417,845)</u>	<u>1,848,456</u>
Non-Operating Grants, Subsidies & Contributions	31(a)	39,194,030	20,141,674	46,536,875
Town Planning Scheme & Development Contribution Plan Income		4,686,768	10,667,481	11,592,576
Town Planning Scheme & Development Contribution Plan Expenses		(3,974,234)	(6,759,073)	(7,516,566)
Net Share of Interests in Controlled Entities, Associated Entities & Joint Ventures*	20	(583,531)	-	(6,114,801)
Profit on Asset Disposals	24	2,833,436	248,176	1,443,740
Loss on Asset Disposals	24	(98,671,649)	(14,821,299)	(247,007)
		<u>(56,515,180)</u>	<u>9,476,959</u>	<u>45,694,817</u>
<b>Net Result</b>		<u>(43,911,830)</u>	<u>2,059,114</u>	<u>47,543,273</u>
<b>Other Comprehensive Income</b>				
Changes on revaluation of non-current assets	16	14,629,823	-	(12,097,785)
<b>Total Other Comprehensive Income</b>		<u>14,629,823</u>	<u>-</u>	<u>(12,097,785)</u>
<b>Total Comprehensive Income</b>		<u>(29,282,007)</u>	<u>2,059,114</u>	<u>35,445,488</u>

\*Refer to Note 38 Associate Entity Restatement and Guarantee Payment



This statement should be read in conjunction with the accompanying notes.

page 3

## City of Wanneroo

Statement of Comprehensive Income (by Program)  
for the year ended 30 June 2021

	2021	2021	2020
	Actual	Budget	Restated* Actual
Notes	\$	\$	\$
<b>Revenue</b>			
Governance	819,533	480,345	366,224
General Purpose Funding	150,020,658	149,424,957	153,326,032
Law, Order & Public Safety	1,204,922	1,621,374	2,049,182
Health	368,935	377,154	396,788
Education & Welfare	272,300	259,950	303,160
Community Amenities	37,742,664	32,377,358	32,505,630
Recreation & Culture	11,347,601	9,328,447	10,399,299
Transport	1,415,859	878,795	953,994
Economic Services	2,963,125	1,942,493	1,754,896
Other Property & Services	5,200,278	10,962,615	11,741,701
	<b>211,355,875</b>	<b>207,653,488</b>	<b>213,796,906</b>
<b>Expenses (excl. Finance Costs)</b>			
Governance	(9,146,328)	(10,823,417)	(10,538,775)
General Purpose Funding	(6,139,086)	(6,037,014)	(10,532,632)
Law, Order & Public Safety	(8,400,875)	(9,691,367)	(8,941,294)
Health	(2,412,907)	(2,754,781)	(2,488,447)
Education & Welfare	(5,573,068)	(6,147,639)	(5,981,933)
Community Amenities	(40,526,891)	(41,547,234)	(42,705,395)
Recreation & Culture	(58,666,195)	(62,818,916)	(61,893,603)
Transport	(52,724,409)	(54,337,371)	(53,131,876)
Economic Services	(4,821,156)	(5,224,877)	(4,698,022)
Other Property & Services	(5,820,843)	(7,334,442)	(8,637,769)
	<b>(194,231,758)</b>	<b>(206,717,058)</b>	<b>(209,549,746)</b>
<b>Finance Costs</b>			
Governance	(7,748)	-	(108,206)
General Purpose Funding	(417,625)	(411,000)	(437,738)
Recreation & Culture	(3,406,618)	(3,405,290)	(3,392,890)
Transport	(158,946)	(154,033)	(154,399)
Other Property & Services	(400,827)	(475,544)	(344,262)
2(a)	<b>(4,391,764)</b>	<b>(4,445,867)</b>	<b>(4,437,495)</b>
	<b>12,732,353</b>	<b>(3,509,437)</b>	<b>(190,335)</b>
<b>Non-Operating Grants, Subsidies, Contributions</b>			
Governance	8,533	-	-
Education & Welfare	31,052	-	255
Community Amenities	1,639,785	1,534,678	157,180
Recreation & Culture	8,773,654	4,121,126	7,327,453
Transport	27,913,856	12,212,122	38,580,380
Other Property & Services	827,150	2,273,748	471,607
31a	<b>39,194,030</b>	<b>20,141,674</b>	<b>46,536,875</b>

This statement should be read in conjunction with the accompanying notes.

page 4

## City of Wanneroo

Statement of Comprehensive Income (by Program) (continued)  
for the year ended 30 June 2021

		2021	2021	2020
		Actual	Budget	Restated*
	Notes	\$	\$	\$
<b>Profit/(Loss) on Disposal of Assets</b>				
Recreation & Culture		-	-	(153,500)
Transport		(98,638,682)	(13,699,065)	-
Other Property & Services		2,800,469	(874,058)	1,350,233
	24	(95,838,213)	(14,573,123)	1,196,733
<b>Net Result</b>				
		(43,911,830)	2,059,114	47,543,273
<b>Other Comprehensive Income</b>				
Changes on revaluation of non-current assets	16	14,629,823	-	(12,097,785)
<b>Total Comprehensive Income</b>				
		(29,282,007)	2,059,114	35,445,488

\*Refer to Note 38 Associate Entity Restatement and Guarantee Payment

## City of Wanneroo

## Statement of Financial Position

as at 30 June 2021

		2021	2020
		Actual	Restated*
	Notes	Actual	Actual
		\$	\$
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash & Cash Equivalents	3	414,613,098	375,027,525
Trade & Other Receivables	5	15,892,600	18,610,440
Inventories	6	304,083	347,448
Contract Assets	9	-	185,356
<b>Total Current Assets</b>		<b>430,809,781</b>	<b>394,170,769</b>
<b>Non-Current Assets</b>			
Investments	4	13,175,888	12,627,574
Trade & Other Receivables	5	4,098,119	3,712,310
Inventories	6	21,764,680	21,866,609
Property, Plant & Equipment	7	377,056,228	348,509,251
Infrastructure Assets	8	1,922,228,393	2,006,674,450
<b>Total Non-Current Assets</b>		<b>2,338,323,308</b>	<b>2,393,390,194</b>
<b>TOTAL ASSETS</b>	22	<b>2,769,133,089</b>	<b>2,787,560,963</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade & Other Payables	12	40,041,908	39,065,910
Contract Liabilities	10	28,103,766	10,227,250
Lease Liability	11	76,123	104,797
Provisions	14	21,644,041	18,996,701
<b>Total Current Liabilities</b>		<b>89,865,838</b>	<b>68,394,658</b>
<b>Non-Current Liabilities</b>			
Contract Liabilities	10	73,380,497	87,881,755
Lease Liability	11	56,389	126,156
Borrowings	13	74,334,488	74,334,488
Provisions	14	13,814,604	12,415,363
<b>Total Non-Current Liabilities</b>		<b>161,585,978</b>	<b>174,757,762</b>
<b>TOTAL LIABILITIES</b>		<b>251,451,816</b>	<b>243,152,420</b>
<b>Net Assets</b>		<b>2,517,681,273</b>	<b>2,544,408,543</b>
<b>EQUITY</b>			
Retained Surplus		1,208,806,571	1,261,960,246
Reserves - Cash/Investment Backed	15	244,930,312	233,133,731
Reserves - Asset Revaluation	16	1,063,944,390	1,049,314,567
<b>Total Equity</b>		<b>2,517,681,273</b>	<b>2,544,408,544</b>

\*Refer to Note 38 Associate Entity Restatement and Guarantee Payment

This statement should be read in conjunction with the accompanying notes.

page 6



## City of Wanneroo

## Statement of Changes in Equity

for the year ended 30 June 2021

	Notes	Retained Surplus	Reserves Cash Backed	Asset Revaluation Reserve	Town Planning Schemes	Total Equity
		\$	\$	\$	\$	\$
<b>Balance as at 1 July 2019</b>		<b>1,217,837,496</b>	<b>229,713,207</b>	<b>1,061,412,352</b>	<b>-</b>	<b>2,508,963,055</b>
Net Result Prior to Restatement		54,191,525	-	-	-	<b>54,191,525</b>
Changes on Revaluation of Non-Current Assets (net)	16	-	-	(12,097,785)	-	<b>(12,097,785)</b>
Reserve Transfers	15	(3,420,524)	3,420,524	-	-	-
Associate Entity Restatement	38(i)	(6,648,251)	-	-	-	<b>(6,648,251)</b>
<b>Balance as at 30 June 2020 (Restated)</b>		<b>1,261,960,246</b>	<b>233,133,731</b>	<b>1,049,314,567</b>	<b>-</b>	<b>2,544,408,544</b>
Net Result		(43,911,830)	-	-	-	<b>(43,911,830)</b>
Section 154 of the Planning and Development Act Amendment		-	2,554,736	-	-	<b>2,554,736</b>
Changes on Revaluation of Non-Current Assets (net)	16	-	-	14,629,823	-	<b>14,629,823</b>
Reserve Transfers	15	(9,241,845)	9,241,845	-	-	-
<b>Balance as at 30 June 2021</b>		<b>1,208,806,571</b>	<b>244,930,312</b>	<b>1,063,944,390</b>	<b>-</b>	<b>2,517,681,273</b>

This statement should be read in conjunction with the accompanying notes.

page 7

## City of Wanneroo

## Statement of Cash Flows

for the year ended 30 June 2021

		2021	2021	2020
	Notes	Actual	Budget	Restated* Actual
		\$	\$	\$
<b>Cash Flows from Operating Activities</b>				
<u>Receipts:</u>				
Rates		138,881,059	129,832,322	136,717,836
Operating Grants, Subsidies & Contributions		16,987,093	16,277,691	13,364,998
Fees & Charges		48,199,690	44,156,022	44,366,529
Interest Earnings		4,972,714	4,416,017	11,775,017
Goods & Services Tax		12,379,629	10,263,692	14,273,795
Other Revenue		888,759	1,015,816	549,977
		<u>222,308,944</u>	<u>205,961,560</u>	<u>221,048,152</u>
<u>Payments:</u>				
Employee Costs		(71,171,900)	(70,073,152)	(72,171,406)
Materials & Contracts		(60,182,925)	(73,567,324)	(68,974,054)
Utilities		(9,253,358)	(9,976,703)	(9,126,985)
Insurance		(605,797)	(1,327,151)	(1,155,817)
Interest		(4,338,182)	(4,114,716)	(4,024,963)
Goods & Services Tax		(12,253,823)	(10,557,388)	(14,140,603)
		<u>(157,805,985)</u>	<u>(169,616,434)</u>	<u>(169,593,828)</u>
<b>Net Cash Inflow from Operating Activities</b>	17(b)	<u>64,502,959</u>	<u>36,345,126</u>	<u>51,454,324</u>
<b>Cash Flows from Investing Activities</b>				
<u>Receipts:</u>				
Non-Operating Grants, Subsidies & Contributions		18,582,237	11,049,674	19,111,072
Proceeds from Land held for Sale	24	5,046,583	-	2,639,333
Proceeds from Sale of Assets	24	1,141,656	1,076,850	641,683
Proceeds from Distributions from Joint Ventures		1,500,000	-	500,000
Town Planning Scheme & Development Contribution Plan Income		8,260,620	10,667,481	6,946,120
Cash Paid in Lieu of Public Open Space		2,554,736	-	-
<u>Payments:</u>				
Payments for Development of Land Held for Sale		(2,111,218)	-	(945,050)
Payments for Purchase of Property, Plant & Equipment		(26,137,824)	(38,127,434)	(24,377,461)
Payments for Construction of Infrastructure		(24,859,781)	(29,845,179)	(55,169,645)
Town Planning Scheme & Development Contribution Plan Expenses		(4,007,487)	(6,759,073)	(4,780,110)
Headworks Levy Refund		(1,861,894)	-	(5,124,906)
<u>Movement in Equity Investments</u>				
Equity Contributions - Tamala Park Regional Council		(2,940,328)	-	(724,701)
<b>Net Cash (Outflow) from Investing Activities</b>		<u>(24,832,700)</u>	<u>(51,937,681)</u>	<u>(61,283,665)</u>

This statement should be read in conjunction with the accompanying notes.

page 8

## City of Wanneroo

Statement of Cash Flows (continued)  
for the year ended 30 June 2021

		2021	2021	2020
	Notes	Actual	Budget	Restated* Actual
		\$	\$	\$
<b>Cash Flows from Financing Activities</b>				
<b>Receipts:</b>				
Proceeds from New Loans	26(a)	-	2,000,000	5,256,300
<b>Payments:</b>				
Repayment of Leases		(84,686)	(73,393)	(114,772)
<b>Net Cash (Outflow)/Inflow from Financing Activities</b>		<u>(84,686)</u>	<u>1,926,607</u>	<u>5,141,528</u>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>		<u>39,585,573</u>	<u>(13,665,948)</u>	<u>(4,687,813)</u>
Cash at the beginning of the year	3	375,027,525	381,195,925	379,715,338
<b>Cash &amp; Cash Equivalents - End of the Year</b>	17(a)	<u>414,613,098</u>	<u>367,529,977</u>	<u>375,027,525</u>

\*Refer to Note 38 Associate Entity Restatement and Guarantee Payment

This statement should be read in conjunction with the accompanying notes.

page 9



## City of Wanneroo

### Rate Setting Statement (by Program) for the year ended 30 June 2021

		2021	2021	2020
		Actual	Budget	Restated*
	Notes			Actual
		\$	\$	\$
<b>Revenue</b>				
Governance		828,066	480,345	366,224
General Purpose Funding (Excl Rates)		13,701,619	13,453,441	19,079,959
Law, Order & Public Safety		1,204,922	1,621,374	2,049,182
Health		368,935	377,154	396,788
Education & Welfare		303,352	259,950	303,415
Community Amenities		39,382,449	33,912,036	32,662,810
Recreation & Culture		20,121,255	13,449,573	17,573,252
Transport		(69,308,967)	(608,148)	39,534,374
Economic Services		2,963,125	1,942,493	1,754,896
Other Property & Services		8,827,897	12,362,305	13,563,541
		<b>18,392,653</b>	<b>77,250,523</b>	<b>127,284,441</b>
<b>Expenses</b>				
Governance		(9,154,076)	(10,823,417)	(10,646,981)
General Purpose Funding		(6,556,711)	(6,448,014)	(10,970,370)
Law, Order & Public Safety		(8,400,875)	(9,691,367)	(8,941,294)
Health		(2,412,907)	(2,754,781)	(2,488,447)
Education & Welfare		(5,573,068)	(6,147,639)	(5,981,933)
Community Amenities		(40,526,891)	(41,547,234)	(42,705,395)
Recreation & Culture		(62,072,813)	(66,224,206)	(65,286,493)
Transport		(52,883,355)	(54,491,404)	(53,286,275)
Economic Services		(4,821,156)	(5,224,877)	(4,698,022)
Other Property & Services		(6,221,670)	(7,809,986)	(8,982,031)
		<b>(198,623,522)</b>	<b>(211,162,925)</b>	<b>(213,987,241)</b>
<b>Net Result Excluding Rates</b>		<b>(180,230,869)</b>	<b>(133,912,402)</b>	<b>(86,702,800)</b>
<b>Adjustment to Cash Budget Requirements:</b>				
<b>Non-Cash Expenditure &amp; Revenue</b>				
Loss/(Profit) on Asset Disposal	24	95,838,213	14,573,123	(1,196,733)
Movement in Non-Current Deferred Pensioner Rates		(385,809)	-	(304,440)
Movement in Non-Current Employee Benefit Provisions		(17,151)	-	15,600
Movement in Non-Current Lease Liability		(69,767)	-	126,156
Movement in Non-Current Contract Liabilities		103,241	-	2,068,195
Movement in Current Contract Assets & Liabilities		1,418,036	-	(15,859,123)
Depreciation & Amortisation on Assets	2(a)	43,145,534	42,863,029	43,195,331
Movement in Equity Accounted Investments		(856,797)	-	5,890,101
<b>Net Non-Cash Expenditure &amp; Revenue</b>		<b>139,175,500</b>	<b>57,436,152</b>	<b>33,935,087</b>

This statement should be read in conjunction with the accompanying notes.

page 10

## City of Wanneroo

Rate Setting Statement (by Program) (continued)  
for the year ended 30 June 2021

		2021	2021	2020
	Notes	Actual	Budget	Restated* Actual
		\$	\$	\$
<b>Capital Expenditure</b>				
Purchase and Development of Land Held for Sale		(2,111,218)	-	(945,051)
Purchase Land & Buildings		(5,218,728)	(19,736,987)	(16,955,439)
Purchase Plant & Equipment		(8,208,666)	(14,460,954)	(3,343,356)
Purchase Furniture & Fittings		(3,047,688)	(7,995,851)	(2,027,477)
Purchase of Other Property Plant & Equipment		13,755	-	(345,725)
Construction of Infrastructure Assets		(43,503,836)	(24,819,537)	(30,712,773)
Physical Assets Received from Developers		(21,137,602)	(9,092,000)	(12,455,361)
Assets Under \$5,000 Expensed		-	-	-
Movement in Works in Progress		8,981,313	-	(26,508,063)
<b>Net Capital Expenditure</b>		<b>(74,232,670)</b>	<b>(76,105,329)</b>	<b>(93,293,245)</b>
<b>Capital Revenue</b>				
Proceeds from Disposal of Assets	24	6,188,239	1,076,850	3,281,016
<b>Net Capital Revenue</b>		<b>6,188,239</b>	<b>1,076,850</b>	<b>3,281,016</b>
<b>Financing Activities</b>				
Transfers to Reserves (Restricted Assets)	15	(80,506,655)	(24,953,148)	(71,922,616)
Transfers from Reserves (Restricted Assets)	15	71,264,810	36,685,179	61,432,600
Cash Backed Employee Provisions Transfers		256,129	-	13,024,363
Proceeds from New Loans		-	2,000,000	5,256,300
Movement in Restricted Grants, Contributions & Unspent Loans		(213,521)	681,000	15,722,013
Transfers to Town Planning Schemes (excluding DCPs)		4,030,852	(8,483,333)	11,260,005
Transfers from Town Planning Schemes (excluding DCPs)		(4,030,852)	6,764,815	(11,260,005)
<b>Net Transfers</b>		<b>(9,199,237)</b>	<b>12,694,513</b>	<b>23,512,660</b>
Add: Surplus at 1 July Brought Forward	27(b)	14,978,791	-	-
Less: Surplus/(Deficit) at 30 June Carried Forward	27(b)	32,998,793	(2,838,700)	14,978,791
<b>Amount Raised from Rates</b>	27(a)	<b>(136,319,039)</b>	<b>(135,971,516)</b>	<b>(134,246,073)</b>

\*Refer to Note 38 Associate Entity Restatement and Guarantee Payment

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

### Contents of the Notes accompanying the Financial Statements

<b>Note</b>	<b>Details</b>	<b>Page</b>
<b>1</b>	Summary of Significant Accounting Policies	13-17
<b>2</b>	Operating Revenues and Expenses	18-30
<b>3</b>	Cash and Cash Equivalents	31-32
<b>4</b>	Investments	33
<b>5</b>	Trade and Other Receivables	34
<b>6</b>	Inventories	35-36
<b>7</b>	Property, Plant and Equipment	37-38
<b>8</b>	Infrastructure Assets	39-43
<b>9</b>	Contract Assets	44
<b>10</b>	Contract and Other Liabilities	44
<b>11</b>	Lease Liabilities	45
<b>12</b>	Trade and Other Payables	46
<b>13</b>	Borrowings	46
<b>14</b>	Provisions	47-48
<b>15</b>	Reserves - Cash Backed	49-54
<b>16</b>	Reserves - Asset Revaluation	55
<b>17</b>	Notes to the Statement of Cash Flows	56
<b>18</b>	Contingent Liabilities	57-58
<b>19</b>	Capital and Leasing Commitments	59
<b>20</b>	Equity Accounted Investments	59-63
<b>21</b>	Trust Funds	64
<b>22</b>	Total Assets Classified by Programme	64
<b>23</b>	Acquisition of Assets	65
<b>24</b>	Disposal of Assets	66
<b>25</b>	Financial Ratios	67-68
<b>26</b>	Information on Borrowings	69-71
<b>27</b>	Rating Information	72-74
<b>28</b>	Discounts, Incentives, Concessions and Write-offs	75
<b>29</b>	Interest Charges and Instalments	76-77
<b>30</b>	Fees and Charges	77
<b>31</b>	Grants, Subsidies and Contributions	78
<b>32</b>	Employee Costs	78
<b>33</b>	Financial Risk Management	79-82
<b>34</b>	Fair Value Measurements	83-89
<b>35</b>	Events occurring after the Reporting Period	90
<b>36</b>	Transactions with Related Parties	91-94
<b>37</b>	Town Planning Schemes and Development Contribution Plans	95-98
<b>38</b>	Associate Entity Restatement and Guarantee Payment	99

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 1. Summary of Significant Accounting Policies

The principal accounting policies adopted in the preparation of the Financial Statements are set out below.

##### (a) Basis of Preparation

The Financial Statements comprise general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board (AASB), and the *Local Government Act 1995* (the Act) and accompanying regulations.

The Act and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost rather than at fair value. The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of these Financial Statements have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the Financial Statements have been prepared on the accrual basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

##### Critical Accounting Estimates

The preparation of these Financial Statements is in conformity with Australian Accounting Standards that requires management to make judgements, estimates and assumptions that affect the

application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The results of this experience and other factors combine to form the basis of making judgements about carrying values of assets and liabilities not readily apparent from other sources. Actual results may differ from these estimates.

##### (b) The Local Government Reporting Entity

All Funds through which the City of Wanneroo ("the City") controls resources to carry on its functions, have been included in the Financial Statements. In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated. All monies held in Trust Funds are excluded from the Financial Statements. A separate statement of those monies appears at Note 21 to these Financial Statements.

##### (c) Goods and Services Tax (GST)

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST. Receivables and payables in the Statement of Financial Position are stated inclusive of applicable GST.

##### (d) Financial Instruments

###### 1) Recognition and derecognition

Financial Instruments, financial assets and financial liabilities are recognised when the City becomes a party to the contractual provisions of the financial instrument.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 1. Summary of Significant Accounting Policies (continued)

##### Classification and initial measurement of financial assets

Except for those trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with AASB 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable).

Financial assets, other than those designated and effective as hedging instruments, are classified into the following categories:

- amortised cost;
- fair value through profit or loss (FVTPL); and
- fair value through other comprehensive income (FVOCI).

The classification is determined by both:

- the City's business model for managing the financial asset; and
- the contractual cash flow characteristics of the financial asset.

All income and expenses relating to financial assets that are recognised in profit or loss are presented within finance costs, finance income or other financial items, except for impairment of trade receivables which is presented within other expenses.

##### 2) Subsequent measurement of financial assets

###### Financial assets at amortised cost

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows; and
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

This category includes non-derivative financial assets like loans and receivables with fixed or determinable payments that are not quoted in an active market. After initial recognition, these are measured at amortised cost using the effective

interest method. Discounting is omitted where the effect of discounting is immaterial. The City's cash and cash equivalents, trade and most other receivables fall into this category of financial instruments.

###### Financial assets at fair value through profit or loss (FVTPL)

Financial assets that are held within a different business model than 'hold to collect' or 'hold to collect and sell', and financial assets whose contractual cash flows are not solely payments of principal and interest are accounted for at FVTPL. All derivative financial instruments fall into this category, except for those designated and effective as hedging instruments, for which the hedge accounting requirements apply.

Assets in this category are measured at fair value with gains or losses recognised in profit or loss. The fair values of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

###### Financial assets at fair value through other comprehensive income (FVOCI)

Financial assets are accounted for at FVOCI if the assets meet the following conditions:

- they are held under a business model whose objective is hold to collect the associated cash flows and sell; and
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Any gains or losses recognised in Other Comprehensive Income will be realised upon derecognition of the asset. This category includes listed securities and debentures.

##### 3) Classification and measurement of financial liabilities

Financial liabilities are initially measured at fair value and where applicable adjusted for transaction costs unless the City designated a financial liability at FVTPL.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 1. Summary of Significant Accounting Policies (continued)

Subsequently, financial liabilities are measured at amortised cost using the effective interest method except for derivatives and financial liabilities designated at FVTPL, which are carried at fair value with gains or losses recognised in profit or loss (other than derivative financial instruments that are designated and effective as hedging instruments).

All interest related charges and if applicable changes in an instrument's fair value that are reported in profit or loss, are included within finance costs or finance income.

#### 4) Impairment of Financial assets

The City considers a broad range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions and reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

Measurement of the expected credit losses is determined by a probability weighted estimate of credit losses over the expected life of the financial instrument

#### (e) Fair Value Estimation

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is determined using various valuation techniques. The City uses valuation methods and makes assumptions that are based on market conditions existing at each Statement of Financial Position date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the City for similar financial instruments.

#### (f) Impairment

In accordance with Australian Accounting Standards the City's assets, other than inventories, are tested annually for impairment. Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 *Impairment of Assets* and appropriate adjustments made. Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Impairment losses are recognised in the Statement of Comprehensive Income.

For non-cash generating assets of the City such as roads, drains, public buildings and the like, value in use is represented by the asset's written down replacement cost.

#### (g) Superannuation

The City makes statutory contributions to a number of Superannuation Funds on behalf of its employees. It additionally co-contributes up to a maximum of 5.5% for employees who choose to make personal contributions by salary sacrifice. Effective from 1 July 2021, the maximum co-contribution percentage is 5%. All contributions are recognised as an expense as they become payable.

#### (h) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operation cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months. An exception

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 1. Summary of Significant Accounting Policies (continued)

exists for land held for resale, where it is held as non-current based on the City's intentions to release for sale.

##### (i) Rounding Off Figures

All figures shown in these Financial Statements, other than a rate in the dollar, are rounded to the nearest dollar.

##### (j) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively or corrects prior period errors, the City makes a retrospective restatement or reclassifies items in the Financial Statements that have a material effect on the Statement of Financial Position. An additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative Financial Statements is presented.

##### (k) Budget Comparative Figures

Unless otherwise stated, the budget comparative figures shown in these Financial Statements relate to the Original Budget for the relevant item of disclosure.

##### (l) Investment Property

Investment property, principally comprising freehold buildings, is held for long-term rental yields. Investment property is carried at fair value, representing open-market value determined annually by external users.

##### (m) Intangible Assets

The City has not classified any assets as Intangible.

##### (n) Service Concession Arrangements: Grantors

The City has adopted recent changes in the Australian Accounting Standards AASB 1059 effective from 1 July 2020. AASB 1059 applies to arrangements that involve a third-party operator providing public services related to a service concession asset on behalf of a public sector grantor (in this case, local government) for a specified period of time and managing those services. The City has assessed the impact of AASB 1059, and concluded that there was no impact.

##### (o) AASB 2018-7 Definition of Materiality

The City has adopted the amendment to AASB 2018-7. The change includes additional explanation to expand the definition of what information may be considered material in nature and how presentation may also be an influence. Information is material if omitting, misstating or "obscuring" it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity.

##### (p) New Accounting Standards and Interpretations for Application in Future Periods

The following new accounting standards will have application to the City in future years:

- AASB 2020-1 Amendment to Australian Accounting Standards – Classification of Liabilities as Current or Non-current
- AASB 2020-3 Amendments to Australian Accounting Standards – Annual Improvements 2018-2020 and Other Amendments
- AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies or Definition of Accounting Estimates.

It is not expected that these standards will have an impact on the Financial Statements.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 1. Summary of Significant Accounting Policies (continued)

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Australian Accounting Standards and Interpretations that have been issued or amended but are not yet mandatory, will not be early adopted by the City. The City will adopt new Accounting Standards and Interpretations for the accounting periods on or after the effective date of the respective standard.

#### Standards not applicable to the City

There are no other standards that are “not yet effective” and expected to have a material impact on the City in the current or future reporting periods and on foreseeable future transactions.

#### (q) Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses

### SIGNIFICANT ACCOUNTING POLICIES

#### Rates, Grants, Donations and Other Contributions

Revenue recognition is determined based on what the customer expects to be entitled to (rights and obligations), while measurement encompasses estimation by the entity of the amount expected to be entitled for performing under the contract or in the case of Rates, when the relevant rateable year commences.

AASB 1058 Income of Not-for-Profit Entities is considered where AASB 15 does not apply to a transaction. The timing of income recognition depends on whether a transaction gives rise to a performance obligation, liability or contribution by owners.

Where the amounts billed to customers are based on the achievement of various milestones established in the contract, the amounts recognised as revenue in a given

period do not necessarily coincide with the amounts billed to or certified by the customer.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed at Note 2(d). That note also discloses the amount of contributions recognised as revenues in a previous reporting period, which were obtained in respect of the City's operation for the current reporting period.

Recognition of revenue is dependent on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns /Refunds /Warranties	Determination of transaction price	Allocating transaction price	Measuring obligations for returns	Revenue recognition
Rates	General Rates	Over time	Payment dates adopted by Council during the year	None	Adopted by Council annually	When event occurs	Not applicable	When rates notice is issued
Grant contracts with customers	Community events & activities, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Set by mutual agreement with the customer	Based on the progress of works to match performance obligations	Returns limited to repayment of transaction price of terms breached	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Grants, subsidies or contributions for the construction of non-financial assets	Construction or acquisition of recognisable non-financial assets to be controlled by the City	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Set by mutual agreement with the customer	Based on the progress of works to match performance obligations	Returns limited to repayment of transaction price of terms breached	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Grants with no contract commitments	General appropriations and contributions with no reciprocal commitment	No obligations	Not applicable	Not applicable	Cash received	On receipt of funds	Not applicable	On receipt of Funds

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 2. Operating Revenues and Expenses (continued)

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns /Refunds /Warranties	Determination of transaction price	Allocating transaction price	Measuring obligations for returns	Revenue recognition
Licences/ Registrations/ Approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	Set by State legislation or limited by legislation to the cost of provision	Based on timing of issue of the associated rights	No refunds	On payment and issue of the licence, registration or approval
Pool inspections	Compliance safety check	Single point in time	Equal proportion based on an equal annually fee	None	Set by State legislation	Apportioned equally across the inspection cycle	No refunds	After inspection complete based on a 4 year cycle
Other inspections	Regulatory Food, Health and Safety	Single point in time	Full payment prior to inspection	None	Set by State legislation or limited by legislation to the cost of provision	Applied fully on timing of inspection	Not applicable	On payment and issue of the licence, registration or approval
Waste management collections	Kerbside collection service	Over time	Payment on an annual basis in advance	None	Adopted by Council annually	When taxable event occurs	Not applicable	When rates notice is issued
Waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	Adopted by Council annually	Based on timing of entry to facility	Not applicable	On entry to facility
Property hire and entry	Use of halls and facilities	Single point in time	In full in advance	Refund if event cancelled within 7 days	Adopted by Council annually	Based on timing of entry to facility	Returns limited to repayment of transaction price	On entry or at conclusion of hire
Memberships	Gym and pool membership	Over time	Payment in full in advance	Refund for unused portion on application	Adopted by Council annually	Apportioned equally across the access period	Returns limited to repayment of transaction price	Output method Over 12 months matched to access right
Fees and charges for other goods and services	Library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Adopted by Council annually	Applied fully based on timing of provision	Not applicable	Output method based on provision of service or completion of works
Reimbursements	Insurance claims	Single point in time	Payment in arrears for claimable event	None	Set by mutual agreement with the customer	When claim is agreed	Not applicable	When claim is agreed

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Notes	2021 Actual	2021 Budget	2020 Actual
		\$	\$	\$
<b>(a) Net Result</b>				
The Result includes:				
<b>(i) Charging as an Expense:</b>				
<b>Auditors Remuneration</b>				
- Audit		<b>80,055</b>	<b>85,000</b>	<b>82,653</b>
<b>Movement in Expected Credit Loss</b>				
Sundry Debtors		<b>(178,262)</b>	<b>-</b>	<b>(95,275)</b>
<b>Depreciation &amp; Amortisation</b>				
<i>Property, Plant &amp; Equipment</i>	7(b)			
- Buildings		6,238,986	5,780,149	5,723,167
- Furniture & Fittings		2,192,917	1,419,129	1,681,478
- Plant & Equipment		2,833,616	2,698,489	3,429,931
- Leasehold Assets		75,257	73,674	113,223
<i>Infrastructure</i>	8(b)			
- Roads		15,848,345	15,451,686	15,213,803
- Drainage		3,467,917	3,598,487	3,478,374
- Other Infrastructure		2,473,019	3,753,982	3,665,389
- Pathways		3,064,681	2,668,484	2,585,251
- Car Parks		774,985	410,126	400,036
- Reserves		6,175,811	7,008,823	6,904,679
		<b>43,145,534</b>	<b>42,863,029</b>	<b>43,195,331</b>
<b>Interest Expenses (Finance Costs)</b>				
Loan Interest	26(a)	4,381,114	4,442,337	4,328,831
Leases Interest		10,650	3,530	108,664
		<b>4,391,764</b>	<b>4,445,867</b>	<b>4,437,495</b>
<b>Interest Expenses (Finance Costs) - by Fund</b>				
Municipal Fund		4,128,248	4,114,716	4,224,513
Developer Contribution Schemes		263,516	331,151	212,982
		<b>4,391,764</b>	<b>4,445,867</b>	<b>4,437,495</b>
<b>(ii) Crediting as Revenue:</b>				
<b>Interest Earnings</b>				
Investments - Reserve Funds		2,156,947	1,642,179	4,290,074
Investments - Municipal Funds		687,253	908,440	2,591,723
Other Interest Income	29	1,051,006	1,865,398	2,139,893
		<b>3,895,206</b>	<b>4,416,017</b>	<b>9,021,690</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

### (b). Statement of Objectives, Reporting Programs and Nature or Type

In order to discharge its responsibilities to the Community, the City has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the City's Vision, and for each of the City's broad activities/programs.

With reference to the City's Strategic Community Plan 2021-31:

#### **Vision**

A welcoming community, connected through local opportunities.

#### **Purpose**

To create a strong community with local opportunities to participate, be active, feel secure, contribute and belong.

#### **Strategic Goals**

Goal 1 - An inclusive and accessible City with places and spaces that embrace all.

Goal 2 - A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences.

Goal 3 - A vibrant, innovative City with exciting local opportunities for work, business and investment.

Goal 4 - A sustainable City that balances the relationship between urban growth and the environment.

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

Goal 6 - A future focused City that advocates, engages and partners to progress the priorities of the community.

Goal 7 - A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services.

### **REPORTING PROGRAM DESCRIPTIONS**

The City's operations that are disclosed encompass the following service orientated activities/programs:

#### **GOVERNANCE**

Objective: To provide a decision making process for the efficient allocation of scarce resources.

Activities: Includes the activities of members of Council and the administrative support available to the City for the provision of governance to the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific City services.

#### **GENERAL PURPOSE FUNDING**

Objective: To collect revenue to allow for the provision of services.

Activities: Collection of rates, general purpose government grants, and interest revenue.

#### **LAW, ORDER AND PUBLIC SAFETY**

Objective: To provide services to help ensure a safer and environmentally conscious Community.

Activities: Supervision and enforcement of various local laws relating to fire prevention, animal control and protection of the environment and other aspects of public safety including emergency services.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 2. Operating Revenues and Expenses (continued)

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##### (b). Statement of Objectives, Reporting Programs and Nature or Type (continued)

###### HEALTH

Objective: To provide services to achieve community and environmental health.

Activities: Maternal and infant health facilities, immunisation, meat inspection services, inspection of food outlets, noise control and pest control services.

###### EDUCATION AND WELFARE

Objective: To provide services to children, youth, the elderly and disadvantaged persons.

Activities: Pre-school and other education services, child minding facilities, playgroups and senior citizens centres.

###### COMMUNITY AMENITIES

Objective: To provide services required by the Community.

Activities: Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes and public conveniences.

###### RECREATION AND CULTURE

Objective: To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.

Activities: Maintenance of public halls, civic centre, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.

###### TRANSPORT

Objective: To provide safe, effective and efficient transport services to the community.

Activities: Construction and maintenance of roads, streets, footpaths, depots, cycleways, parking facilities and traffic control. Water transport facilities, cleaning of streets, maintenance of street trees and street lighting.

###### ECONOMIC SERVICES

Objective: To help promote the City and its economic wellbeing.

Activities: Tourism and provision of rural services including weed control, vermin control and standpipes and building control services.

###### OTHER PROPERTY AND SERVICES

Objective: To monitor and control the City's operations.

Activities: Plant repair and various operational services.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 2. Operating Revenues and Expenses (continued)

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##### (c) Nature or Type Classifications

City of Wanneroo is required by the Australian Accounting Standards to disclose revenue and expenditure according to its nature or type classification. The following nature or type descriptions are also required by the Local Government (Financial Management ) Regulations 1996.

##### REVENUE

###### Rates

All Rates levied under the Local Government Act 1995. This includes general, differential, specific area Rates, minimum Rates, interim Rates, back Rates and ex-gratia Rates, less discounts offered. This excludes administration fees, interest on instalments, interest on arrears, service charges and waste service and sewerage fees.

###### Operating Grants, Subsidies and Contributions

This refers to all amounts received as grants, subsidies and contributions that are not classified as non-operating grants.

###### Non-Operating Grants, Subsidies and Contributions

These are amounts received specifically for the acquisition, construction of new or the upgrade of non-current assets. They are included irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

###### Profit on Asset Disposal

Profit on the disposal of non-current assets.

###### Fees and Charges

Revenue (other than service charges) from the use of facilities and charges for services, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees.

###### Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations identifies the charges which can be raised. These charges are television and radio rebroadcasting, underground electricity, property surveillance and security and water services. This excludes rubbish removal and charges for the provision of waste services. The City has not levied service charges for the years ended 30 June 2020 and 30 June 2021.

###### Interest Earnings

Interest and other items of a similar nature, income received from banks and financial institutions, interest on Rate instalments, interest on Rate arrears and interest on debtors (if any).

###### Other Revenue

Other revenue, which cannot be classified under the above headings. This includes dividends, discounts and rebates (if any).



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 2. Operating Revenues and Expenses (continued)

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##### (c) Nature or Type Classifications (continued)

##### EXPENDITURE

##### Employee Costs

All costs associated with the employment of persons such as salaries, wages, allowances, benefits, superannuation, employment expenses, relocation expenses, workers' compensation insurance, training costs, conferences, safety expenses, medical examinations, various leave costs, and fringe benefits tax.

##### Material and Contracts

All expenditure on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, memberships, periodicals, publications, hire expenses, rental, leases, postage and freight.

##### Utilities (Gas, Electricity, Water, etc.)

Expenditures made to respective agencies for the provision of power, gas, water or telephones. This excludes expenditure incurred for the re-instatement of services after road works on behalf of these agencies.

##### Depreciation and Amortisation on Non-Current Assets

Depreciation and amortisation expense raised on all classes of assets except land, artwork and artifacts.

##### Loss on Asset Disposal

Loss on the disposal of non-current assets.

##### Interest Expenses

Interest and other costs of finance paid, including costs of finance for loans.

##### Insurance

All insurance other than workers' compensation. Workers' compensation insurance is included as a cost of employment.

##### Other Expenditure

Statutory fees, taxes and provision for bad debts. Donations and subsidies made to community groups and expenditure not otherwise classified.

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Opening Balance <sup>1</sup> 1-Jul-19	Received <sup>2</sup> 2020	Expended <sup>3</sup> 2020	Refunded <sup>4</sup> 2020	Closing Balance <sup>1</sup> 30-Jun-20	Received <sup>2</sup> 2021	Expended <sup>3</sup> 2021	Refunded <sup>4</sup> 2021	Closing Balance <sup>1</sup> 30-Jun-21
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(d). Grants, Subsidies &amp; Contributions</b>									
<b>Grant/Subsidy/Contribution</b>									
<b><u>Economic Development</u></b>									
Economic Development Initiatives for Two Rocks	92,000	-	-	-	92,000	-	-	-	92,000
Economic Development Initiatives for Marmion Avenue Jindalee	76,800	-	-	-	76,800	-	-	-	76,800
Economic Development Contributions for Somerly	42,200	-	-	-	42,200	-	-	-	42,200
<b><u>Emergency Services &amp; Environmental Protection</u></b>									
Emergency Services Levy Grant	92,786	383,278	(476,064)	-	-	-	-	-	-
State Emergency Service	-	32,805	(32,805)	-	-	26,572	(22,352)	-	4,220
Mitigation Activity Fund 2019/2020	-	205,501	(205,501)	-	-	-	-	-	-
Mitigation Activity Fund 2020/2021	-	-	-	-	-	302,425	(176,122)	-	126,303
Smart Grant	-	-	-	-	-	80,000	-	-	80,000
Better Bins Kerbside Collection Program	-	1,230,728	(313,795)	-	916,933	800,000	(1,677,484)	-	39,449
Verge Tree Installation at Cavolfiore Grove	-	6,232	(6,232)	-	-	-	-	-	-
Vermont Gardens Street Trees Contribution	-	-	-	-	-	21,828	-	-	21,828
New Tree Planting various location	-	-	-	-	-	139,793	(138,767)	-	1,026
Waste Sorted Talking My Language	-	-	-	-	-	41,547	(41,201)	-	346
Girrawheen Greening Project	1,000	-	(1,000)	-	-	-	-	-	-
Communities Environment Program	-	18,026	-	-	18,026	-	(18,026)	-	-
<b><u>Health &amp; Fitness</u></b>									
Belhaven Sports Amenities Building	466,458	-	(466,458)	-	-	-	-	-	-
Every Club Year 2 Payment	-	5,000	-	-	5,000	-	(5,000)	-	-
Be Connected over 50s	-	-	-	-	-	10,000	(7,500)	-	2,500
Eco Floodlighting John Moloney Park	3,804	-	-	-	3,804	-	(3,804)	-	-
Paloma Park South Sports Oval floodlighting	-	-	-	-	-	123,620	(110,366)	-	13,254
John Moloney Park New Fitness Equipment	-	-	-	-	-	36,137	(9,334)	-	26,803
Belhaven Park Upgrade Sport Floodlighting	-	-	-	-	-	131,191	(31,211)	-	99,980
Ridgewood Park Floodlighting	-	190,000	-	-	190,000	-	(190,000)	-	-

(continued on next page)

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Opening Balance <sup>1</sup> 1-Jul-19	Received <sup>2</sup> 2020	Expended <sup>3</sup> 2020	Refunded <sup>4</sup> 2020	Closing Balance <sup>1</sup> 30-Jun-20	Received <sup>2</sup> 2021	Expended <sup>3</sup> 2021	Refunded <sup>4</sup> 2021	Closing Balance <sup>1</sup> 30-Jun-21
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(d). Grants, Subsidies &amp; Contributions (continued)</b>									
<b>Grant/Subsidy/Contribution (continued)</b>									
<b>Buildings</b>									
New Carpark at Edgar Griffiths Park	-	-	-	-	-	208,967	(205,834)	-	3,133
Install New Public Toilets at Splendid Park Netball Courts	-	-	-	-	-	201,126	(56,261)	-	144,865
Warradale Park Sports Amenities Building Upgrade	-	-	-	-	-	550,000	(9,125)	-	540,875
WA Recovery Plan Kingsway Regional Sporting Complex	-	-	-	-	-	150,000	(2,470)	-	147,530
New Accessible Pool Pod at Wanneroo Aquamation	-	-	-	-	-	108,778	(108,444)	-	334
Southern Suburbs Library Landsdale New NBN Services	-	-	-	-	-	19,540	-	-	19,540
WA Recovery Plan-Youth Innovation Hub in Landsdale	-	-	-	-	-	250,000	(66,703)	-	183,297
New Public Carpark Civic Centre Wanneroo	-	-	-	-	-	89,080	(8,533)	-	80,547
Wanneroo Library Upgrade Adult changing facility	-	-	-	-	-	113,160	(35,593)	-	77,567
Phil Renkin Community Centre Upgrade Ventilation System	-	-	-	-	-	110,000	(7,639)	-	102,361
Quinn's Mindarie Community Centre Upgrade Access	-	-	-	-	-	48,850	(1,859)	-	46,991
Kingsway Olympic Soccer Club external building refurbishment	-	-	-	-	-	215,093	(94,129)	-	120,964
Alkimos Aquatic Centre WA Recovery Plan	-	-	-	-	-	500,000	(548)	-	499,452
Addison Park Clubrooms Upgrade Ventilation	-	-	-	-	-	19,770	(710)	-	19,060
John Moloney Park Clubrooms Upgrade Ventilation	-	-	-	-	-	13,678	-	-	13,678
Anthony Waring Park Clubrooms Upgrade Ventilation	-	-	-	-	-	27,356	-	-	27,356
Kingsway Indoor Stadium Upgrade Changerooms & Toilets	-	-	-	-	-	121,608	-	-	121,608
Margaret Cockman Pavilion Upgrade Flooring	-	-	-	-	-	39,080	-	-	39,080
Wanneroo Aquamation Family change area upgrade	-	-	-	-	-	449,305	(60,462)	-	388,843
Upgrade Hydropool Changerooms Wanneroo Aquamation	-	-	-	-	-	39,080	-	-	39,080
New Carpark at Hinckley Park	-	-	-	-	-	150,000	(135,082)	-	14,918
Shelvoke Park carpark extension	-	-	-	-	-	75,344	(12,712)	-	62,632
Girrawheen Seniors Community Hall	2,375	-	(255)	(2,120)	-	-	-	-	-

(continued on next page)

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Opening Balance <sup>1</sup> 1-Jul-19	Received <sup>2</sup> 2020	Expended <sup>3</sup> 2020	Refunded <sup>4</sup> 2020	Closing Balance <sup>1</sup> 30-Jun-20	Received <sup>2</sup> 2021	Expended <sup>3</sup> 2021	Refunded <sup>4</sup> 2021	Closing Balance <sup>1</sup> 30-Jun-21
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(d). Grants, Subsidies &amp; Contributions (continued)</b>									
<b>Grant/Subsidy/Contribution (continued)</b>									
<b>Recreation &amp; Culture</b>									
Community Garden Roseworth	50,000	-	(17,359)	-	32,641	-	(32,641)	-	-
Musica Viva Outer Metro Arts	-	-	-	-	-	49,314	(12,514)	-	36,800
Age-Friendly Communities Social Connectivity Grant	-	-	-	-	-	14,450	(5,775)	-	8,675
Girrawheen Multicultural Community Office & Senior Hall	39,345	-	(26,926)	-	12,419	-	(12,419)	-	-
Clarkson Memory Café & Clarkson Library Virtual Reality	-	10,600	-	-	10,600	-	(8,996)	-	1,604
Lottorywest Global Beats & Eats	-	20,000	(4,095)	-	15,905	-	-	(15,905)	-
Splendid Skate Park Construction	-	450,000	(378,649)	-	71,351	212,225	(283,576)	-	-
Edgar Griffiths Dog Park	190,713	-	(190,713)	-	-	-	-	-	-
Every Club Grant Scheme	-	-	-	-	-	7,875	-	-	7,875
Shorehaven Waterfront Park Play Equipment Contribution	-	17,818	-	-	17,818	-	(17,818)	-	-
Get Online (Good Things Foundation)	-	1,500	(1,284)	-	216	-	(216)	-	-
Health My Way (Digital Health)	-	5,000	-	-	5,000	-	(3,000)	-	2,000
Be Connected Next Stage	15,000	-	(15,000)	-	-	-	-	-	-
Abbeville Park Upgrade	87,183	-	(2,419)	-	84,764	15,792	(100,556)	-	-
Houghton Park BMX Track	-	-	-	-	-	100,000	(58,928)	-	41,072
Jindinga Park New Play Area	-	-	-	-	-	84,252	(21,840)	-	62,412
Studmaster Park Footbridge & Tower	-	-	-	-	-	198,445	(4,700)	-	193,745
Halesworth Park Butler North District Open Space Master Plan	1,229,076	-	(232,988)	-	996,088	-	(996,088)	-	-
Donnelly Park Upgrade playground & access	-	-	-	-	-	78,160	-	-	78,160
Chesterfield Park Upgrade playground & lighting	-	-	-	-	-	60,400	-	-	60,400
Wonambi Park Construction	-	-	-	-	-	106,838	(14,248)	-	92,590
Bellport Park new play are installation	-	-	-	-	-	111,206	(9,553)	-	101,653
Quinns Mindarie Community Centre New Play area installation	-	-	-	-	-	48,850	(8,700)	-	40,150
Breakwater Park construction & play equipment	-	-	-	-	-	93,792	(15,359)	-	78,433
Dalvik Park Upgrade Senior Recreation space	-	-	-	-	-	36,264	(2,922)	-	33,342
My Life My Words Project	5,209	-	(5,209)	-	-	-	-	-	-

(continued on next page)

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Opening Balance <sup>1</sup> 1-Jul-19	Received <sup>2</sup> 2020	Expended <sup>3</sup> 2020	Refunded <sup>4</sup> 2020	Closing Balance <sup>1</sup> 30-Jun-20	Received <sup>2</sup> 2021	Expended <sup>3</sup> 2021	Refunded <sup>4</sup> 2021	Closing Balance <sup>1</sup> 30-Jun-21
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(d). Grants, Subsidies &amp; Contributions (continued)</b>									
<b>Grant/Subsidy/Contribution (continued)</b>									
<b>Roads</b>									
Prindville Road Intersection Upgrade Contribution	83,845	-	-	-	83,845	-	(79,862)	-	3,983
Prindville Road Intersection Upgrade Contribution	64,927	-	-	-	64,927	-	(64,927)	-	-
Prindville Road Intersection Upgrade Contribution	57,555	-	-	-	57,555	-	(57,555)	-	-
Prindville Road Intersection Upgrade Contribution	160,229	-	-	-	160,229	-	(160,229)	-	-
Lot 75 Cooper Street Madeley	10,000	-	-	-	10,000	-	-	-	10,000
Lancaster Industrial Park	76,747	-	-	-	76,747	-	-	-	76,747
Contribution to Madeley Rise	42,216	-	-	-	42,216	-	-	-	42,216
Roundabout Construction at Rosso Meander Woodvale	32,850	-	-	-	32,850	-	-	-	32,850
Woodvale Local Structure Plan Contribution	431,026	-	-	-	431,026	-	(431,026)	-	-
Geary Ray - Drainage Upgrade- High Road	11,135	-	-	-	11,135	-	-	-	11,135
Roundabout - Driver Road & Waterford Parade Stage 7 Ashdale	18,000	-	-	-	18,000	-	-	-	18,000
Gardens									
Construction of Roundabout Intersection of Librizzi Parade & Basico Avenue (Olive Ridge Stage 1 & 2)	20,265	-	-	-	20,265	-	-	-	20,265
Contribution for future resurfacing of roundabouts in Ashton Heights	25,000	-	-	-	25,000	-	(25,000)	-	-
Compensation for road widening at Lot 600 Wattle Avenue Neerabup	785,494	-	-	-	785,494	-	-	-	785,494

(continued on next page)

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Opening Balance <sup>1</sup> 1-Jul-19	Received <sup>2</sup> 2020	Expended <sup>3</sup> 2020	Refunded <sup>4</sup> 2020	Closing Balance <sup>1</sup> 30-Jun-20	Received <sup>2</sup> 2021	Expended <sup>3</sup> 2021	Refunded <sup>4</sup> 2021	Closing Balance <sup>1</sup> 30-Jun-21
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(d). Grants, Subsidies &amp; Contributions (continued)</b>									
<b>Grant/Subsidy/Contribution (continued)</b>									
Contribution for Subdivision of Lot 507 Pederick Road, Neerabup (Road Deed No 2)	2,022,077	-	-	-	2,022,077	-	-	-	2,022,077
Contribution for Subdivision of Lot 507 Pederick Road, Neerabup (Road Deed No 1)	1,503,803	-	-	-	1,503,803	-	-	-	1,503,803
Design Consultancy & Construction Marmion Avenue Duplication - Butler Boulevard to Yanchep Beach Road	14,652,905	-	(14,652,905)	-	-	-	-	-	-
Blackmore Avenue Traffic Calming	27,248	80,000	(107,248)	-	-	-	-	-	-
Wanneroo Road/Prindville Drive Intersection	31,427	-	-	-	31,427	-	(31,427)	-	-
Install Skid resistant treatment Gnaragara Road & Alexander Drive	12,599	48,000	(25,099)	(11,900)	23,600	-	-	(23,600)	-
Signalised intersection Banksia Grove (Ghost Gum & Joondalup Drive)	35,817	-	(35,817)	-	-	-	-	-	-
Dual Carriageway Blackberry Drive to Joondalup Drive	669,020	1,453,333	(2,122,353)	-	-	-	-	-	-
Connolly Drive to Benenden Avenue Road Improvement	603,475	1,233,066	(1,836,541)	-	-	-	-	-	-
Civic Drive access to Wanneroo Shopping Centre	-	-	-	-	-	62,126	(16,108)	-	46,018
Project Management cost for New Pathways various locations	-	-	-	-	-	384,397	(78,169)	-	306,228
Gumblossom Park Quinns Rocks Pathway	-	-	-	-	-	78,160	(9,621)	-	68,539

(continued on next page)

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 2. Operating Revenues and Expenses (continued)

	Opening Balance <sup>1</sup> 1-Jul-19	Received <sup>2</sup> 2020	Expended <sup>3</sup> 2020	Refunded <sup>4</sup> 2020	Closing Balance <sup>1</sup> 30-Jun-20	Received <sup>2</sup> 2021	Expended <sup>3</sup> 2021	Refunded <sup>4</sup> 2021	Closing Balance <sup>1</sup> 30-Jun-21
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>(d). Grants, Subsidies &amp; Contributions (continued)</b>									
<b>Grant/Subsidy/Contribution (continued)</b>									
Stockland WA - East Landsdale	85,101	-	-	-	85,101	-	-	-	85,101
Main Roads Western Australia - Agreement Ocean Reef Road	-	60,190	-	-	60,190	-	(60,190)	-	-
Church Street New Pathways	-	8,000	(7,754)	(246)	-	-	-	-	-
Belvedere Hills Stage 5 Hocking	-	8,838	-	-	8,838	-	(8,838)	-	-
Bus Shelters at various locations	-	-	-	-	-	73,850	(397)	-	73,453
Lot 33 Lancaster Road Wangara	-	32,035	(16,490)	-	15,545	-	(15,545)	-	-
Design traffic signal mast arms at Ocean Reef Road	-	64,000	(55,835)	-	8,165	-	-	(8,165)	-
Garden Park Drive Wanneroo Roads to Recovery	-	122,500	(121,457)	-	1,043	40,000	(41,043)	-	-
Bennett Road Quinns Roads to Recovery	-	2,500	-	-	2,500	-	(2,500)	-	-
Hartman Drive, Hepburn Ave to Ghangara Road	-	2,400,000	(1,450,000)	-	950,000	600,000	(1,550,000)	-	-
Lot 69 Kingsway Road future works	-	17,469	-	-	17,469	-	-	-	17,469
<b>Safer WA</b>									
CCTV Upgrade various locations	-	-	-	-	-	241,089	(42,732)	-	198,357
<b>Total Unspent Grants, Subsidies &amp; Contributions</b>	<u>23,856,710</u>	<u>8,106,419</u>	<u>(22,808,251)</u>	<u>(14,266)</u>	<u>9,140,612</u>	<u>7,910,413</u>	<u>(7,522,289)</u>	<u>(47,670)</u>	<u>9,481,066</u>

## Notes:

- (1) - Grants/contributions received in a previous reporting period that were not expended at the close of the previous period.
- (2) - New grants/contributions received during the reporting period and which had not been fully expended in the manner specified by the contributor.
- (3) - Grants/contributions which had been received in a previous reporting period or received in the current reporting period and which were expended in the current reporting period in the manner specified by the contributor.
- (4) - Unspent funds returned to grantor.

Grants/contributions received throughout the financial year and were fully expended are not disclosed in the above note.



## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 3. Cash and Cash Equivalents

	Notes	2021 Actual \$	2020 Actual \$
<b>Unrestricted</b>			
Cash - Municipal		66,242,688	37,307,928
Cash on Hand		12,976	12,976
		<u>66,255,664</u>	<u>37,320,904</u>
<b>Restricted</b>			
Reserves - Cash Backed		226,011,711	218,226,930
Reserves - Development Contribution Plans		18,918,601	14,906,801
Town Planning Schemes		87,273,063	88,632,352
Unspent Grants		9,481,066	9,140,612
Unspent Loans		6,672,993	6,799,926
		<u>348,357,434</u>	<u>337,706,621</u>
<b>Total Cash and Cash Equivalents</b>	17(a)	<u>414,613,098</u>	<u>375,027,525</u>

The following restrictions have been imposed by regulations or other externally imposed requirements:

Asset Renewal Reserve	15(b)	34,938,862	10,390,035
Asset Replacement Reserve	15(c)	28,968,342	6,792,888
Carried Forward Capital Projects Reserve	15(d)	3,728,681	3,953,277
Cash Paid in Lieu of Public Open Space Prior to 10 April 2006 Reserve	15(e)	2,554,736	-
Coastal Infrastructure Management Reserve	15(f)	15,872,524	15,960,896
Domestic Refuse Reserve	15(g)	13,156,108	10,115,190
Golf Course Reserve	15(h)	1,311,425	948,084
Strategic Land Reserve	15(i)	6,029,093	4,493,301
Leave Liability Reserve	15(j)	15,006,085	14,767,108
Loan Repayment Reserve	15(k)	56,450,457	54,411,047
Neerabup Development Reserve	15(l)	4,387,201	4,711,173
Plant Replacement Reserve	15(m)	16,802,775	15,178,128
Regional Open Space Reserve	15(n)	18,415,711	14,252,148
Section 152 Reserve	15(o)	740,388	779,660
Strategic Projects/Initiatives Reserve	15(p)	167,516	54,067,731
TPS 20 - District Distributor Road	15(q)	7,364,620	7,292,332
Yanchep Bus Reserve	15(r)	117,187	113,932
<b>Total Reserves - Cash Backed</b>		<u>226,011,711</u>	<u>218,226,930</u>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 3. Cash and Cash Equivalents (continued)

	Notes	2021 Actual	2020 Actual
		\$	\$
Alkimos/Eglinton Coastal Corridor Community Facilities Reserve	15(a)	17,399,405	14,906,801
Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve	15(s)	1,519,196	-
<b>Total Development Contribution Plans</b>		<b>18,918,601</b>	<b>14,906,801</b>
Berkley Road Local Structure Plan	37(b)	3,102,688	3,076,723
East Wanneroo Cell 1		5,062,794	6,563,316
East Wanneroo Cell 2		9,623,039	8,646,590
East Wanneroo Cell 3		766,328	796,760
East Wanneroo Cell 4		11,891,165	12,090,599
East Wanneroo Cell 5		4,900,920	6,066,897
East Wanneroo Cell 6		24,046,864	23,856,818
East Wanneroo Cell 7		2,879,724	2,505,819
East Wanneroo Cell 8		5,004,207	5,481,155
East Wanneroo Cell 9		19,466,587	18,803,507
Town Planning Scheme No 5 - Landsdale	37(a)	528,747	744,168
<b>Total Town Planning Schemes</b>		<b>87,273,063</b>	<b>88,632,352</b>
Unspent Grants and Contributions	2(d)	9,481,066	9,140,612
Unspent Loans	26(b)	6,672,993	6,799,926
<b>Total Unspent Grants and Loans</b>		<b>16,154,059</b>	<b>15,940,538</b>
<b>Total Restricted Cash</b>		<b>348,357,434</b>	<b>337,706,621</b>

#### SIGNIFICANT ACCOUNTING POLICY

##### Cash and Cash Equivalents

Cash and cash equivalents in the Statement of Financial Position comprise cash at bank and on hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. These exclude outstanding bank overdrafts, which are included as short-term borrowings in current liabilities on the Statement of Financial Position.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 4. Investments

		2021	2020	2020
		Actual	Restated Actual	Actual
Notes				
		\$	\$	\$
<b>Non-Current</b>				
<b>Equity Accounted Investments</b>				
Tamala Park Regional Council	20(i)	9,161,550	7,816,650	7,816,650
Mindarie Regional Council	20(ii)	3,922,080	4,721,898	11,370,150
Local Government House Trust	20(iii)	92,258	89,026	89,026
<b>Total Non-Current Investments</b>		<b>13,175,888</b>	<b>12,627,574</b>	<b>19,275,826</b>

#### SIGNIFICANT ACCOUNTING POLICY

##### Investments in Associates

An associate is an entity over which the City has significant influence. Significant influence is the power to participate in the financial operating policy decisions of that entity but is not control or joint control of those policies. Investments in associates are accounted for in the financial statements by applying the equity method of accounting, whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the City's share of net assets of the associates. In addition, the City's share of the profit or loss of the associate is included in the City's profit or loss.

The carrying amount of the investment includes, where applicable, goodwill relating to the associate. Any discount on acquisition, whereby the City's share of the net fair value of the associate exceeds the cost of investment, is recognised in profit or loss in the period in which the investment is acquired.

Profits and losses resulting from transactions between the City and the associate are eliminated to the extent of the City's interest in the associate.

When the City's share of losses in an associate equals or exceeds its interest in the associate, the City discontinues recognising its share of further losses. This occurs unless the City has incurred legal or constructive obligations or made payments on behalf of the associate. When the associate subsequently makes profits, the City will resume recognising its share of those profits once its share of the profits equals the share of the losses not recognised.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 5. Trade and Other Receivables

	2021 Actual	2020 Actual
	\$	\$
<b>Current</b>		
Rates Outstanding (inclusive of Waste and Swimming Pool Inspection Fees)	9,500,496	11,946,576
Sundry Debtors	1,526,899	1,158,942
Accrued Income	1,703,696	2,962,900
Goods & Services Tax Receivable	1,547,479	1,673,284
Prepayments	2,078,698	1,511,668
Less: Expected Credit Loss	(464,668)	(642,930)
<b>Total Current Trade &amp; Other Receivables</b>	<b>15,892,600</b>	<b>18,610,440</b>
<b>Non-Current</b>		
Rates Outstanding - Pensioners	4,098,119	3,712,310
<b>Total Non-Current Trade &amp; Other Receivables</b>	<b>4,098,119</b>	<b>3,712,310</b>

#### SIGNIFICANT ACCOUNTING POLICY

##### Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. A loss allowance is recognised by applying the expected credit loss model.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 6. Inventories

	2021 Actual	2020 Actual
	\$	\$
<b>Current</b>		
Consumables & Materials	304,083	347,448
<b>Total Current Inventories</b>	<b>304,083</b>	<b>347,448</b>

#### SIGNIFICANT ACCOUNTING POLICIES

##### (i) Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost or net realisable value. Cost comprises direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Costs are assigned to individual items of inventory on the basis of weighted average costs. Net realisable value is the established selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

##### (ii) Land Held for Sale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost or net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, development and borrowing costs during development. When development is completed, borrowing costs and other holding charges are expensed as incurred. Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale. Land held for resale is classified as current except where it is held as non-current based on the City's intentions to release for sale.

##### (iii) Library books

All library books are expensed at the point of acquisition either through purchase or inheritance.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 6. Inventories

	2021 Actual	2020 Actual
	\$	\$
<b>Non-Current</b>		
Land Held for Sale- Development Costs	21,764,680	21,866,609
<b>Total Non-Current Inventories</b>	<u>21,764,680</u>	<u>21,866,609</u>

Land held for sale includes commercial land on Flynn Drive in Neerabup, commercial land on Opportunity Street in Wangara and one sixth ownership of residential land on Lot 118 Mindarie which is being developed by Tamala Park Regional Council.

#### SIGNIFICANT ACCOUNTING POLICIES

##### Non-Current Assets (or Disposal Groups) "Held for Sale" and Discontinued Operations

Non-current assets (or disposal groups) are classified as held for sale and stated at the lower of either (i) their carrying amount, or (ii) fair value less costs to sell, if their carrying amount will be recovered principally through a sale transaction rather than through continuing use.

The exception to this is plant and motor vehicles, which are turned over on a regular basis. Plant and motor vehicles are retained in Non-Current Assets under the classification of Property, Plant and Equipment - unless the assets are to be traded in after 30 June and the replacement assets were already purchased and accounted for as at 30 June.

For any assets or disposal groups classified as Non-Current Assets "held for sale", an impairment loss is recognised at any time when the assets carrying value is greater than its fair value less costs to sell.

Non-current assets "held for sale" are not depreciated or amortised while they are classified as "held for sale".

Non-current assets classified as "held for sale" are presented separately from the other assets in the Statement of Financial Position.

A Discontinued Operation is a component of the City's operations that has been disposed of or is classified as "held for sale" and that represents a separate major line of business or geographical area of operations, is part of a single co-ordinated plan to dispose of such a line of business or area of operations, or is a subsidiary acquired exclusively with a view to resale.

The results of discontinued operations are presented separately on the face of the Statement of Comprehensive Income.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 7a. Property, Plant and Equipment

	Note	2021 Actual \$	2020 Actual \$
Land - Fair Value		121,763,000	130,767,422
Land - Cost (Additions after Valuation)		-	3,468,762
		121,763,000	134,236,184
Buildings - Fair Value		206,236,901	171,147,700
Buildings - Cost (Additions after Valuation)		-	19,900,265
Buildings - Less Accumulated Depreciation		-	(11,202,297)
		206,236,901	179,845,668
Furniture & Fittings - Opening Net Book Value		8,034,696	6,622,097
Furniture & Fittings - Cost (Additions - Current Year)		3,047,688	4,651,146
Furniture & Fittings - Less Accumulated Depreciation (Current Year)		(2,192,917)	(3,238,547)
		8,889,467	8,034,696
Plant & Equipment - Opening Net Book Value (Less Disposals - Current Year)		16,146,241	17,407,439
Plant & Equipment - Cost (Additions - Current Year)		8,208,666	3,343,356
Plant & Equipment - Less Accumulated Depreciation (Current Year)		(2,833,616)	(3,429,931)
		21,521,291	17,320,864
Leasehold Assets - Opening Net Book Value (Less Adjustments - Current Year)*		218,747	345,725
Leasehold Assets - Less Accumulated Depreciation (Current Year)		(75,257)	(113,223)
		143,490	232,502
Works in Progress - Cost		18,502,079	8,839,337
		18,502,079	8,839,337
<b>Total Property, Plant &amp; Equipment</b>	7(b)	<b>377,056,228</b>	<b>348,509,251</b>

The fair value of Land and Building is determined at least every three years in accordance with legislative requirements. At the end of each period the valuation is reviewed and where appropriate the fair values are updated to reflect current market conditions. This process is considered to be in accordance with the *Local Government (Financial Management) Regulation 17A*, which requires land, buildings, infrastructure, investment properties and vested improvements to be shown at fair value. As a result of amendments to the *Local Government (Financial Management) regulation 17A* effective from 1 July 2019, vested land, including land under roads, are treated as right of use assets and measured at zero cost.

Following the change to the *Local Government (Financial Management) Regulation 17A*, plant and equipment type assets (being plant and equipment and furniture and fittings) are measured under the cost model.

\*On adoption of AASB 16, the City recognised right of use asset in relation to leases which had previously been classified as operating leases.



## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 7b. Property, Plant and Equipment (continued)

## Movements in Carrying Amounts

	Notes	Land	Buildings	Furniture & Fittings	Plant & Equipment	Leasehold Assets	Works in Progress	Total
		\$	\$	\$	\$	\$	\$	\$
Balance as at 1 July 2019		130,767,422	175,142,158	7,842,197	18,032,749	-	6,788,148	338,572,674
Additions	23	6,368,913	7,082,233	1,948,887	3,343,356	345,725	5,634,072	24,723,186
Disposals	24	(109,880)	-	(153,500)	(625,310)	-	-	(888,690)
Revaluation - (Decrements)	16	(2,950,120)	-	-	-	-	-	(2,950,120)
Depreciation	2(a)	-	(5,723,167)	(1,681,478)	(3,429,931)	(113,223)	-	(10,947,799)
Transfers from Works in Progress		159,849	3,344,444	78,590	-	-	(3,582,883)	-
<b>Property, Plant &amp; Equipment at 30 June 2020</b>		<b>134,236,184</b>	<b>179,845,668</b>	<b>8,034,696</b>	<b>17,320,864</b>	<b>232,502</b>	<b>8,839,337</b>	<b>348,509,251</b>
Balance as at 1 July 2020		134,236,184	179,845,668	8,034,696	17,320,864	232,502	8,839,337	348,509,251
Additions	23	-	2,715,394	1,621,797	8,208,666	-	13,624,777	26,170,634
Disposals	24	-	-	-	(1,174,623)	-	-	(1,174,623)
Adjustments		(32,810)	-	-	-	(13,755)	-	(46,565)
Revaluation - Increments	16	-	27,378,681	-	-	-	-	27,378,681
Revaluation - (Decrements)	16	(12,440,374)	-	-	-	-	-	(12,440,374)
Depreciation	2(a)	-	(6,238,986)	(2,192,917)	(2,833,616)	(75,257)	-	(11,340,776)
Transfers from Works in Progress		-	2,536,144	1,425,891	-	-	(3,962,035)	-
<b>Property, Plant &amp; Equipment at 30 June 2021</b>		<b>121,763,000</b>	<b>206,236,901</b>	<b>8,889,467</b>	<b>21,521,291</b>	<b>143,490</b>	<b>18,502,079</b>	<b>377,056,228</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 8a. Infrastructure Assets

	Notes	2021 Actual \$	2020 Actual \$
Roads - Fair Value		1,236,959,732	1,236,959,732
Roads - Cost (Disposals after Valuation)		(36,887,455)	-
Roads - Less Accumulated Depreciation		(15,848,345)	-
		1,184,223,932	1,236,959,732
Drainage - Fair Value		403,380,504	403,380,504
Drainage - Cost (Disposals after Valuation)		(6,383,925)	-
Drainage - Less Accumulated Depreciation		(3,467,917)	-
		393,528,662	403,380,504
Other Infrastructure - Fair Value		58,253,574	58,253,574
Other Infrastructure - Cost (Additions after Valuation)		72,165	-
Other Infrastructure - Less Accumulated Depreciation		(2,473,019)	-
		55,852,720	58,253,574
Pathways - Fair Value		89,138,139	89,138,139
Pathways - Cost (Additions after Valuation)		1,661,823	-
Pathways - Less Accumulated Depreciation		(3,064,681)	-
		87,735,281	89,138,139
Car Parks - Fair Value		31,687,791	31,687,791
Car Parks - Cost (Additions after Valuation)		25,760	-
Car Parks - Less Accumulated Depreciation		(774,985)	-
		30,938,566	31,687,791
Reserves - Fair Value		133,335,767	133,335,767
Reserves - Cost (Additions after Valuation)		7,514,388	-
Reserves - Less Accumulated Depreciation		(6,175,811)	-
		134,674,344	133,335,767
Works in Progress - Cost		35,274,888	53,918,943
		35,274,888	53,918,943
<b>Total Infrastructure</b>	8(b)	<b>1,922,228,393</b>	<b>2,006,674,450</b>

The fair value of Infrastructure is determined at least every three years in accordance with legislative requirements. At the end of each period the valuation is reviewed and where appropriate the fair values are updated to reflect current market conditions. This process is considered to be in accordance with the *Local Government (Financial Management) Regulation 17A*, which requires land, buildings, infrastructure, investment properties and vested improvements to be shown at fair value.

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 8b. Infrastructure Assets (continued)

## Movements in Carrying Amounts

	Notes	Roads Fair Value	Drainage Fair Value	Other Infrastructure Fair Value	Pathways Fair Value	Car Parks Fair Value	Reserves Fair Value	Works in Progress Cost	Total
		\$	\$	\$	\$	\$	\$	\$	\$
Balance as at 1 July 2019		1,140,903,277	372,181,502	57,471,172	134,779,607	42,961,653	201,533,538	29,462,070	1,979,292,819
Additions	23	16,955,995	2,742,335	141,956	1,755,642	112,970	10,571,328	35,344,780	67,625,006
Revaluation - Increments	16	89,578,633	31,901,649	2,603,026	-	-	-	-	124,083,308
Revaluation - (Decrements)	16	-	-	-	(44,814,751)	(10,989,104)	(76,275,296)	-	(132,079,151)
Depreciation (Expense)	2(a)	(15,213,803)	(3,478,374)	(3,665,389)	(2,585,251)	(400,036)	(6,904,679)	-	(32,247,532)
Transfers from Works in Progress		4,735,630	33,392	1,702,809	2,892	2,308	4,410,876	(10,887,907)	-
<b>Infrastructure at 30 June 2020</b>		<b>1,236,959,732</b>	<b>403,380,504</b>	<b>58,253,574</b>	<b>89,138,139</b>	<b>31,687,791</b>	<b>133,335,767</b>	<b>53,918,943</b>	<b>2,006,674,450</b>
Balance as at 1 July 2020		1,236,959,732	403,380,504	58,253,574	89,138,139	31,687,791	133,335,767	53,918,943	2,006,674,450
Additions	23	17,228,418	4,299,152	72,165	1,605,415	11,663	6,260,546	16,520,024	45,997,383
Disposals	24	(87,740,478)	(10,898,204)	-	-	-	-	-	(98,638,682)
Depreciation (Expense)	2(a)	(15,848,345)	(3,467,917)	(2,473,019)	(3,064,681)	(774,985)	(6,175,811)	-	(31,804,758)
Transfers from Works in Progress		33,624,605	215,127	-	56,408	14,097	1,253,842	(35,164,079)	-
<b>Infrastructure at 30 June 2021</b>		<b>1,184,223,932</b>	<b>393,528,662</b>	<b>55,852,720</b>	<b>87,735,281</b>	<b>30,938,566</b>	<b>134,674,344</b>	<b>35,274,888</b>	<b>1,922,228,393</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 8c. Fixed Assets

#### SIGNIFICANT ACCOUNTING POLICIES

##### Non-Current Assets

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value less, where applicable, any accumulated depreciation and impairment losses.

##### Initial recognition and measurement between mandatory revaluation dates

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulations 17A (5)*. These assets are expensed immediately and are placed on an "Attractive & Portable Device Register" list for reference and maintenance.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets that are land, buildings, infrastructure and investment properties (including vested improvements) acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework, are recognised at cost and disclosed as being at fair value as management believes cost approximates fair value. They are subject to subsequent revaluation at the next anniversary date in accordance with the mandatory measurement framework.

##### Revaluation

The fair value of land, buildings, infrastructure and investment properties is determined every three years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on vested land acquired by the City.

At the end of each period the valuation is reviewed and where appropriate the fair value is updated to reflect current market conditions. This process is considered to be in accordance with the *Local Government (Financial Management) Regulation 17A (2)*, which require land, buildings, infrastructure, investment properties and vested improvements to be shown at fair value.

Individual assets that are plant and equipment type assets and right-of-use assets are measured using the cost model in accordance with *Local Government (Financial Management) Regulation 17A (2)(b) and 17A (2)(c)*.

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation reserve in equity. Decreases in the carrying amount that offset previous increases of the same asset are recognised against revaluation reserve directly in equity. All other decreases are recognised in the Statement of Comprehensive Income.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 8c. Fixed Assets (continued)

##### **SIGNIFICANT ACCOUNTING POLICIES (continued)**

##### **Land under control prior to 1 July 2019**

In accordance with the then *Local Government (Financial Management) Regulation 16(a)(ii)*, the City was previously required to include as an asset (by 30 June 2013), vested Crown Land operated by the local government with regional significance such as golf courses, showgrounds, racecourses or other sporting or recreational facilities.

Upon initial recognition, these assets were recorded at cost in accordance with AASB 116. They were then classified as Land and revalued along with other land.

##### **Land under Roads prior to 1 July 2019**

In Western Australia, most land under roads is Crown Land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, the City elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the then *Local Government (Financial Management) Regulation 16(a)(i)* which arbitrarily prohibited local governments from recognising such land as an asset. This regulation has now been deleted.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, the then *Local Government (Financial Management) Regulation 16(a)(i)* prohibited local governments from recognising such land as an asset.

Whilst such treatment is inconsistent with the requirements of AASB 1051, *Local Government (Financial Management) Regulation 4(2)* provides, in the event of such an inconsistency, the *Local Government (Financial Management) Regulations* prevail. Consequently, any land under roads acquired on or after 1 July 2008 was not included as an asset of the City.

##### **Land under Roads from 1 July 2019**

As a result of amendments to the *Local Government (Financial Management) Regulations 1996*, effective from 1 July 2019, vested land, including land under roads, is treated as right-of-use assets measured at zero cost. Therefore, the previous inconsistency with AASB 1051 in respect of non-recognition of land under roads acquired on or after 1 July 2008 has been removed, even though measurement at zero cost means that land under roads is still not included in the statement of financial position.

The City has accounted for the removal of the vested land values associated with vested land previously recognised by removing the land value and associated revaluation reserve as at 1 July 2019. The comparatives have not been restated.

##### **Vested improvements from 1 July 2019**

The measurement of vested improvements at fair value in accordance with *Local Government (Financial Management) Regulation 17A(2)(iv)* is a departure from AASB 16 which would have required the City to measure the vested improvements as part of the related right-of-use assets at zero cost.

##### **Depreciation of Non-Current Assets**

All non-current assets that have a limited useful life are separately and systematically depreciated over their useful lives in a manner that reflects the consumption of the future economic benefits embodied in those assets. Assets are depreciated from the date of acquisition or, in respect of internally constructed assets, from the time the asset is completed and held ready for use.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 8c. Fixed Assets (continued)

##### SIGNIFICANT ACCOUNTING POLICIES (continued)

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Buildings	40 years
Bus Shelters*	30 - 50 years
Computer Hardware	3 years
Computer Software	2 years
Pathways*	25 - 70 years
Furniture & Equipment (excluding Artwork & Artefacts**)	10 years
Heavy Vehicles - 1,201 kg to 4,000 kg	6 years/100,000 km's (45% residual)
Heavy Vehicles - 4,001 kg to 9,000 kg	6 years/200,000 km's (40% residual)
Heavy Vehicles - 9,001 kg to 12,000 kg	8 years/500,000 km's (48% residual)
Heavy Vehicles – Refuse	5 years (20% residual)
Light Vehicles	3 years (60% residual)
Plant	10 years (50% residual)
Other Infrastructure*	10 - 80 years
Other Plant and Equipment	10 years
Land**	Not Applicable
Parks & Reserves*	12 - 85 years
Irrigation Piping	30 years
Reserves/Playground Equipment*	10 - 15 years
Sealed Car Parks – Pavement*	40 - 80 years
Road - Kerb	40 years
Road - Seal*	15 - 40 years
Road Pavement	40 years
Underpasses	40 years
Water Supply Piping & Drainage Systems*	40 - 80 years

\*Due to useful lives of the individual assets within each asset type varying, despite being of a similar nature, the asset types denoted have a range of depreciation periods.

\*\*Land. Artwork and Artefacts are not considered depreciable asset classes.

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the Statement of Comprehensive Income. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

##### Right-of-use Assets – Valuation

Right-of-use assets are measured at cost. This means that all right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not included in the statement of financial position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 9. Contract Assets

	2021 Actual	2020 Actual
	\$	\$
(a) Contract Assets		
Assets Constructed Ahead of Receiving Grants	-	185,356
<b>Total Contract Assets</b>	<b>-</b>	<b>185,356</b>
<b>Classified as:</b>		
Current Contract Assets	-	185,356
<b>Total Contract Assets</b>	<b>-</b>	<b>185,356</b>

#### SIGNIFICANT ACCOUNTING POLICIES

##### Contract Assets

On 1 July 2019 the City adopted "AASB 15 Revenue from Contracts with Customers". The contract assets have arisen on adoption of AASB 15.

When a performance obligation is satisfied by transferring a promised good or service to the customer before the customer pays consideration or before payment is due, the City presents this as a contract asset, unless the rights to that amount of consideration are unconditional, in which case the City recognises a receivable.

#### Note 10. Contract and Other Liabilities

	2021 Actual	2020 Actual
	\$	\$
Contract Liabilities		
Grants & Contributions Received Upfront	9,481,065	9,140,612
Town Planning Scheme & Development Contribution Plan Deferred Income	92,003,198	88,968,393
<b>Total Contract Liabilities</b>	<b>101,484,263</b>	<b>98,109,005</b>
<b>Classified as:</b>		
Current Contract Liabilities	28,103,766	10,227,250
Non-current Contract Liabilities	73,380,497	87,881,755
<b>Total Contract Liabilities</b>	<b>101,484,263</b>	<b>98,109,005</b>

#### SIGNIFICANT ACCOUNTING POLICIES

##### Contract and Other Liabilities

On 1 July 2019 the City adopted "AASB 15 Revenue from Contracts with Customers" and "AASB 1058 Income For Not-For-Profit Entities". The contract liabilities have arisen on adoption of AASB 15 and AASB 1058.

When an amount of consideration is received from a customer / fund provider prior to the City transferring a good or service to the customer, the City presents the funds which exceed revenue recognised as a contract liability.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 11. Lease Liabilities

	2021 Actual	2020 Actual
	\$	\$
<b>Classified as:</b>		
Current Lease liability	76,123	104,797
Non-current Lease Liability	56,389	126,156
<b>Total Lease Liabilities</b>	<b>132,512</b>	<b>230,953</b>

#### SIGNIFICANT ACCOUNTING POLICIES

##### Leases

On adoption of AASB 16, the City recognised lease liabilities in relation to leases which had previously been classified as operating leases.

At inception of a contract, the City assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Leases for right-of-use assets are secured over the asset being leased.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 12. Trade and Other Payables

	2021 Actual	2020 Actual
	\$	\$
<b>Current</b>		
Trade Payables	25,480,067	31,344,263
Bonds & Security Deposits	14,561,841	7,721,647
<b>Total Current Trade and Other Payables</b>	<b>40,041,908</b>	<b>39,065,910</b>

#### SIGNIFICANT ACCOUNTING POLICIES

##### Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days from the date of receipt of the invoice unless otherwise agreed.

#### Note 13. Borrowings

	Note	2021 Actual	2020 Actual
		\$	\$
<b>Non-Current</b>			
Loans	26(a)	74,334,488	74,334,488
<b>Total Non-Current Borrowings</b>		<b>74,334,488</b>	<b>74,334,488</b>

Additional details on borrowings is provided in Note 26.

#### SIGNIFICANT ACCOUNTING POLICIES

##### Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid for the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the City has an unconditional right to defer settlement of the liability for at least 12 months after the Statement of Financial Position date. Borrowing costs are recognised as an expense when incurred, except where they are directly attributable to the acquisition, construction or production of a qualifying asset, where this is the case, they are capitalised as part of the cost of the particular asset.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 14. Provisions

	2021 Actual	2020 Actual
	\$	\$
<b>Current</b>		
Annual Leave	6,526,695	6,552,064
Long Service Leave	6,753,797	6,472,299
Time in Lieu	152,701	124,642
Workers Compensation	4,356,360	3,284,222
COVID-19 Leave	1,340,000	-
Purchased Leave	40,200	60,167
Sick Leave	234,288	263,307
Environmental Rehabilitation	2,240,000	2,240,000
<b>Total Current Provisions</b>	<b>21,644,041</b>	<b>18,996,701</b>
<b>Non-Current</b>		
Long Service Leave	1,725,594	1,742,745
Headworks Levy Refund - Town Planning Schemes	12,089,010	10,672,618
<b>Total Non-Current Provisions</b>	<b>13,814,604</b>	<b>12,415,363</b>

#### SIGNIFICANT ACCOUNTING POLICIES

##### Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, sick leave, wages and salaries and are calculated as follows:

##### Wages, Salaries, Annual Leave, Sick Leave and Long Service Leave (Short-term Benefits)

The provisions for employee benefits - wages, salaries, sick leave, annual leave and long service leave expected to be settled within 12 months represents the amount the City has a present obligation to pay resulting from employees' services provided to Statement of Financial Position date. The provision has been calculated at nominal amounts based on remuneration rates the City expects to pay and includes related on-costs.

##### Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits. It is measured as the present value of expected future payments to be made in respect of services provided by employees up to the Statement of Financial Position date, using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity, and currency, that match as closely as possible, the estimated future cash outflows.

Where the City does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 14. Provisions (continued)

##### SIGNIFICANT ACCOUNTING POLICIES

##### Provisions

Provisions are recognised when the City has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow, with respect to any one item included in the same class of obligations, may be small.

##### Movements in Provisions

Class of Provision	Opening Balance as at 1/7/20	Additional Provisions	Decrease due to Payments	Closing Balance as at 30/6/21
	\$	\$	\$	\$
Annual Leave	6,552,064	5,628,703	(5,654,072)	6,526,695
Long Service Leave	8,215,044	1,351,310	(1,086,963)	8,479,391
Time in Lieu	124,642	260,885	(232,826)	152,701
Workers Compensation	3,284,222	1,786,307	(714,169)	4,356,360
COVID-19 Leave	-	1,340,000	-	1,340,000
Purchased Leave	60,167	159,113	(179,080)	40,200
Sick Leave	263,307	(25,981)	(3,038)	234,288
Headworks Levy Refund - Town Planning Schemes	10,672,618	3,278,286	(1,861,894)	12,089,010
Environmental Rehabilitation	2,240,000	-	-	2,240,000
<b>TOTAL</b>	<b>31,412,064</b>	<b>13,778,623</b>	<b>(9,732,042)</b>	<b>35,458,645</b>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 15. Reserves - Cash Backed

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>(a). Alkimos/Eglinton Coastal Corridor Community Facilities Reserve</b>			
Opening Balance	14,906,801	14,827,861	13,770,740
Amount Set Aside / Transfer to Reserve	2,576,081	743,302	1,200,219
Amount Used / Transfer from Reserve	(83,477)	(54,191)	(64,158)
	17,399,405	15,516,972	14,906,801
<b>(b). Asset Renewal Reserve</b>			
Opening Balance	10,390,035	10,375,101	11,304,366
Amount Set Aside / Transfer to Reserve	27,534,636	2,576,345	2,213,084
Amount Used / Transfer from Reserve	(2,985,809)	(1,925,000)	(3,127,415)
	34,938,862	11,026,446	10,390,035
<b>(c). Asset Replacement Reserve</b>			
Opening Balance	6,792,888	6,129,526	5,814,062
Amount Set Aside / Transfer to Reserve	24,175,777	3,040,728	2,133,029
Amount Used / Transfer from Reserve	(2,000,323)	(2,169,413)	(1,154,203)
	28,968,342	7,000,841	6,792,888
<b>(d). Carried Forward Capital Projects Reserve</b>			
Opening Balance	3,953,277	3,953,277	3,741,959
Amount Set Aside / Transfer to Reserve	3,728,681	-	3,953,277
Amount Used / Transfer from Reserve	(3,953,277)	(3,953,277)	(3,741,959)
	3,728,681	-	3,953,277
<b>(e). Cash Paid in Lieu of Public Open Space Prior to 10 April 2006 Reserve</b>			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	2,554,736	-	-
	2,554,736	-	-
<i>Detailed breakdown of Cash Paid in Lieu of Public Open Space Prior to 10 April 2006 Reserve:</i>			
Alexander Heights	250,371	-	-
Lot 1 & 2 Berkley Road, Marangaroo	547,541	-	-
Lot 962, Anchorage Drive, Mindarie	600,374	-	-
Lot 29 Badgerup Road, Wanneroo	246,761	-	-
Neaves Road, Mariginiup	65,177	-	-
Burbridge Avenue Koondoola	199,324	-	-
Quinns Beach Estate	259,179	-	-
Lot 23, Badgerup Road, Gnaragara	96,060	-	-
Lot 100, St Andrews Drive, Yanchep	120,075	-	-
Lot 46 Backshall Place, Wanneroo	108,121	-	-
182, Badgerup Road, Wanneroo	61,753	-	-
	2,554,736	-	-

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 15. Reserves - Cash Backed (continued)

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>(f). Coastal Infrastructure Management Reserve</b>			
Opening Balance	15,960,896	15,836,652	13,872,726
Amount Set Aside / Transfer to Reserve	157,807	116,534	2,286,253
Amount Used / Transfer from Reserve	(246,179)	(660,000)	(198,083)
	<u>15,872,524</u>	<u>15,293,186</u>	<u>15,960,896</u>
<b>(g). Domestic Refuse Reserve</b>			
Opening Balance	10,115,190	12,119,709	11,786,825
Amount Set Aside / Transfer to Reserve	7,559,676	908,653	243,316
Amount Used / Transfer from Reserve	(4,518,758)	(5,160,853)	(1,914,951)
	<u>13,156,108</u>	<u>7,867,509</u>	<u>10,115,190</u>
<b>(h). Golf Course Reserve</b>			
Opening Balance	948,084	966,816	655,283
Amount Set Aside / Transfer to Reserve	456,679	207,114	324,593
Amount Used / Transfer from Reserve	(93,338)	(145,000)	(31,792)
	<u>1,311,425</u>	<u>1,028,930</u>	<u>948,084</u>
<b>(i). Strategic Land Reserve</b>			
Opening Balance	4,493,301	4,373,106	3,314,767
Amount Set Aside / Transfer to Reserve	1,552,883	1,532,179	1,178,534
Amount Used / Transfer from Reserve	(17,091)	-	-
	<u>6,029,093</u>	<u>5,905,285</u>	<u>4,493,301</u>
<b>(j). Leave Liability Reserve</b>			
Opening Balance	14,767,108	11,883,620	1,857,505
Amount Set Aside / Transfer to Reserve	238,977	1,039,779	12,909,603
	<u>15,006,085</u>	<u>12,923,399</u>	<u>14,767,108</u>
<b>(k). Loan Repayment Reserve</b>			
Opening Balance	54,411,047	54,404,297	23,439,125
Amount Set Aside / Transfer to Reserve	2,039,410	600,334	30,971,922
	<u>56,450,457</u>	<u>55,004,631</u>	<u>54,411,047</u>
<b>(l). Neerabup Development Reserve</b>			
Opening Balance	4,711,173	4,140,865	5,056,832
Amount Set Aside / Transfer to Reserve	46,245	29,374	99,741
Amount Used / Transfer from Reserve	(370,217)	(1,300,489)	(445,400)
	<u>4,387,201</u>	<u>2,869,750</u>	<u>4,711,173</u>
<b>(m). Plant Replacement Reserve</b>			
Opening Balance	15,178,128	15,985,945	12,662,183
Amount Set Aside / Transfer to Reserve	4,060,193	5,973,734	5,062,494
Amount Used / Transfer from Reserve	(2,435,546)	(7,936,638)	(2,546,549)
	<u>16,802,775</u>	<u>14,023,041</u>	<u>15,178,128</u>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 15. Reserves - Cash Backed (continued)

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>(n). Regional Open Space Reserve</b>			
Opening Balance	14,252,148	14,216,337	11,513,696
Amount Set Aside / Transfer to Reserve	4,163,563	4,104,611	2,738,452
	18,415,711	18,320,948	14,252,148
<b>(o). Section 152 Reserve (formerly Section 20A Land Reserve)</b>			
Opening Balance	779,660	765,345	1,361,636
Amount Set Aside / Transfer to Reserve	7,626	5,595	24,170
Amount Used / Transfer from Reserve	(46,898)	(5,000)	(606,146)
	740,388	765,940	779,660
<b>(p). Strategic Projects/Initiatives Reserve</b>			
Opening Balance	54,067,731	72,311,285	102,306,917
Impact of Changes in Accounting Standards	-	-	(7,069,492)
Amount Set Aside / Transfer to Reserve	315,010	2,574,661	6,162,230
Amount Used / Transfer from Reserve	(54,215,225)	(12,996,875)	(47,331,924)
	167,516	61,889,071	54,067,731
<b>(q). TPS 20 - District Distributor Road Headworks Reserve</b>			
Opening Balance	7,292,332	7,270,122	7,144,381
Amount Set Aside / Transfer to Reserve	72,288	53,497	147,951
	7,364,620	7,323,619	7,292,332
<b>(r). Yanchep Bus Reserve</b>			
Opening Balance	113,932	117,145	110,204
Amount Set Aside / Transfer to Reserve	3,255	5,862	3,728
	117,187	123,007	113,932
<b>(s). Yanchep/Two Rocks Coastal Corridor Community Facilities Reserve</b>			
Opening Balance	-	(83,657)	-
Amount Set Aside / Transfer to Reserve	1,817,868	1,440,846	270,020
Amount Used / Transfer from Reserve	(298,672)	(378,443)	(270,020)
	1,519,196	978,746	-
<b>Total Reserves</b>	<b>244,930,312</b>	<b>237,861,321</b>	<b>233,133,731</b>
<b>Summary of Reserves</b>			
Opening Balance	233,133,731	249,593,352	229,713,207
Impact of amended Section 154 of the Planning and Development Act	2,554,736	-	-
	235,688,467	249,593,352	229,713,207
<b>Reserve Transfers</b>			
Impact of Changes in Accounting Standards	-	-	(7,069,492)
Amount Set Aside/Transfer to Reserve	80,506,655	24,953,148	71,922,616
Amount Used/Transfer from Reserve	(71,264,810)	(36,685,179)	(61,432,600)
	9,241,845	(11,732,031)	3,420,524
<b>Total Reserves</b>	<b>244,930,312</b>	<b>237,861,321</b>	<b>233,133,731</b>



## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 15. Reserves - Cash Backed (continued)

	2021 Actual	2021 Budget	2020 Actual
<b>Summary of Reserve Transfers</b>	\$	\$	\$
<b>Impact of Changes in Accounting Standards</b>			
Strategic Projects/Initiatives Reserve	-	-	(7,069,492)
<b>Impact of amended Section 154 of the Planning and Development Act 2005</b>			
Cash Paid in Lieu of Public Open Space Prior to 10 April 2006 Reserve	2,554,736	-	-
<b>Transfers to Reserves</b>			
Alkimos/Eglinton Coastal Corridor Community	2,576,081	743,302	1,200,219
Asset Renewal Reserve	27,534,636	2,576,345	2,213,084
Asset Replacement Reserve	24,175,777	3,040,728	2,133,029
Carried Forward Capital Projects Reserve	3,728,681	-	3,953,277
Coastal Infrastructure Management Reserve	157,807	116,534	2,286,253
Domestic Refuse Reserve	7,559,676	908,653	243,316
Golf Course Reserve	456,679	207,114	324,593
Strategic Land Reserve	1,552,883	1,532,179	1,178,534
Leave Liability Reserve	238,977	1,039,779	12,909,603
Loan Repayment Reserve	2,039,410	600,334	30,971,922
Neerabup Development Reserve	46,245	29,374	99,741
Plant Replacement Reserve	4,060,193	5,973,734	5,062,494
Regional Open Space Reserve	4,163,563	4,104,611	2,738,452
Section 152 Reserve	7,626	5,595	24,170
Strategic Projects/Initiatives Reserve	315,010	2,574,661	6,162,230
TPS 20 - District Distributor Road	72,288	53,497	147,951
Yanchep Bus Reserve	3,255	5,862	3,728
Yanchep/Two Rocks Coastal Corridor	1,817,868	1,440,846	270,020
<b>Total Transfers to Reserves</b>	<b>80,506,655</b>	<b>24,953,148</b>	<b>71,922,616</b>
<b>Transfers from Reserves</b>			
Alkimos/Eglinton Coastal Corridor Community	(83,477)	(54,191)	(64,158)
Asset Renewal Reserve	(2,985,809)	(1,925,000)	(3,127,415)
Asset Replacement Reserve	(2,000,323)	(2,169,413)	(1,154,203)
Carried Forward Capital Projects Reserve	(3,953,277)	(3,953,277)	(3,741,959)
Coastal Infrastructure Management Reserve	(246,179)	(660,000)	(198,083)
Domestic Refuse Reserve	(4,518,758)	(5,160,853)	(1,914,951)
Golf Course Reserve	(93,338)	(145,000)	(31,792)
Strategic Land Reserve	(17,091)	-	-
Neerabup Development Reserve	(370,217)	(1,300,489)	(445,400)
Plant Replacement Reserve	(2,435,546)	(7,936,638)	(2,546,549)
Section 152 Reserve	(46,898)	(5,000)	(606,146)
Strategic Projects/Initiatives Reserve	(54,215,225)	(12,996,875)	(47,331,924)
Yanchep/Two Rocks Coastal Corridor	(298,672)	(378,443)	(270,020)
<b>Total Transfers from Reserves</b>	<b>(71,264,810)</b>	<b>(36,685,179)</b>	<b>(61,432,600)</b>
<b>Total Net Transfer to/(from) Reserves</b>	<b>11,796,581</b>	<b>(11,732,031)</b>	<b>3,420,524</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 15. Reserves - Cash Backed (continued)

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All of the cash backed reserves are supported by money held in financial institutions and match the amounts shown as restricted cash in Note 3 to these financial statements.

In accordance with Council resolutions in relation to each of the reserves, the purpose for which the reserves were created is as follows:

##### **Alkimos/Eglinton Coastal Corridor Community**

To be used for accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Alkimos/Eglinton Development Contribution Area.

##### **Asset Renewal Reserve\***

To be used for funding of asset renewal and upgrade works.

##### **Asset Replacement Reserve\***

To be used for receiving the proceeds of the sale of significant property assets. Funds held are to be used in acquiring new or replacement assets for the City.

\* Effective from 1 July 2021, the Asset Renewal Reserve and the Asset Replacement Reserve have been combined to create a new Reserve "Asset Replacement/Enhancement Reserve".

##### **Carried Forward Capital Projects Reserve**

To be used for the municipally funded carried forward capital works.

##### **Cash Paid in Lieu of Public Open Space Prior to 10 April 2006 Reserve**

To be used for holding any remaining unexpended funds received in lieu of Public Open Space prior to 10 April 2006 under the Town Planning and Development Act 1928. Separate sub-reserve accounts are maintained for each sub-division.

##### **Coastal Infrastructure Management Reserve**

To be used for Coastal Infrastructure capital works.

##### **Domestic Refuse Reserve**

To be used for requirements specifically needed for the provision of the domestic collection service.

##### **Golf Course Reserve**

To be used for the capital improvements of the Carramar and Marangaroo Golf Courses.

##### **Strategic Land Reserve**

To be used for receiving the proceeds of the sale of significant property assets, acquisition, leasing, development and/or disposal of land under the City of Wanneroo Strategic Land Policy.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 15. Reserves - Cash Backed (continued)

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##### **Leave Liability Reserve**

To be used for long service leave and annual leave liability of the City.

##### **Loan Repayment Reserve**

To be used for setting aside adequate funds over time to repay loan commitments.

##### **Neerabup Development Reserve**

To be used for meeting the associated cost of developing the City's investment land in Neerabup.

##### **Plant Replacement Reserve**

To be used for replacing City's plant and equipment.

##### **Regional Open Space Reserve**

To be used to support regional open space capital works.

##### **Section 152 Reserve**

To be used for capital improvements on recreation reserves in the general locality from which funds were sourced.

##### **Strategic Projects/Initiatives Reserve**

To be used for the introduction of new or upgrade of existing services, maintenance, renewal, upgrade of existing assets and purchase of new assets or project works of the City over an expected period of 20 years. The annual funds transfer is derived from the rate setting surplus less municipal funding of capital works carried forward.

##### **TPS 20 - District Distributor Road**

To be used for the construction of District Distribution Roads associated with Town Planning Scheme 20.

##### **Yanchep Bus Reserve**

To be used for the Yanchep Community for the costs associated with the replacement of the community bus.

##### **Yanchep/Two Rocks Coastal Corridor**

To be used for the purpose of accumulating Developer Contributions for the capital funding of community facilities and associated costs related to the administration and implementation of the Developer Contribution Plan in the Yanchep/Two Rocks Development Contribution Area.

The majority of these reserves are not expected to be used within a set period. Further transfers to the reserve accounts are expected to occur as funds are utilised.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 16. Reserves - Asset Revaluation

	Notes	2021 Actual \$	2020 Actual \$
Asset revaluation reserves have arisen on revaluation of the following classes of assets:			
<b>(a). Land</b>			
Opening Balance		117,376,557	123,162,588
Financial Management Regulation Amendments		-	(2,835,911)
Revaluation Decrement	7(b)	(12,440,374)	-
Realisation on Asset Disposals	7(b)	-	(2,950,120)
		<b>104,936,183</b>	<b>117,376,557</b>
<b>(b). Buildings</b>			
Opening Balance		44,729,231	44,729,231
Revaluation Increment	7(b)	27,378,681	-
		<b>72,107,912</b>	<b>44,729,231</b>
<b>(c). Plant &amp; Equipment</b>			
Opening Balance		3,640,213	3,640,213
		<b>3,640,213</b>	<b>3,640,213</b>
<b>(d). Equity Accounted Investments</b>			
Opening Balance		4,247,142	5,398,964
Revaluation Decrement	20(ii)(b)	(308,484)	(1,151,822)
		<b>3,938,658</b>	<b>4,247,142</b>
<b>(e). Other Infrastructure</b>			
Opening Balance		879,321,424	887,317,267
Revaluation Increment	8(b)	-	124,083,308
Revaluation Decrement	8(b)	-	(132,079,151)
		<b>879,321,424</b>	<b>879,321,424</b>
<b>Total Asset Revaluation Reserves</b>		<b>1,063,944,390</b>	<b>1,049,314,567</b>
<b>Summary of Asset Revaluation Reserve</b>			
Opening Balance		1,049,314,567	1,064,248,263
Financial Management Regulation Amendments		-	(2,835,911)
		<b>1,049,314,567</b>	<b>1,061,412,352</b>
<b>Movements During the Year</b>			
Realisation on Asset Disposals		-	(2,950,120)
Revaluation Increment		27,378,681	124,083,308
Revaluation Decrement		(12,748,858)	(133,230,973)
		<b>14,629,823</b>	<b>(12,097,785)</b>
<b>Total Asset Revaluation Reserves</b>		<b>1,063,944,390</b>	<b>1,049,314,567</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 17. Notes to the Statement of Cash flows

	Notes	2021 Actual \$	2021 Budget \$	2020 Actual \$
<b>(a). Reconciliation of Cash</b>				
For the purposes of the Statement of Cash Flows, cash includes cash on hand and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:				
Cash and Cash Equivalents	3	<u>414,613,098</u>	<u>367,529,977</u>	<u>375,027,525</u>
<b>(b). Reconciliation of Net Cash Provided By Operating Activities to Net Result</b>				
Net Result		(43,911,830)	2,059,114	54,191,525
Depreciation	2a	43,145,534	42,863,029	43,195,331
(Profit)/Loss on Sale of Assets	24	95,838,213	14,573,123	(1,196,733)
Share of Net (Profits) or Losses of Associates/Joint Ventures	20	583,531	-	(533,451)
Town Planning Scheme Income (Inc. Interest)		(4,686,768)	(10,667,481)	(11,592,576)
Town Planning Scheme Expenses		3,974,234	6,759,073	7,516,566
Decrease/(Increase) in Receivables		1,971,247	(1,288,139)	5,311,543
(Decrease) in Expected Credit Loss		(178,262)	-	(95,275)
(Increase)/Decrease in Inventories		43,365	46,637	(33,101)
(Decrease)/Increase in Payables & Accruals		4,287,536	1,101,665	(442,689)
Increase in Employee Leave Entitlements		218,051	1,039,779	621,322
Increase in Other Provisions		2,412,138	-	1,048,737
Grants/Contributions		(39,194,030)	(20,141,674)	(46,536,875)
<b>Net Cash from Operating Activities</b>		<u>64,502,959</u>	<u>36,345,126</u>	<u>51,454,324</u>
<b>(c). Undrawn Borrowing Facilities Credit Standby Arrangements</b>				
Credit Card Limit		550,000	550,000	550,000
Credit Card Balance at Balance Date		(2,478)	(50,000)	(45,910)
<b>Total Amount of Credit Unused</b>		<u>547,522</u>	<u>500,000</u>	<u>504,090</u>
The City of Wanneroo currently has the facility credit limit of \$550,000 (2020: \$550,000) with total amount of credit cards currently in use is \$334,000 (2020: \$340,000).				
<b>Loan Facilities</b>				
Loan Facilities - Non-Current	13	74,334,488	76,334,197	74,334,488
<b>Total Facilities in Use at Balance Date</b>		<u>74,334,488</u>	<u>76,334,197</u>	<u>74,334,488</u>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

### Note 18. Contingent Liabilities

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but disclosure of existence is considered relevant to the users of these Financial Statements.

#### LIABILITIES NOT RECOGNISED:

##### (i) Guarantees

The City has accepted the contingent liability resulting from the provision of an irrevocable financial guarantee on behalf of Mindarie Regional Council (MRC) for its contractual liability to the Contractor undertaking the operation of the Resource Recovery Facility.

On 19 August 2021 MRC obtained approval to end the Resource Recovery Facility Agreement (RRFA) and the City paid one sixth of \$85M amounting to \$14.2M on 24 August 2021, extinguishing the guarantee. Refer Note 35 for further details.

##### (ii) Bank Guarantees

The City of Wanneroo currently holds bank guarantees of \$13,093,647 (2020: \$11,147,171) with respect to commercial customers and property developers.

##### (iii) Other

The City compulsorily acquired a portion of land at Lot 3 (185) Mary Street Wanneroo under the Land Administration Act 1997 (WA). The City's valuation (expert and legal advice) is in the vicinity of \$1,239,000. However, the claimants' compensation claim is \$2,824,496. The City paid \$1,156,850 on 24 August 2012 and the claimant is pursuing their claim. The matter has been mediated without resolution and will be scheduled for hearing in the Supreme Court. Subject to the decision of the Supreme Court, the City could be liable to pay the claimant the difference between what the City has already paid and the amount the claimant has claimed. Further the City could also be liable to pay legal fees and charges if the Supreme Court decides in the claimants favour.

##### (iv) Mindarie Regional Council (MRC)

In February 2020, MRC received its first Mandatory Auditor's Report (MAR) as requested by the Department of Water and Environmental Regulation (DWER) in respect to the Tamala Park Waste Management Facility site.

Among other things, the purpose of the MAR is to confirm that earlier investigations adequately characterised the contamination status of the site and whether potentially significant risks to human health, the environment or environmental values exist on-site or off-site.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 18. Contingent Liabilities (continued)

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##### Source site:

- All soils samples returned results below established criteria.
- Groundwater results indicate impact to the aquifer immediately below the landfill levels above relevant drinking water established criteria, although some results are reflective of naturally occurring conditions. Groundwater on site remains suitable for controlled industrial use on site without an unacceptable risk.
- Landfill gas results indicate that the existing extraction system is working effectively, with negligible detection of landfill gas outside the extraction network.

##### Affected site:

- Groundwater results indicate some contaminants above relevant drinking water established criteria but not criteria for non-potable uses. Elevated levels of some identified contaminants are also known to occur naturally in the local environment.
- No landfill gas detected outside the site boundary.

Currently, DWER has classified the site as “Contaminated – Remediation Required” and the affected site as “Contaminated – Restricted Use”.

The MRC has commenced further work on implementing the recommendations of this most recent MAR, to determine the magnitude and extent of contamination including risks to human health, the environment and environmental values. Specifically, this work is focused upon assessing the adequacy of the landfill gas monitoring network, the potential for the subterranean migration of landfill gas, and the continued compilation and assessment of both gas and groundwater results to further inform future mitigation measures. Therefore, it is not possible to make a reasonable estimate as to the financial impact that may arise from any possible future remedial action at this point in time.

#### **(v) City v Tah Land**

In 2016, the City commenced legal proceedings against Tah Land Pty Ltd seeking to enforce obligations under a Deed of Agreement between the parties. The trial in the first instance was heard in November 2019 with judgement handed down in July 2020 in favour of Tah Land. As part of that judgement a cost order was made requiring the City to pay Tah Land's costs as agreed or assessed.

The City appealed the judgement to the Supreme Court of Appeal and the appeal hearing was in August 2021. The City is awaiting the judgement of the appeal and if the judgement is in favour of Tah Land, it is highly likely that the City will be subject to a further cost order requiring the City to pay Tah Land's costs of the trial in the first instance and the appeal as agreed or assessed. It is expected that the costs that the City may be liable for, is in the vicinity of \$500,000.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 19. Capital and Leasing Commitments

	2021 Actual	2020 Actual
	\$	\$
<b>Capital Expenditure Commitments</b>		
<b>Contracted for:</b>		
Land and Building Works	3,435,463	2,457,496
Engineering Works	1,540,736	2,773,736
Parks Works	992,392	737,012
Plant and Equipment Works	10,834,957	5,158,933
<b>Total Capital Expenditure Commitments</b>	<b>16,803,548</b>	<b>11,127,177</b>
<b>Payable:</b>		
Not later than one year	16,803,548	11,127,177
<b>Total Capital Expenditure Commitments</b>	<b>16,803,548</b>	<b>11,127,177</b>

#### Note 20. Equity Accounted Investments

##### (i) Tamala Park Regional Council

The City of Wanneroo, along with the City of Perth, City of Joondalup, City of Stirling, City of Vincent, Town of Cambridge and Town of Victoria Park is a member of the Tamala Park Regional Council (TPRC). The establishment of the Tamala Park Regional Council was pursuant to Section 3.61 of the Local Government Act 1995. The Tamala Park Regional Council formally came into existence on the 3 February 2006. The Tamala Park Regional Council's activities centre around the development of the subdivided Mindarie Lot 118 which was initially purchased in 1981 to provide a refuse landfill site for member councils of the Mindarie Regional Council.

	2021 Actual	2020 Actual
	\$	\$
<b>(a) Retained Surplus Attributable to Equity Accounted Investments (TPRC)</b>		
Balance at the beginning of the year	275,062	301,795
Share of (Loss) /Profit from operating activities after tax	(95,429)	(26,733)
<b>Balance at end of the financial year</b>	<b>179,633</b>	<b>275,062</b>
<b>(b) Carrying Amount of Equity Accounted Investments (TPRC)</b>		
Balance at beginning of the financial year	7,816,650	7,618,683
Share of (Loss)/Profit from operating activities after tax	(95,429)	(26,733)
Distribution to participants	(1,500,000)	(500,000)
Movement in Capital Contributions	2,940,329	724,700
<b>Balance at end of the financial year</b>	<b>9,161,550</b>	<b>7,816,650</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 20. Equity Accounted Investments (continued)

The City's interest in the Tamala Park Regional Council as at 30 June 2021 and 30 June 2020 is as follows:

##### Interest in Tamala Park Regional Council

Current Assets	8,944,696	7,586,213
Non-Current Assets	287,121	292,936
<b>Total Assets</b>	<b>9,231,817</b>	<b>7,879,149</b>
Current Liabilities	(70,062)	(57,504)
Non-Current Liabilities	(205)	(4,995)
<b>Total Liabilities</b>	<b>(70,267)</b>	<b>(62,499)</b>
<b>Net Assets</b>	<b>9,161,550</b>	<b>7,816,650</b>

##### The development and subdivision of park Lot 118 Mindarie (Tamala Park)

The activities of Tamala Park Regional Council centers around the development of part Lot 118 Mindarie. This lot has been developed during the current and previous financial years with the purposes of creating new urban land lots and a new urban community. The City of Wanneroo contributes one sixth of any funding required for capital or operating costs and is entitled to one sixth of the net revenue from the sale of lots of land. The City's one sixth share of income and expenditure are as follows:

	2021 Actual	2020 Actual
	\$	\$
Income from Sales	5,046,853	1,214,167
Development Expenses	(1,274,089)	(441,229)
<b>Surplus/(Deficit)</b>	<b>3,772,764</b>	<b>772,938</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 20. Equity Accounted Investments (continued)

##### (ii) Mindarie Regional Council

The City of Wanneroo, along with the City of Perth, City of Joondalup, City of Stirling, City of Vincent, Town of Cambridge and Town of Victoria Park is a member of the Mindarie Regional Council (MRC). The Mindarie Regional Council's objective is to establish and operate a long term refuse disposal site. The City of Wanneroo has contributed one sixth of the land and establishment costs of the refuse disposal facility on Mindarie Lot 118. The City uses the refuse disposal facility at Mindarie to deposit all non recyclable waste collected by the City's domestic waste services. Capital contributions paid during establishment are represented in the accounts of the City of Wanneroo as a Non-Current Asset.

	2021	2020	2020
	Actual	Restated*	Actual
	\$	\$	\$
<b>(a) Retained Surplus Attributable to Equity Accounted Investments (MRC)</b>			
Balance at the beginning of the year	(205,142)	5,884,366	5,884,366
Share of Profit from operating activities after tax	(491,334)	(6,089,508)	558,744
<b>Balance at end of the financial year</b>	<b>(696,476)</b>	<b>(205,142)</b>	<b>6,443,110</b>
<b>(b) Carrying Amount of Equity Accounted Investments (MRC)</b>			
Balance at beginning of the financial year	4,721,898	11,963,228	11,963,228
Share of Profit from operating activities after tax	(491,334)	(6,089,508)	558,744
Share of Revaluation of assets	(308,484)	(1,151,822)	(1,151,822)
<b>Balance at end of the financial year</b>	<b>3,922,080</b>	<b>4,721,898</b>	<b>11,370,150</b>
The City's interest in the Mindarie Regional Council as at 30 June 2021 and 30 June 2020 is as follows:			
<b>Interest in Mindarie Regional Council</b>			
Current Assets	7,087,810	6,776,601	6,776,601
Non-Current Assets	15,098,858	17,189,237	10,781,798
<b>Total Assets</b>	<b>22,186,668</b>	<b>23,965,838</b>	<b>17,558,399</b>
Current Liabilities	(2,413,280)	(2,354,730)	(1,392,588)
Non-Current Liabilities	(15,851,308)	(16,889,210)	(4,795,661)
<b>Total Liabilities</b>	<b>(18,264,588)</b>	<b>(19,243,940)</b>	<b>(6,188,249)</b>
<b>Net Assets</b>	<b>3,922,080</b>	<b>4,721,898</b>	<b>11,370,150</b>

\*Refer to Note 38(i)

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 20. Equity Accounted Investments (continued)

##### (iii) Local Government House Trust

The Local Government House Trust (LGHT) is an agreement between the Western Australian Local Government Association and the vast majority of Councils in the State for the provision of an office for the Western Australian Local Government Association (WALGA).

No movement for the year ended 30 June 2021 has been included as financial information is not readily available at the date of this report. The movement is not expected to have a material impact on the financial statements as a whole.

	2021 Actual	2020 Actual	
	\$	\$	
<b>(a) Retained Surplus Attributable to Equity Accounted Investments (LGHT)</b>			
Balance at the beginning of the year	89,026	87,586	
Share of Profit from operating activities after tax	3,232	1,440	
<b>Balance at end of the financial year</b>	<b>92,258</b>	<b>89,026</b>	
<b>(b) Carrying Amount of Equity Accounted Investments (LGHT)</b>			
Balance at beginning of the financial year	89,026	87,586	
Share of profit/(loss) from operating activities after tax	3,232	1,440	
<b>Balance at end of the financial year</b>	<b>92,258</b>	<b>89,026</b>	
The City's interest in Local Government House Trust as at 30 June 2021 and 30 June 2020 is as follows:			
<b>Interest in Local Government House Trust</b>			
Current Assets	27,053	18,905	
Non-Current Assets	190,865	199,603	
<b>Total Assets</b>	<b>217,918</b>	<b>218,508</b>	
Current Liabilities	(125,660)	(129,482)	
Non-Current Liabilities	-	-	
<b>Total Liabilities</b>	<b>(125,660)</b>	<b>(129,482)</b>	
<b>Net Assets</b>	<b>92,258</b>	<b>89,026</b>	
	2021	2020	
	Actual	Restated Actual	2020 Actual
	\$		\$
<b>Total Carrying Amount - Equity Accounted Investments</b>	<b>13,175,888</b>	<b>12,627,574</b>	<b>19,275,826</b>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 20. Equity Accounted Investments (continued)

	Share of Profit/(Loss)			Share of Net Assets		
	2021	2020	2020	2021	2020	2020
	Actual	Restated Actual	Actual	Actual	Restated Actual	Actual
	\$	\$	\$	\$	\$	\$
<b>Summary of Investments</b>						
Tamala Park Regional Council	(95,429)	(26,733)	(26,733)	9,161,550	7,816,650	7,816,650
Mindarie Regional Council	(491,334)	(6,089,508)	558,744	3,922,080	4,721,898	11,370,150
Local Government House Trust	3,232	1,440	1,440	92,258	89,026	89,026
<b>Total</b>	<b>(583,531)</b>	<b>(6,114,801)</b>	<b>533,451</b>	<b>13,175,888</b>	<b>12,627,574</b>	<b>19,275,826</b>

## SIGNIFICANT ACCOUNTING POLICY

## Interest in Joint Arrangements

Joint arrangements represent the contractual sharing of control between parties in a business venture where unanimous decisions about relevant activities are required.

Separate joint venture entities providing joint venturers with an interest to net assets are classified as a joint venture and accounted for using the equity method. Refer to Note 4 for a description of the equity method of accounting.

Joint operations represent arrangements whereby joint operators maintain direct interests in each asset and exposure to each liability of the arrangement. The City's interests in the assets, liabilities, revenue and expenses of joint operations are included in the respective line items of the financial statements.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 21. Trust Funds

	Balance 30-Jun-21	Amounts Paid/ Transferred	Amounts Received	Balance 01-Jul-20
	\$	\$	\$	\$
Miscellaneous/Appeals	78,061	(24,054)	34,054	68,061
Public Open Spaces	856,174	(2,925,818)	18,746	3,763,246
	<b>934,235</b>	<b>(2,949,872)</b>	<b>52,800</b>	<b>3,831,307</b>

#### SIGNIFICANT ACCOUNTING POLICY

##### Money Paid in Lieu of Public Open Space

Section 154 of the *Planning and Development Act 2005* was amended on 20 July 2020. Prior to 20 July 2020 all money received by a local government under section 153 of the *Planning and Development Act 2005* was to be paid into a separate account of the "trust fund" of the local government established under section 6.9 of the Act.

In Accordance with the amended Section 154 of the *Planning and Development Act 2005*, unexpended funds received in lieu of public open space prior to 10 April 2006 and after 12 September 2020 will be transferred to a separate reserve account. Funds received from 10 April 2006 until 11 September 2020 will remain in trust funds. Refer to note 15 for details on the reserve.

#### Note 22. Total Assets Classified by Program

	2021 Actual	2020 Restated * Actual
	\$	\$
Governance	69,792,699	63,780,919
Law, Order & Public Safety	2,064,917	2,124,287
Health	2,566,720	1,881,993
Education & Welfare	1,961,316	1,742,272
Community Amenities	81,126,283	84,129,535
Recreation & Culture	386,703,624	358,002,981
Transport	1,714,709,611	1,801,093,836
Economic Services	551,983	3,719,797
Other Property & Services	61,596,394	60,574,692
Unallocated	448,059,542	410,510,651
	<b>2,769,133,089</b>	<b>2,787,560,963</b>

\*Refer to Note 38 Associate Entity Restatement and Guarantee Payment

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 23. Acquisition of Assets

	Notes	2021 Actual	2020 Actual
		\$	\$
<b>By Asset Class</b>			
<i>Property, Plant &amp; Equipment</i>			
	7(b)		
- Land		-	6,368,913
- Buildings		2,715,394	7,082,233
- Furniture & Fittings		1,621,797	1,948,887
- Plant & Equipment		8,208,666	3,343,356
- Leasehold Assets		-	345,725
- Works in Progress		13,624,777	5,634,072
<i>Infrastructure</i>			
	8(b)		
- Roads		17,228,418	16,955,995
- Drainage		4,299,152	2,742,335
- Other Infrastructure		72,165	141,956
- Pathways		1,605,415	1,755,642
- Car Parks		11,663	112,970
- Reserves		6,260,546	10,571,328
- Works in Progress		16,520,024	35,344,780
		<b>72,168,017</b>	<b>92,348,192</b>

	2021 Actual	2020 Actual
	\$	\$

The City received assets to the value of \$21,137,602 from developers. The value of these assets is included in total value of Acquisition of Assets \$72,168,017 in Note 23. The value of the assets by Class are as follows:

**Infrastructure**

Roads	9,405,153	6,267,123
Drainage	4,489,109	2,616,703
Parks & Gardens	4,582,011	2,774,666
Pathways	1,577,899	796,869
Other Infrastructure	1,083,430	-
	<b>21,137,602</b>	<b>12,455,361</b>



## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 24. Disposal of Assets

	Note	Net Book Value		Sale Price		Profit/(Loss)	
		Actual	Budget	Actual	Budget	Actual	Budget
<b>2021</b>		\$	\$	\$	\$	\$	\$
The following assets were disposed of during the year.							
<i>Land Held for Resale</i>		2,213,147	-	5,046,583	-	2,833,436	-
<b>By Asset Class</b>							
<i>Property, Plant &amp; Equipment and Infrastructure</i>							
Land		-	-	-	200,000	-	200,000
Roads	8(b)	87,740,478	13,699,065	-	-	(87,740,478)	(13,699,065)
Drainage	8(b)	10,898,204	-	-	-	(10,898,204)	-
Plant & Equipment	7(b)	1,174,623	1,950,908	1,141,656	876,850	(32,967)	(1,074,058)
		<b>102,026,452</b>	<b>15,649,973</b>	<b>6,188,239</b>	<b>1,076,850</b>	<b>(95,838,213)</b>	<b>(14,573,123)</b>

**By Program***Property, Plant & Equipment and Infrastructure*

Transport	8(b)	98,638,682	13,699,065	-	-	(98,638,682)	(13,699,065)
Other Property & Services		3,387,770	1,950,908	6,188,239	1,076,850	2,800,469	(874,058)
<b>Total</b>		<b>102,026,452</b>	<b>15,649,973</b>	<b>6,188,239</b>	<b>1,076,850</b>	<b>(95,838,213)</b>	<b>(14,573,123)</b>

	Note	Net Book Value		Sale Price		Profit/(Loss)	
		Actual	Budget	Actual	Budget	Actual	Budget
<b>2020</b>		\$	\$	\$	\$	\$	\$
The following assets were disposed of during the previous year.							
<i>Land Held for Resale</i>		1,195,593	-	2,639,333	-	1,443,740	-
<b>By Asset Class</b>							
<i>Property, Plant &amp; Equipment and Infrastructure</i>							
Land	7(b)	109,880	-	109,880	500,000	-	500,000
Roads		-	13,699,065	-	-	-	(13,699,065)
Furniture & Fittings	7(b)	153,500	-	-	-	(153,500)	-
Plant & Equipment	7(b)	625,310	1,310,314	531,803	984,250	(93,507)	(326,064)
		<b>2,084,283</b>	<b>15,009,379</b>	<b>3,281,016</b>	<b>1,484,250</b>	<b>1,196,733</b>	<b>(13,525,129)</b>

**By Program***Property, Plant & Equipment and Infrastructure*

Recreation & Culture	7(b)	153,500	-	-	-	(153,500)	-
Transport	7(b)	109,880	13,699,065	109,880	-	-	(13,699,065)
Other Property & Services		1,820,903	1,310,314	3,171,136	1,484,250	1,350,233	173,936
<b>Total</b>		<b>2,084,283</b>	<b>15,009,379</b>	<b>3,281,016</b>	<b>1,484,250</b>	<b>1,196,733</b>	<b>(13,525,129)</b>

The net book value disclosed above is net of any asset revaluation reserve amount applicable to particular assets disposed.

	2021 Actual	2021 Budget	2020 Actual
<b>Summary</b>	\$	\$	\$
Profit on Asset Disposals	2,833,436	248,176	1,443,740
Loss on Asset Disposals*	(98,671,649)	(14,821,299)	(247,007)
<b>Net Profit/(Loss) on Disposal of Assets</b>	<b>(95,838,213)</b>	<b>(14,573,123)</b>	<b>1,196,733</b>

\*The Loss on Asset Disposals of (\$98.6) million was mainly due to the transfer of responsibility of Ocean Reef Road / Gngara Road and Marmion Avenue to Main Roads WA effective from 7 May 2021.

## City of Wanneroo

### Notes to the Financial Statements for the year ended 30 June 2021

#### Note 25. Financial Ratios

	Amounts	Indicator	Target <sup>(8)</sup>	Prior Period
	2021	2021		2020
<i>Liquidity Ratio</i>				
<b>1. Current Ratio</b> <sup>(1)</sup>				
Current Assets less Restricted Current Assets	81,803,547	<b>1.09 : 1</b>	> 1.00 : 1	1.10 : 1
Current Liabilities less Liabilities Associated with Restricted Assets	75,357,102			
<i>Debt Ratio</i>				
<b>2. Debt Service Cover Ratio</b> <sup>(2)</sup>				
Operating Surplus before Interest and Depreciation Expenses	(35,568,562)	<b>-8.10 : 1</b>	> 2.00 : 1	12.46 : 1
Principal and Interest Repayments	4,391,764			
<i>Coverage Ratio</i>				
<b>3. Own Source Revenue Coverage Ratio</b> <sup>(3)</sup>				
Own Source Operating Revenue	191,928,666	<b>0.66 : 1</b>	> 0.40 : 1	0.95 : 1
Operating Expense	292,734,153			
<i>Financial Performance Ratio</i>				
<b>4. Operating Surplus Ratio</b> <sup>(4)</sup>				
Operating Revenue less Operating Expense	(83,818,394)	<b>-0.44 : 1</b>	> 0.01 : 1	0.02 : 1
Own Source Operating Revenue	191,928,666			
<i>Asset Management Ratios</i>				
<b>5. Asset Consumption Ratio</b> <sup>(5)</sup>				
Depreciated Replacement Cost of Depreciable Assets	2,201,878,463	<b>1.00 : 1</b>	> 0.50 : 1	0.78 : 1
Current Replacement Cost of Depreciable Assets	2,197,513,090			
<b>6. Asset Sustainability Ratio</b> <sup>(6)</sup>				
Capital Renewal and Replacement Expenditure	31,318,821	<b>0.73 : 1</b>	> 0.90 : 1	0.39 : 1
Depreciation Expense	43,145,534			
<b>7. Asset Renewal Funding Ratio</b> <sup>(7)</sup>				
NPV of Planned Capital Renewals over 10 years	265,896,402	<b>1.02 : 1</b>	> 0.75 : 1	1.01 : 1
NPV of Required Capital Expenditure over 10 years	260,351,568			

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 25. Financial Ratios (continued)

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##### Notes

<sup>(1)</sup> This ratio is designed to focus on the liquidity position of the City that has arisen from past year's transactions.

<sup>(2)</sup> This ratio is the measurement of the City's ability to repay its debt including lease payments. In 2021, the benchmark has not been met due to \$98.6 million loss from disposals of Ocean Reef Road / Gnaragara Road and Marmion Avenue to Main Roads WA. It is expected substantial cost savings in future years by this disposal.

<sup>(3)</sup> This ratio is the measurement of the City's ability to cover its costs through its own revenue efforts.

<sup>(4)</sup> This ratio is a measure of the City's ability to cover its operational costs and have revenues available for capital funding or other purposes. In 2021, the benchmark has not been met due to the above mentioned disposal of Ocean Reef Road / Gnaragara Road and Marmion Avenue to Main Roads WA.

<sup>(5)</sup> This ratio measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost.

<sup>(6)</sup> This ratio indicates whether the City is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out. In 2021, the benchmark has not been met as the City's renewal and replacement expenditure are below depreciation as the assets are either new or in good condition and do not require immediate attention.

<sup>(7)</sup> This ratio is a measure of the ability of the City to fund its projected asset renewal/replacements in the future.

<sup>(8)</sup> This Benchmark was derived from the Local Government Operational Guidelines Number 18 published by the Department of Local Government, Sport and Cultural Industries.

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 26. Information on Borrowings

	Principal 1-Jul-20	New Loans	Principal 30-Jun-21		Interest Repayments	
			Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$
<b>(a). Loans</b>						
<b>WATC Loans</b>						
<b>Recreation and Culture</b>						
- Wanneroo Regional Museum & Library	10,416,178	-	10,416,178	10,416,178	705,675	704,576
- Construct Community Centre - Butler	278,000	-	278,000	278,000	18,834	18,805
- Develop Accessible and Inclusive Playground	222,000	-	222,000	222,000	15,040	15,017
- Kingsway Regional Sporting Complex	23,133,603	-	23,133,603	23,133,603	1,567,254	1,564,814
- Upgrade Aquamotion	7,926,000	-	7,926,000	7,926,000	536,970	536,134
- Yanchep Active Open Space	56,460	-	56,460	56,460	3,825	3,819
- Kingsway Regional Playground	650,000	-	650,000	650,000	44,036	43,968
- Yanchep Lagoon - Brazier Road Realignment	3,859,181	-	3,859,181	3,859,181	261,452	261,044
- Yanchep Surf Life Saving Club	1,157,500	-	1,157,500	1,157,500	78,418	78,296
- Southern Suburbs Library	6,015,422	-	6,015,422	6,015,422	407,533	406,898
- Yanchep District Playing Fields	4,556,300	-	4,556,300	4,556,009	70,172	85,100
<b>Transport</b>						
- Pinjar Road - Wanneroo & Carosa Road	728,849	-	728,849	728,849	49,378	49,301
- Upgrade Rocca Way Dundobar Road	54,715	-	54,715	54,715	3,707	3,701
- Flynn Drive Neerabup - Construct Road	1,623,298	-	1,623,298	1,623,298	109,975	109,804

(continued on next page)



## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 26. Information on Borrowings (continued)

	Date Borrowed	Balance 1-Jul-20	Borrowed During Year	Expended During Year	Balance 30-Jun-21
			\$	\$	\$
<b>(b). Unspent Loans</b>					
<b>WATC Loan</b>					
<b>Recreation &amp; Culture</b>					
Kingsway Regional Sporting Complex	1 December 2006	-	-	-	-
Southern Suburbs Library	1 December 2006	6,015,422	-	(66,703)	5,948,719
<b>Other Property &amp; Services</b>					
Develop Wangara Industrial Area (Lot 15)	1 December 2006	125,000	-	(35,887)	89,113
<b>CBA Loan</b>					
Yanchep Development Area Projects		659,504	-	(24,343)	635,161
		<b>6,799,926</b>	<b>-</b>	<b>(126,933)</b>	<b>6,672,993</b>

Under Section 6.20(4)(a) of the *Local Government Act 1995*, a change in purpose of the use of borrowings can be disclosed in the Annual Budget. This was done as part of the 2020/21 Budget. Accordingly, column "Balance 01-Jul-20" indicates revised unspent loan balances, after the change of purpose of borrowings, aligned with the Budget 2020/21.

## City of Wanneroo

Notes to the Financial Statements  
for the year ended 30 June 2021

## Note 27(a). Rating Information

Rate Type	Rate in the \$ 2021	Number of Properties 2021	Rateable Value 2021	Actual Rate Revenue 2021	Actual Interim Rates 2021	Actual Back Rates 2021	Actual Total Revenue 2021	Budget Rate Revenue 2021	Budget Interim Rate 2021	Budget Total Revenue 2021	Actual Total Revenue 2020
	Cents		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Differential General Rate</b>											
GRV - Residential Improved	7.6953	61,248	1,098,256,162	82,468,263	1,107,829	55,699	83,631,791	82,464,663	1,250,000	83,714,663	88,103,963
GRV - Residential Vacant	13.4160	2,139	43,487,982	5,750,771	105,357	31,913	5,888,041	5,704,973	-	5,704,973	6,031,926
GRV - Commercial/Industrial Improved	7.7080	2,791	323,876,535	24,193,818	443,994	31,907	24,669,719	24,032,333	250,000	24,282,333	24,313,678
GRV - Commercial/Industrial Vacant	7.1860	177	11,490,027	874,240	(29,091)	(5,180)	839,969	889,880	-	889,880	859,822
UV - Residential Improved	0.3850	188	149,072,947	577,327	(21,789)	408	555,946	562,697	-	562,697	564,605
UV - Residential Vacant	0.5622	48	630,355,000	3,702,114	(19,394)	(6,045)	3,676,675	3,702,115	-	3,702,115	3,211,894
UV - Commercial/Industrial Improved	0.2833	37	65,120,348	205,167	(8,499)	-	196,668	205,167	-	205,167	207,143
UV - Commercial/Industrial Vacant	0.3283	12	30,750,000	106,402	(2,725)	(228)	103,449	106,402	-	106,402	113,285
UV - Rural and Mining Improved	0.3762	381	535,720,000	2,020,025	(4,332)	1,739	2,017,432	2,034,320	-	2,034,320	2,032,847
UV - Rural and Mining Vacant	0.4991	86	78,910,235	407,881	(6,839)	(6,221)	394,821	407,880	-	407,880	409,968
<b>Sub-Total</b>		<b>67,107</b>	<b>2,967,039,236</b>	<b>120,306,008</b>	<b>1,564,511</b>	<b>103,992</b>	<b>121,974,511</b>	<b>120,110,430</b>	<b>1,500,000</b>	<b>121,610,430</b>	<b>125,849,131</b>

GRV = Gross Rental Value

UV = Unimproved Value





## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 27(b). Net Current Assets- Rate Setting Statement Information

	Notes	2021 Actual \$	2020 Actual \$
<b>Current Assets</b>			
Cash - Unrestricted	3	66,255,664	37,320,904
Cash - Restricted Town Planning Schemes	3	87,273,063	88,632,352
Cash - Restricted Unspent Grants	3	9,481,066	9,140,612
Cash - Restricted Reserves	3	244,930,312	233,133,731
Cash - Restricted Unspent Loans	3	6,672,993	6,799,926
Rates - Current	5	9,500,496	11,946,576
Sundry Debtors (net of Expected Credit Loss)	5	1,062,231	516,012
Accrued Income	5	1,703,696	2,962,900
GST Receivable	5	1,547,479	1,673,284
Prepayments	5	2,078,698	1,511,668
Contract Assets	9	-	185,356
Inventories	6	304,083	347,448
		<b>430,809,781</b>	<b>394,170,769</b>
<b>Current Liabilities</b>			
Trade Payables	12	25,480,067	31,344,263
Bonds & Security Deposits	12	14,561,841	7,721,647
Contract Liabilities	10	28,103,766	10,227,250
Lease Liability	11	76,123	104,797
Current Employee Benefits Provision	14	18,064,041	16,756,701
Other Current Provisions	14	3,580,000	2,240,000
		<b>89,865,838</b>	<b>68,394,658</b>
<b>Net Current Assets</b>		<b>340,943,943</b>	<b>325,776,111</b>
<b>Less:</b>			
Cash - Restricted	3	(348,357,434)	(337,706,621)
Town Planning Schemes Receivables		(648,800)	(644,154)
Contract Assets	9	-	(185,356)
<b>Add Back:</b>			
Cash Backed Employee Provisions	14	13,280,492	13,024,364
Town Planning Schemes Payables		1,228,244	4,541,388
Contract Liabilities		26,552,348	10,173,059
<b>Surplus</b>		<b>32,998,793</b>	<b>14,978,791</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 28. Discounts, Incentives, Concessions & Write-offs

	Type	2021	2021	2020
		Actual Cost / Value	Budget Cost / Value	Actual Cost / Value
		\$	\$	\$
<b>(a) Discounts/Concessions</b>				
Debts Written Off	Write Off	11,949	-	33,330
One-off COVID-19 Rates Concession	Concession	2,690,130	2,697,700	-
Financial Hardship Concession	Concession	7,393	500,000	-
Community Groups Rates Waiver	Waiver	127,094	121,386	98,041
		<b>2,836,566</b>	<b>3,319,086</b>	<b>131,371</b>

#### Discounts

The City offers no discounts for early payment of Rates or any other debts to the City.

#### Concessions/Incentives/Waivers

Council has agreed, in accordance with *Section 6.47 of the Local Government Act 1995*, to waive the 2020/21 Council Rates (excluding Emergency Services Levy) for land leased by the City to the following community groups.

- AJS Motorcycle Club of WA Inc.
- Kingsway Football and Sporting Club Inc.
- Kingsway Little Athletics Centre
- Olympic Kingsway Sports Club
- Pinjar Motorcycle Park Inc.
- Quinns Mindarie Surf Lifesaving Club Inc.
- Quinns Rocks Sports Club Inc.
- The Badminton Association of WA Inc.
- Tiger Kart Club Inc.
- Vikings Softball Club Inc and The Wanneroo Giants Baseball Club Inc.
- Wanneroo Agricultural Society Inc.
- Wanneroo Amateur Boxing Club Inc.
- Wanneroo Amateur Football Club Inc, Wanneroo Cricket Club, Wanneroo Junior Cricket Club Inc and Wanneroo Junior Football Club Inc. (Wanneroo Showgrounds Clubrooms)
- Wanneroo BMX Club
- Wanneroo City Soccer Club Inc.
- Wanneroo Districts Cricket Club Inc.
- Wanneroo Districts Netball Association
- Wanneroo Districts Rugby Union Football Club Inc.
- Wanneroo Horse and Pony Club
- Wanneroo Shooting Complex Inc.
- Wanneroo Sports and Social Club
- Wanneroo Tennis Club
- Wanneroo Trotting and Training Club Inc.
- West Australian Rifle Association Inc.
- Yanchep Golf Club
- Yanchep Sports and Social Club Inc.
- Yanchep Surf Lifesaving Club Inc.

The circumstances in which the waiver is granted to sporting clubs is when Council believes financial support is warranted. The objective is improving these clubs financial viability in order to assist with the fostering of good health within the community.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 29. Interest Charges and Instalments

	Interest Rate %	2021 Actual	2021 Budget	2020 Actual
		\$	\$	\$
Interest on Overdue Rates	5%	728,985	1,570,538	1,492,022
Interest on Instalments Plan	3%	322,021	294,860	647,871
		<u>1,051,006</u>	<u>1,865,398</u>	<u>2,139,893</u>
Administration Charges on Instalment Plan		370,867	402,000	394,569
		<u>1,421,873</u>	<u>2,267,398</u>	<u>2,534,462</u>

##### Option 1 (Full Payment)

Full amount of Rates and Service Charges, including arrears, to be paid on or before 35 days from the issue date appearing on the Rate notice (due: 14 September 2020).

##### Option 2 (Two instalments)

First instalment to be received on or before 35 days after the issue date appearing on the Rate notice, including all arrears and half of the current Rates and Service Charges (due: 14 September 2020). The second and final instalment will be due and payable 63 days after the due date of the first instalment (due: 16 November 2020).

##### Option 3 (Four instalments)

First instalment to be received on or before 35 days after the issue date appearing on the Rate notice, including all arrears and a quarter of the current Rates and Service Charges (due: 14 September 2020). The second, third and fourth instalments are to be made at 63 day intervals, thereafter (due: 16 November 2020, 18 January 2021 and 22 March 2021).

##### Option 4 (Five instalments)

First instalment to be received on or before 35 days after the issue date appearing on the Rate notice, including all arrears and a fifth of the current Rates and Service Charges (due: 14 September 2020). The second, third, fourth and fifth instalments are to be made at 63 day intervals, thereafter (due: 16 November 2020, 18 January 2021, 22 March 2021 and 24 May 2021).

##### Cost of the instalment Options

The cost of the instalment options will comprise of simple interest of 3% (2020: 5.5%) per annum, calculated from the date the first instalment is due and payable (14 September 2020), together with an Administration Fee of \$5.00 for each instalment. It is estimated this will generate income of \$696,860.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 29. Interest Charges and Instalments (continued)

##### Special Arrangements and Late Payment Penalty

An interest rate of 5% (2020: 8.45%) per annum will be charged on all Rates, both current and arrears, that remain unpaid after 35 days from the issue date (10 August 2020) of the Rate notice. It is estimated this will generate income of \$1,570,538.

In addition to the Late Payment Interest, an Administration Fee of \$30 (2020: \$30) per assessment will be charged to any Ratepayers wishing to enter into special payment agreements with the City.

In accordance with the provisions of Section 6.46 of the Act, a Local Government is empowered to offer a discount or other incentive for the early payment of rates. Whilst no discount is offered for 2020/21, an allowance of \$10,000 for the purchase of prizes has been included in the Annual Budget. The City will provide 100 x \$100 vouchers from local businesses for a prize draw of Ratepayers who pay per one of the four available payment options by the 1st Due date (14 September 2020).

#### Note 30. Fees and Charges

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
Governance	25,352	65,513	15,552
General Purpose Funding	551,569	513,800	492,943
Law, Order & Public Safety	510,383	667,750	836,583
Health	342,151	229,244	338,233
Education & Welfare	200,325	64,340	129,370
Community Amenities	33,227,389	32,168,023	32,276,016
Recreation & Culture	10,165,955	8,573,720	8,083,140
Transport	884,419	539,818	547,594
Economic Services	2,848,939	1,327,420	1,670,299
Other Property & Services	81,420	6,394	48,354
	<b>48,837,902</b>	<b>44,156,022</b>	<b>44,438,084</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 31. Grants, Subsidies and Contributions

	2021 Actual	2020 Actual
	\$	\$
Grants, subsidies and contributions are included as operating revenues in the Statement of Comprehensive Income:		
<b>(a). By Nature &amp; Type</b>		
Operating Grants, Subsidies & Contributions	16,987,093	13,364,998
Non-Operating Grants, Subsidies & Contributions	39,194,030	46,536,875
	<b>56,181,123</b>	<b>59,901,873</b>
<b>(b). By Program</b>		
Governance	714,071	301,890
General Purpose Funding	9,081,730	8,737,585
Law, Order & Public Safety	628,167	1,100,116
Health	26,784	58,555
Education & Welfare	235,670	234,849
Community Amenities	6,144,192	343,585
Recreation & Culture	9,837,603	9,589,637
Transport	28,256,281	38,885,778
Economic Services	84	2,151
Other Property & Services	1,256,541	647,727
	<b>56,181,123</b>	<b>59,901,873</b>

#### Note 32. Employee Costs

	2021 Actual	2020 Actual
	\$	\$
Salaries & Wages	64,344,813	67,652,877
Superannuation	7,406,416	7,264,749
Conference & Training	375,537	500,997
Fringe Benefits Tax	215,878	243,041
Workers' Compensation Insurance	1,745,310	(1,200,268)
Protective Clothing & Uniforms	283,653	337,131
Staff Amenities	33,440	38,482
External Labour Hire	1,217,819	1,692,509
<b>Total Employee Costs</b>	<b>75,622,866</b>	<b>76,529,518</b>
Less: Capitalised Costs	(3,841,520)	(3,302,089)
	<b>71,781,346</b>	<b>73,227,429</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 33. Financial Risk Management

The City's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The City's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the City.

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the City's Finance Service Unit under policies approved by Council.

The City held the following financial instruments at balance date.

	Notes	Carrying Value		Fair Value	
		2021	2020	2021	2020
		\$	\$	\$	\$
<b>Financial Assets</b>					
Cash & Cash Equivalents	3	414,613,098	375,027,525	414,613,098	375,027,525
Receivables (Current & Non-Current)	5	19,990,719	22,322,750	19,990,719	22,322,750
		<u>434,603,817</u>	<u>397,350,275</u>	<u>434,603,817</u>	<u>397,350,275</u>
<b>Financial Liabilities</b>					
Payables (Current & Non-Current)	12	40,041,908	39,065,910	40,041,908	39,065,910
Borrowings (Current & Non-Current)	13	74,334,488	74,334,488	74,334,488	74,334,488
		<u>114,376,396</u>	<u>113,400,398</u>	<u>114,376,396</u>	<u>113,400,398</u>

The fair value of financial instruments traded in active markets is determined using various valuation techniques. The City uses valuation methods and makes assumptions that are based on market conditions existing at the reporting date. Quoted market prices or dealer quotes for similar instruments are used for long term debt instruments. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate fair values. The fair value of financial liabilities are estimated by discounting future contractual cash flows at the current market interest rate that is available to the City for similar financial instruments.

Fair Value is determined as follows:

- **Cash and Cash Equivalents, Receivables, Payables** - are estimated to be the carrying value which approximates market value.

- **Borrowings and Held to Maturity Investments** - estimated future cash flows discounted by the current market interest rates applicable to assets & liabilities with similar risk profiles.

- **Financial Assets classified (i) "at fair value through profit and loss" or (ii) Available for Sale** - based on quoted market prices at the reporting date or independent valuation.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 33. Financial Risk Management (continued)

##### (a). Cash and Cash Equivalents and Financial Assets "at Fair Value through Profit and Loss" and "Fair Value through Other Comprehensive Income"

The City's objective is to maximise its return on cash and investments, whilst maintaining an adequate level of liquidity and preserving capital.

The City has an Investment Policy which complies with the relevant legislation. The Investment Policy is regularly reviewed by Council and an investment report is tabled before Council on a monthly basis setting out the make-up and performance of the portfolio.

Cash and Investments are also subject to interest rate risk - the risk that movements in interest rates could affect returns and income.

A further risk associated with Cash and Investments is credit risk - the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to the City.

The City manages these risks by diversifying its portfolio and only making investments with high credit ratings or capital guarantees in accordance with investment restrictions prescribed in the Local Government (Financial Management) Regulations 1996.

	30-Jun-21	30-Jun-20
	\$	\$
<b>Impact of a 1% <sup>(1)</sup> movement in interest rates on cash and investments</b>		
Equity	4,146,131	3,750,275
Statement of Comprehensive Income	4,146,131	3,750,275

#### Notes:

1. Sensitivity percentages based on management's expectations of future possible market movements. (Price movements calculated on investments subject to fair value adjustments. Interest rate movements calculated on cash, cash equivalents and managed funds.)

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 33. Financial Risk Management (continued)

##### (b). Receivables

The City's major receivables comprise Rates, Annual Charges, and User Charges and Fees.

The major risk associated with these receivables is credit risk - the risk that debts due and payable to City may not be repaid.

The City manages this risk by monitoring outstanding debt and referring outstanding debts to an external debt collector. The City also encourages ratepayers to pay their Rates by the due date through various incentives.

Credit risk on Rates and Annual Charges is minimised by the ability of the City to secure a charge over the land relating to the debts - that is, the land can be sold to recover the debt. The City is also able to charge interest on overdue Rates and Annual Charges at higher than market rates which further encourages the payment of debt.

The level of outstanding receivables is reported to Council monthly.

The City makes suitable provision for expected credit losses, as required, and carries out counter party credit checks where relevant.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

	30-Jun-21	30-Jun-20
	\$	\$
<b>Rates and Annual Charges Outstanding</b>		
0 - 30 Days	245,811	455,899
30 - 60 Days	95,286	176,827
60 - 90 Days	89,030	148,422
Over 90 Days	9,070,369	11,165,428
	<u>9,500,496</u>	<u>11,946,576</u>
<b>Sundry Debtors Outstanding</b>		
0 - 30 Days	493,829	262,807
30 - 60 Days	36,815	89,467
60 - 90 Days	357,867	6,396
Over 90 Days	638,388	800,272
	<u>1,526,899</u>	<u>1,158,942</u>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 33. Financial Risk Management (continued)

##### (c). Payables and Borrowings

Payables and Borrowings are both subject to liquidity risk - the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Further the City has created a loan repayment cash back reserve and monitors adequacy of the reserve balance on a regular basis.

The contractual undiscounted cash outflows (ie. principal and interest) of the City's Payables & Borrowings are set out in the Liquidity Table below:

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying Values
	\$	\$	\$	\$	\$
<b>2021</b>					
Payables	40,041,908	-	-	40,041,908	40,041,908
Borrowings	4,378,924	80,628,822	14,478,280	99,486,026	74,334,488
	<b>44,420,832</b>	<b>80,628,822</b>	<b>14,478,280</b>	<b>139,527,934</b>	<b>114,376,396</b>
<b>2020</b>					
Payables	39,065,910	-	-	39,065,910	39,065,910
Borrowings	4,499,771	22,607,346	78,126,150	105,233,267	74,334,488
	<b>43,565,681</b>	<b>22,607,346</b>	<b>78,126,150</b>	<b>144,299,177</b>	<b>113,400,398</b>

Borrowings are also subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. The City manages this risk by borrowing long term and fixing the interest rate on a basis that is most suitable for the circumstance. The City officers regularly review interest rate movements to determine if it would be advantageous to refinance or renegotiate part, or all of the loan portfolio.

The following interest rates were applicable to the the City's Borrowings at balance date:

	30-Jun-21		30-Jun-20	
	Weighted average interest rate %	Balance \$	Weighted average interest rate %	Balance \$
Bank Loans - Fixed <sup>1</sup>	6.77%	65,334,488	6.77%	65,334,488
Bank Loans - Variable <sup>2</sup>	1.87%	9,000,000	2.08%	9,000,000
		<b>74,334,488</b>		<b>74,334,488</b>

##### Notes:

1. Inclusive of 0.7% (Government Guarantee Fee) in the fixed interest rate of 6.77%.
2. The interest rate risk applicable to variable rate loan is not considered significant.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 34. Fair Value Measurements

The City measures the following asset and liability classes at fair value on a regular basis:

- Infrastructure, Property, Plant and Equipment
- Financial Assets and Liabilities

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

**Level 1:** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

**(1) The following table presents all assets and liabilities that have been measured and recognised at fair values:**

2021	Date of latest Valuation	Fair Value Measurement using:			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
		\$	\$	\$	\$
<b>Property, Plant &amp; Equipment</b>					
- Land	30/06/2021	-	121,763,000	-	121,763,000
- Buildings	30/06/2021	-	-	206,236,901	206,236,901
- Furniture & Fittings	30/06/2018	-	7,802,764	1,086,704	8,889,468
- Leased Asset	30/06/2020	-	143,490	-	143,490
- Plant & Equipment	30/06/2019	-	12,755,379	8,765,911	21,521,290
<b>Total Property, Plant &amp; Equipment</b>		<b>-</b>	<b>142,464,633</b>	<b>216,089,516</b>	<b>358,554,149</b>
<b>Infrastructure</b>					
- Reserves	30/06/2020	-	-	134,674,344	134,674,344
- Roads	30/06/2020	-	-	1,184,223,932	1,184,223,932
- Pathways	30/06/2020	-	-	87,735,281	87,735,281
- Car Parking	30/06/2020	-	-	30,938,566	30,938,566
- Drainage	30/06/2020	-	-	393,528,662	393,528,662
- Other Infrastructure	30/06/2020	-	-	55,852,720	55,852,720
<b>Total Infrastructure</b>		<b>-</b>	<b>-</b>	<b>1,886,953,505</b>	<b>1,886,953,505</b>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 34. Fair Value Measurements (continued)

(1) The following table presents all assets and liabilities that have been measured and recognised at fair values: (continued)

2020	Date of latest Valuation	Fair Value Measurement using:			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
		\$	\$	\$	\$
<b>Property, Plant &amp; Equipment</b>					
- Land	30/06/2018	-	56,267,095	77,969,089	134,236,184
- Buildings	30/06/2018	-	19,900,265	159,945,403	179,845,668
- Furniture & Fittings	30/06/2018	-	7,052,690	982,004	8,034,694
- Leased Asset	30/06/2020	-	232,502	-	232,502
- Plant & Equipment	30/06/2019	-	10,265,843	7,055,021	17,320,864
<b>Total Property, Plant &amp; Equipment</b>		-	93,718,395	245,951,517	339,669,912
<b>Infrastructure</b>					
- Reserves	30/06/2020	-	-	133,335,768	133,335,768
- Roads	30/06/2020	-	-	1,236,959,732	1,236,959,732
- Pathways	30/06/2020	-	-	89,138,139	89,138,139
- Car Parking	30/06/2020	-	-	31,687,791	31,687,791
- Drainage	30/06/2020	-	-	403,380,504	403,380,504
- Other Infrastructure	30/06/2017	-	-	58,253,574	58,253,574
<b>Total Infrastructure</b>		-	-	1,952,755,508	1,952,755,508

## (2) Transfers between Level 1 and Level 2 Fair Value Hierarchies

During the year, there were no transfers between Level 1 and Level 2 Fair Value hierarchies for recurring fair value measurements.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 34. Fair Value Measurements (continued)

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##### (3) Valuation techniques used to derive Level 2 and Level 3 Fair Values

Where the City is unable to derive Fair Valuations using quoted market prices of identical assets (i.e. Level 1 inputs) the City instead utilises a spread of both observable inputs (Level 2 inputs) and unobservable inputs (Level 3 inputs).

The fair valuation techniques the City has employed while utilising Level 2 and Level 3 inputs are as follows:

##### Property, Plant and Equipment

###### Land

The City's lands were valued by independent professionally qualified registered valuers. Except in the circumstance of any assets being held for sale (valued in accordance with AASB 5 Assets Held for Sale) or in accordance with specific Accounting Standards (such as Investment Properties) the balance of the portfolio is valued in accordance with AASB 116 Property Plant and Equipment at fair value.

Depending upon the unique circumstances of each lot, land has been valued using a range of approaches. Where there is an active market the 'market approach' has been adopted. If its value is primarily dependent on its income generating capability the income approach was used. For other types of land the 'cost approach' was adopted. Details of each approach are detailed below.

###### Level 2 Valuation Inputs

**Market (Direct Comparison)** – This has been applied to lands held in freehold title and have been assessed on the basis of the estimated amount which the interest in each property being valued might reasonably be expected to realise on the date of valuation in an exchange between market participants, given highest and best use or highest and best alternative use. This was determined by comparison to recent sales of land with similar characteristics. This was then adjusted to reflect comparability. As this was based on observable evidence they have been classified as Level 2.

###### Level 3 Valuation Inputs

**Sales Comparison Approach** - This comparative approach considers the sales of similar or substitute land and related market data, and establishes a value estimate by processes involving comparison. In general, a land being valued is compared with sales of similar land that have been transacted in the market. Listings and offerings may also be considered.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 34. Fair Value Measurements (continued)

##### (3) Valuation techniques used to derive Level 2 and Level 3 Fair Values (continued)

**Cost (Hypothetical Analysis)** – Determination of the replacement cost involves detailed analysis of a hypothetical highest alternative land use. Typically this includes estimating the number of potential residential or commercial lots that could be developed on a site. These are observable based on existing Town Planning rules and have been classified as Level 2. The third input is the developer's interest which effectively is the rate of return the developer requires based on existing market conditions. This requires the valuers to exercise professional judgement and accordingly has been classified as level 3.

**Cost (Complex Analysis)** – These relate to land which is unique and requires consideration of a range of alternative uses that could be used to maximise the value. Typically these include sites which would enable subdivision into lots with different zonings and uses. They require the extensive exercise of professional judgement and require determination of a range of assumptions.

##### **Buildings**

The City's buildings were valued by independent professionally qualified registered valuers. The valuation of buildings, structural improvements and site services includes those items that form part of the building services installation (e.g. heating, cooling and climate control equipment, lifts, escalators, fire alarms, sprinklers and fire fighting equipment, and general lighting etc).

Excluded from this report are all items of plant, machinery, equipment, cranes, tools, furniture or chattels.

##### **Level 3 Valuation Inputs**

**Cost (Depreciated)** – These buildings were valued using the cost approach using professionally qualified registered valuers.

Under this approach, the cost to replace the asset is calculated and then adjusted to take account of an accumulated depreciation. The Valuer disaggregated the building into different components and for each component determined a value based on the inter-relationship between a range of factors. These include asset condition, legal and commercial obsolescence and the determination of key depreciation related assumptions such as residual value and the pattern of consumption of the future economic benefit.

##### **Plant and Equipment and Furniture & Fittings**

The City uses the cost model for Plant and Equipment and Furniture and Fittings as per Regulation 17A of the Local Government (Financial Management) Regulations 1996.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 34. Fair Value Measurements (continued)

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##### (3) Valuation techniques used to derive Level 2 and Level 3 Fair Values (continued)

###### **Infrastructure**

The City's infrastructure has been valued by professionally qualified independent valuers in accordance with Australian Accounting Standards.

The City's infrastructure assets were valued at a market-based measurement. The market-based measurement estimate the price at which an orderly transaction to sell the asset or to transfer the liability would take place between market participants at the measurement date under current market conditions.

The current replacement cost was measured by referencing the lowest cost at which the asset could be obtained in the normal course of business.

The total cost values have been calculated using unit cost rate based on current tender and general market rates.

Level 2 and Level 3 valuation inputs have been applied to all infrastructure asset classes. Level 2 inputs being construction cost and current condition and Level 3 inputs being residual values and remaining useful life assessments.

The above techniques and inputs were utilised for all of the following classes:

- Roads
- Drainage
- Pathways
- Car Parks
- Reserves
- Other Infrastructure

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 34. Fair Value Measurements (continued)

## (4). Fair value measurements using significant unobservable inputs (Level 3)

a. The following tables present the changes in Level 3 Fair Value Asset Classes.

	Buildings	Reserves	Roads	Pathways	Total
	\$	\$	\$	\$	\$
<b>Opening Balance - 1/7/19</b>	165,668,570	201,533,538	1,140,903,277	134,779,607	1,642,884,992
Purchases (Gross Book Value)	-	14,982,205	21,691,624	1,758,534	38,432,363
Depreciation & Impairment	(5,723,167)	(6,904,679)	(15,213,803)	(2,585,251)	(30,426,900)
FV Gains - Other Comprehensive Income	-	(76,275,296)	89,578,633	(44,814,751)	(31,511,414)
<b>Closing Balance - 30/6/20</b>	<u>159,945,403</u>	<u>133,335,768</u>	<u>1,236,959,731</u>	<u>89,138,139</u>	<u>1,619,379,041</u>
Purchases (Gross Book Value)	5,251,538	7,514,387	50,853,023	1,661,823	65,280,771
Disposals (WDV)	-	-	(87,740,477)	-	(87,740,477)
Depreciation & Impairment	(6,238,986)	(6,175,811)	(15,848,345)	(3,064,681)	(31,327,823)
Transfers from/(to) Level 2 FV hierarchy	19,900,265	-	-	-	19,900,265
FV Gains - Other Comprehensive Income	27,378,681	-	-	-	27,378,681
<b>Closing Balance - 30/6/21</b>	<u>206,236,901</u>	<u>134,674,344</u>	<u>1,184,223,932</u>	<u>87,735,281</u>	<u>1,612,870,458</u>

	Furniture & Fittings	Drainage	Car Parking	Other Infrastructure	Total
	\$	\$	\$	\$	\$
<b>Opening Balance - 1/7/19</b>	1,135,504	372,181,502	42,961,653	57,471,172	473,749,831
Purchases (Gross Book Value)	-	2,775,728	115,278	1,844,765	4,735,771
Disposals (WDV)	(153,500)	-	-	-	(153,500)
Depreciation & Impairment	-	(3,478,374)	(400,036)	(3,665,389)	(7,543,799)
FV Gains - Other Comprehensive Income	-	31,901,649	(10,989,104)	2,603,026	23,515,571
<b>Closing Balance - 30/6/20</b>	<u>982,004</u>	<u>403,380,505</u>	<u>31,687,791</u>	<u>58,253,574</u>	<u>494,303,874</u>
Purchases (Gross Book Value)	2,297,617	4,514,278	25,760	72,165	6,909,820
Disposals (WDV)	-	(10,898,203)	-	-	(10,898,203)
Depreciation & Impairment	(2,192,917)	(3,467,918)	(774,985)	(2,473,019)	(8,908,839)
<b>Closing Balance - 30/6/21</b>	<u>1,086,704</u>	<u>393,528,662</u>	<u>30,938,566</u>	<u>55,852,720</u>	<u>481,406,652</u>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 34. Fair Value Measurements (continued)

##### (4). Fair value measurements using significant unobservable inputs (Level 3) (continued)

a. The following tables present the changes in Level 3 Fair Value Asset Classes.

	Land	Plant & Equipment	Total
	\$	\$	\$
<b>Opening Balance - 1/7/19</b>	80,805,000	7,154,000	87,959,000
Disposals (WDV)	(2,835,911)	(98,979)	(2,934,890)
<b>Closing Balance - 30/6/20</b>	<u>77,969,089</u>	<u>7,055,021</u>	<u>85,024,110</u>
Disposals (WDV)	-	1,710,890	1,710,890
Transfers from/(to) Level 2 FV hierarchy	(77,969,089)	-	(77,969,089)
<b>Closing Balance - 30/6/21</b>	<u>-</u>	<u>8,765,911</u>	<u>8,765,911</u>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 35. Events occurring after the Reporting Period

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Events that occur between the end of the reporting period (ending 30 June 2021) and the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

The City has adopted the date that the Chief Executive Officer (CEO) authorises the financial statements as the applicable "authorised for issue" date.

Events that occur after the Reporting Period represent one of two types:

##### **(i) Events that provide evidence of conditions that existed at the Reporting Period**

These financial statements (and the figures therein) incorporate all "adjusting events" that provided evidence of conditions that existed at 30 June 2021.

##### **(ii) Events that provide evidence of conditions that arose after the Reporting Period**

These financial statements (including figures therein) do not incorporate any "non-adjusting events" that have occurred after 30 June 2021 and which are only indicative of conditions that arose after 30 June 2021.

#### **Guarantees**

Subsequent to the balance sheet date on 19 August, the Mindarie Regional Council (MRC) determined to terminate its arrangement in relation to Resource Recovery Facility early. The City was called on to contribute to termination in proportion to its one sixth share in MRC. Council of City of Wanneroo endorsed the payment approval of a total \$14.2M to the MRC. Payment was made on 24 August 2021, fully extinguishing the City's obligation under the RRFA. No adjustments have been made to the financial statements at 30 June 2021. Refer to Note 20(ii).

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

### Note 36. Transactions with Related Parties

#### Related Parties

The City's main related parties are as follows:

#### (i) Key Management Personnel (KMP)

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any elected member, are considered key management personnel.

#### (ii) Entities subject to significant influence by the City

An entity that has the power to participate in the financial and operating policy decisions of the City but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

#### (iii) Joint Venture Agreement accounted for under the equity method

The City has one sixth interest in two regional Councils. This interest is accounted for in these financial statements using the equity method of accounting. Refer to Note 20 for details of these interests.

#### Council Members Allowances

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
The following fees, expenses and allowances were paid to council members:			
<b>Mayor - Tracey Roberts JP</b>			
Mayor's Allowance	89,753	89,753	89,753
Meeting Fees	47,516	47,516	47,516
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	15	2,000	914
	<u>140,784</u>	<u>142,769</u>	<u>141,683</u>
<b>Deputy Mayor, Central Ward Council Member</b>			
<b>- Frank Cvitan JP</b> (elected October 2019 as the Deputy Mayor)			
Deputy Mayor's Allowance	22,438	22,438	25,727
Meeting Fees	31,678	31,678	21,032
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	2,900	2,000	4,074
	<u>60,516</u>	<u>59,616</u>	<u>54,333</u>
<b>Central Ward Council Member</b>			
<b>- Jacqueline Huntley</b>			
Meeting Fees	34,275	31,678	19,474
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	183	2,000	1,299
	<u>37,958</u>	<u>37,178</u>	<u>24,273</u>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 36. Transactions with Related Parties (continued)

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>Central Ward Council Member - Paul Miles</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	9,831	2,000	4,221
	<u>45,009</u>	<u>37,178</u>	<u>39,399</u>
<b>Central Ward Council Member - Dot Newton JP</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	-	2,000	-
	<u>35,178</u>	<u>37,178</u>	<u>35,178</u>
<b>Central Ward Council Member - Samantha Fenn*</b>			
Meeting Fees	-	-	9,607
Telecommunication Allowance	-	-	-
Travelling & Other Expenses	-	-	-
	<u>-</u>	<u>-</u>	<u>9,607</u>
<b>North Coast Ward Council Member - Linda Aitken</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	1,912	2,000	2,374
	<u>37,090</u>	<u>37,178</u>	<u>37,552</u>
<b>North Coast Ward Council Member - Chris Baker</b>			
Meeting Fees	31,678	31,678	22,071
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	3,066	2,000	1,677
	<u>38,244</u>	<u>37,178</u>	<u>27,248</u>
<b>North Coast Ward Council Member - Sonet Coetzee</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	1,059	2,000	1,477
	<u>36,237</u>	<u>37,178</u>	<u>36,655</u>
<b>North Coast Ward Council Member - Lewis Flood</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	5,033	2,000	4,495
	<u>40,211</u>	<u>37,178</u>	<u>39,673</u>
<b>North Coast Ward Council Member</b>			
<b>- Natalie Sangalli</b> (ceased October 2019 as the Deputy Mayor)			
Deputy Mayor's Allowance	-	-	10,646
Meeting Fees	31,678	31,678	28,389
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	-	2,000	-
	<u>35,178</u>	<u>37,178</u>	<u>42,535</u>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 36. Transactions with Related Parties (continued)

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>North Coast Ward Council Member - Russell Driver*</b>			
Meeting Fees	-	-	9,357
Telecommunication Allowance	-	-	-
Travelling & Other Expenses	-	-	964
	-	-	10,321
<b>South Ward Council Member - Hugh Nguyen</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	-	2,000	-
	35,178	37,178	35,178
<b>South Ward Council Member - Vinh Nguyen</b>			
Meeting Fees	31,678	31,678	22,071
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	-	2,000	-
	35,178	37,178	25,571
<b>South Ward Council Member - Glynis Parker</b>			
Meeting Fees	31,678	31,678	22,071
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	1,391	2,000	652
	36,569	37,178	26,223
<b>South Ward Council Member - Denis Hayden*</b>			
Meeting Fees	-	-	2,250
Telecommunication Allowance	-	-	-
Travelling & Other Expenses	-	-	-
	-	-	2,250
<b>South Ward Council Member - Brett Treby</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Other Expenses Reimbursements	4,304	2,000	2,236
	39,482	37,178	37,414
<b>South Ward Council Member - Domenic Zappa</b>			
Meeting Fees	31,678	31,678	31,678
Telecommunication Allowance	3,500	3,500	3,500
Travelling & Other Expenses	-	2,000	-
	35,178	37,178	35,178

**Note:**

i) Terms of Council Members identified with an asterix(\*) expired October 2019.



## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 36. Transactions with Related Parties (continued)

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$

Summary of Council Members Remuneration and Allowances:

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
Mayor's Allowance & Meeting Fees	137,269	89,753	137,269
Deputy Mayor's Allowance & Meeting Fees	54,116	22,438	57,405
Meeting Fees	414,411	491,008	388,714
Telecommunication Allowance	52,500	52,500	52,500
Travelling & Other Expenses	29,694	30,000	24,383
	<b>687,990</b>	<b>685,699</b>	<b>660,271</b>

#### SIGNIFICANT ACCOUNTING POLICY

##### Council Members Remuneration

Section 44 of the Regulations was amended to include the remuneration for "each person" instead of the total amount paid to council members.

##### Key Management Personnel (KMP) Compensation Disclosures

The compensation paid to Key Management Personnel comprises:

	2021 Actual	2020 Actual
	\$	\$
Short-Term Employee Benefits	1,555,196	1,606,151
Post-Employment Benefits	140,521	174,323
Long-Term Benefits	34,304	34,179
<b>Total</b>	<b>1,730,021</b>	<b>1,814,653</b>

##### Short-term employee benefits

These amounts include salary, paid leave and fringe benefits.

##### Post-employee benefits

These amounts are the current-year's cost of providing the City's superannuation contributions made during the year.

##### Other long-term benefits

These amounts represent long service and annual leave benefits accruing during the year.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 37. Town Planning Schemes and Development Contribution Plans

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##### **Town Planning Schemes and Development Contribution Plans**

The Town Planning Schemes are mainly related to the development of standard infrastructures. The Development Contribution Plans are related to the development of district community facilities.

East Wanneroo Development Area Cells 1-9 (TPSs) are governed by Part 9 of District Planning Scheme Number 2 (DPS2) which do not require the City to establish and maintain a reserve account for each TPS. However, the Yanchep/Two Rocks Community Facilities and Alkimos/Eglinton Community Facilities (DCPs) are governed by the State Planning Policy 3.6 Development Contributions For Infrastructure 2021 (SPP 3.6) and Schedule 14 and 15 of DPS2 whereby Clause 16 of Schedule 14 of DPS2 requires the City to establish and maintain a reserve account for each DCP in accordance with Act.

Annual reviews are completed for East Wanneroo Development Area Cells 1-9, Alkimos/Eglinton Community Facilities and Yanchep/Two Rocks Community Facilities.

Final Income and Expenditure Statements are published on the City's website once the Annual Financial Statements are adopted by Council.

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 37. Town Planning Schemes and Development Contribution Plans (continued)

##### (a) Town Planning Scheme No 5 - Landsdale

An industrial zone guided development, which was gazetted in 1973. The works involved local infrastructure, servicing and upgrading of the abutting section of Gnangara Road. The total area of the scheme is approximately 100 hectares (ha). An internal audit of the remaining works has occurred and all works are complete with the exception of several minor land acquisitions along Gnangara Road (between Atwell Street and Mirrabooka Avenue). The upgrade/construction of Gnangara Road will be partly funded by TPS5 and the East Wanneroo Cell 8 Cost Sharing Arrangement.

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>Statement of Comprehensive Income</b>			
<b>- Town Planning Scheme No 5 - Landsdale</b>			
<b>Operating Income</b>			
Development Headworks Levy Including Interest on Investments	220,036	6,788	6,449
	<b>220,036</b>	<b>6,788</b>	<b>6,449</b>
<b>Operating Expense</b>			
Administration Allocation	(16,588)	-	(6,449)
Legal Fees	(10,000)	-	-
Contract Expenses	(20,660)	-	-
Compensation Payments - Road Reserves	(172,788)	-	-
	<b>(220,036)</b>	<b>-</b>	<b>(6,449)</b>
<b>Net Result</b>	<b>-</b>	<b>6,788</b>	<b>-</b>
	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>Statement of Financial Position</b>			
<b>- Town Planning Scheme No 5 - Landsdale</b>			
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash & Cash Equivalent Assets	528,747	759,094	744,168
<b>Total Current Assets</b>	<b>528,747</b>	<b>759,094</b>	<b>744,168</b>
<b>TOTAL ASSETS</b>	<b>528,747</b>	<b>759,094</b>	<b>744,168</b>
<b>LIABILITIES</b>			
<b>Non-Current Liabilities</b>			
Deferred Income	528,747	-	744,168
<b>Total Non-Current Liabilities</b>	<b>528,747</b>	<b>-</b>	<b>744,168</b>
<b>TOTAL LIABILITIES</b>	<b>528,747</b>	<b>-</b>	<b>744,168</b>
<b>NET ASSETS</b>	<b>-</b>	<b>759,094</b>	<b>-</b>

## City of Wanneroo

## Notes to the Financial Statements

for the year ended 30 June 2021

## Note 37. Town Planning Schemes and Development Contribution Plans (continued)

## (b) Berkley Road Local Structure Plan

The Berkley Road Local Structure Plan rationalises the drainage sumps, road system and public open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and public open space sites.

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>Statement of Comprehensive Income</b>			
<b>- Berkley Road Local Structure Plan</b>			
<b>Operating Income</b>			
Development Headworks Levy Including Interest on Investments	4,531	27,939	11,286
	<b>4,531</b>	<b>27,939</b>	<b>11,286</b>
<b>Operating Expense</b>			
Administration Allocation	(4,531)	-	(11,286)
	<b>(4,531)</b>	<b>-</b>	<b>(11,286)</b>
<b>Net Result</b>	<b>-</b>	<b>27,939</b>	<b>-</b>

	Actual	Budget	Actual
	\$	\$	\$
<b>Statement of Financial Position</b>			
<b>- Berkley Road Local Structure Plan</b>			
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash & Cash Equivalent Assets	3,102,688	3,129,093	3,076,723
<b>Total Current Assets</b>	<b>3,102,688</b>	<b>3,129,093</b>	<b>3,076,723</b>
<b>TOTAL ASSETS</b>	<b>3,102,688</b>	<b>3,129,093</b>	<b>3,076,723</b>
<b>LIABILITIES</b>			
<b>Non-Current Liabilities</b>			
Deferred Income	3,102,688	-	3,076,723
<b>Total Non-Current Liabilities</b>	<b>3,102,688</b>	<b>-</b>	<b>3,076,723</b>
<b>TOTAL LIABILITIES</b>	<b>3,102,688</b>	<b>-</b>	<b>3,076,723</b>
<b>NET ASSETS</b>	<b>-</b>	<b>3,129,093</b>	<b>-</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 37. Town Planning Schemes and Development Contribution Plans (continued)

##### (c) Neerabup Industrial Area Structure Plan

The Neerabup Industrial Area Structure Plan No 17 is designed to provide for the industrial development contained within an area bounded by Wanneroo Road, Flynn Drive, Old Yanchep Road and Wattle Avenue. This industrial area will be a major employment centre for the North West residential corridor.

The format, structure and environmental aspects are being finalised for the ongoing development of the area. All landowners in the area will pay an infrastructure development contribution to the City for the provision of the shared infrastructure to service the industrial area.

The Neerabup Industrial Area Structure Plan has no operating transactions either in financial year 2020/2021 or 2019/2020.

	2021 Actual	2021 Budget	2020 Actual
	\$	\$	\$
<b>Statement of Financial Position</b>			
<b>- Neerabup Industrial Area Structure Plan</b>			
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade & Other Payables	3,448,943	3,448,943	3,448,943
<b>Total Current Liabilities</b>	<b>3,448,943</b>	<b>3,448,943</b>	<b>3,448,943</b>
<b>TOTAL LIABILITIES</b>	<b>3,448,943</b>	<b>3,448,943</b>	<b>3,448,943</b>
<b>NET ASSETS</b>	<b>(3,448,943)</b>	<b>(3,448,943)</b>	<b>(3,448,943)</b>
<b>EQUITY</b>			
Accumulated Surplus/(Deficit)	(3,448,943)	(3,448,943)	(3,448,943)
<b>TOTAL EQUITY</b>	<b>(3,448,943)</b>	<b>(3,448,943)</b>	<b>(3,448,943)</b>

## City of Wanneroo

### Notes to the Financial Statements

for the year ended 30 June 2021

#### Note 38. Associate Entity Restatement and Guarantee Payment

##### (i) Mindarie Regional Council (MRC) - Prior Period Restatement

The service concession arrangement relates to the 20-year Resource Recovery Facility Agreement (RRFA) with an agreement end date of 2030. Under the agreement the operator has responsibility to manage the facility for the purpose of processing the member councils' waste on behalf of MRC. On termination of the agreement MRC will assume all rights and responsibilities in relation to the assets and liabilities of the Service Concession

MRC adopted AASB 1059 Service Concession Arrangements: Grantors (issued December 2014) on 1 July 2019 resulting in changes to accounting policies. In accordance with transition provisions of AASB 1059, MRC adopted the new rules retrospectively by recognising and measuring service concession assets and related liabilities on 1 July 2020.

The impact of adopting AASB 1059 Service Concession Assets on the City's Financial Statements is as follows:

	Previously Reported 30 June 2020	Application of AASB 1059 Increase	Restated 30 June 2020
<b>(a) Changes to the Statement of Comprehensive Income</b>			
Net Share of Interests in Controlled Entities, Associated Entities & Joint Ventures	533,451	(6,648,252)	(6,114,801)
<b>(b) Changes to the Statement of Financial Position</b>			
Investments	19,275,826	(6,648,252)	12,627,574
<b>(c) Resulting Impact on Retained Surplus</b>			
		(6,648,252)	
<b>(d) Total Assets Classified by Program (Note 22)</b>			
Unallocated	2,794,209,215	(6,648,252)	2,787,560,963
	417,158,903	(6,648,252)	410,510,651

##### (ii) Guarantee Payment

Subsequent to balance sheet date, MRC determined to terminate its arrangement early in relation to RRFA noted above. MRC's early termination payment to the operator was guaranteed by the member councils. On 24 August 2021 the City paid its one sixth proportion amounting to \$14.2M (Refer to Note 35(ii) Guarantees). The City's financial statements at 30 June 2021 do not incorporate the \$14.2M payout and it will be reported in next year's financial statements.



## Auditor General

### INDEPENDENT AUDITOR'S REPORT 2021 City of Wanneroo

To the Councillors of the City of Wanneroo

## Report on the audit of the annual financial report

### Opinion

I have audited the financial report of the City of Wanneroo (City) which comprises:

- the Statement of Financial Position at 30 June 2021, the Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity, Statement of Cash Flows and Rate Setting Statement for the year then ended
- Notes comprising a summary of significant accounting policies and other explanatory information
- the Statement by the Chief Executive Officer.

In my opinion the financial report of the City of Wanneroo:

- is based on proper accounts and records
- fairly represents, in all material respects, the results of the operations of the City for the year ended 30 June 2021 and its financial position at the end of that period in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

### Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities section below. I am independent of the City in accordance with the *Auditor General Act 2006* and the relevant ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report. I have also fulfilled my other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### Emphasis of Matter – Associate entity restatement and guarantee payment

I draw attention to Note 38 of the annual financial report, which:

- (i) discloses the 2020 financial impact of the initial application of accounting standard AASB 1059 from the associate entity, and
- (ii) discloses a guarantee payment made by the City subsequent to reporting date.

My opinion is not modified in respect of this matter.



### **Responsibilities of the Chief Executive Officer and Council for the financial report**

The Chief Executive Officer (CEO) of the City is responsible for the preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards. The CEO is also responsible for managing internal control (as required by the CEO) to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

### **Auditor's responsibility for the audit of the financial report**

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at [https://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf).

### **Report on other legal and regulatory requirements**

In accordance with the Local Government (Audit) Regulations 1996 I report that:

- (i) In my opinion, the following material matter indicates a significant adverse trend in the financial position of the City:
  - a) The asset sustainability ratio as reported in Note 25 of the financial report has been below the Department of Local Government, Sport and Cultural Industries' standard for the current year and past 2 years.
- (ii) All required information and explanations were obtained by me.
- (iii) All audit procedures were satisfactorily completed.
- (iv) In my opinion, the asset consumption ratio included in the financial report was supported by verifiable information and reasonable assumptions.

### Other information

The other information is the information in the entity's annual report for the year ended 30 June 2021, but not the financial report and my auditor's report. The CEO is responsible for the preparation and the Council for overseeing the other information.

My opinion does not cover the other information and, accordingly, I do not express any form of assurance conclusion thereon.

### Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Wanneroo for the year ended 30 June 2021 included on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report described above. It does not provide an opinion on any other information which may have been hyperlinked to/from this financial report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited financial report to confirm the information contained in this website version of the financial report.



Caroline Spencer  
Auditor General for Western Australia  
Perth, Western Australia  
17 December 2021

## CS06-02/22 Report on Matters of Significance highlighted in the 2020-2021 Audit Report

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File Ref: 42791 – 22/18853  
 Responsible Officer: Director, Corporate Strategy & Performance  
 Attachments: 1

### Issue

To consider the matters identified as significant in the Independent Auditor's Report for the year ended 30 June 2021 by the Office of the Auditor General (**OAG**). Specifically, an adverse trend of one of the reportable Ratios which was calculated in-line with reporting requirements as specified in the guidelines issued by the Department of Local Government, Sports and Cultural Industries (**DLGSCI**).

The matters require specific action and disclosure as per section 7.12A(4) and (5) of the *Local Government Act 1995* (the **Act**).

### Background

As part of the Statutory Audit process of the Annual Statutory Financial Statements, the OAG is required to report of any matters relating to Legal and Regulatory Requirements that come to their attention. For the City's Annual Statutory Financial Statement for the year ended 30 June 2021, the OAG identified the City was not compliant with the Asset Sustainability Ratio standard set by the DLGSCI for the past three years, which was highlighted in their Independent Auditor's Report dated 17 December 2021 (**Attachment 1**).

Under the *Local Government Act 1995* section 7.12A(4) and (5), Duties of local government with respect to of the Act audits:

- (4) *A local government must —*
  - (a) *prepare a report addressing any matters identified as significant by the auditor in the audit report, and stating what action the local government has taken or intends to take with respect to each of those matters; and*
  - (b) *give a copy of that report to the Minister within 3 months after the audit report is received by the local government.*
- (5) *Within 14 days after a local government gives a report to the Minister under subsection (4)(b), the CEO must publish a copy of the report on the local government's official website.*

### Detail

As indicated above, the OAG has highlighted under the heading, 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report dated 17 December 2021 that the Asset Sustainability Ratio has been below the DLGSCI set standard for the past three years.

The adverse position has been presented to the Audit and Risk Committee on the 17 December 2021 as part of the 2020/21 Annual Financial Statements. Explanation of this position is detailed below.

Description	2020/21	2019/20	2018/19	Benchmark
Asset Sustainability Ratio	0.73:1	0.39:1	0.44:1	0.90:1

The DLGSCI Asset Management Framework and Guidelines publication provides the following explanation in respect to the Asset Sustainability Ratio (**ASR**):

$$\text{Asset Sustainability Ratio} = \frac{\text{Capital Renewal and Replacement Expenditure}}{\text{Depreciation}}$$

*"If capital expenditure on renewing or replacing assets is at least equal to depreciation on average over time, then the local government is ensuring the value of its existing stock of physical assets is maintained. If capital expenditure on existing assets is less than depreciation then, unless a local government's overall asset stock is relatively new, it is likely that it is underspending on renewal or replacement."*

A large percentage of the City's assets are new or in good condition with approximately 63% of the total asset base at or below condition 2 (a rating of '0' represents a new asset and a '10' represents an asset that has failed). Less than 1.4% of the asset base is at or above condition 8, which represents assets that require intervention.

With the City's current mix of old and new assets and continued high growth, a lower than average ASR is expected, and the current condition of assets and level of renewal expenditure confirms this position. As the stock ages and renewal expenditure incrementally increases, the ratio should increase accordingly. However, continued growth may keep it relatively lower than the industry standard.

It is also acknowledged by the DLGSCI guidelines that the Asset Sustainability Ratio can be below the benchmark, if the local government's overall asset stock is relatively new.

Taking a long-term outlook, the level of asset stock and renewal demand necessitates the development of strategies to address the future impact and ensure that the City can continue to grow and maintain its assets in a financially sustainable manner. Given that renewal expenditure is lower than the depreciation being charged and that there are spikes in demand in certain years, a specific Asset Replacement/Enhancement Reserve has been established to address these spikes in demand.

## Consultation

Nil

## Comment

On receipt of this report, the Chief Executive Officer (**CEO**) must notify the Minister of the action taken and ensure the same is published on the City's website within 14 days of issuance of the letter.

Currently, the Local Government Act review is being undertaken and more relevant financial ratios and appropriate benchmarking for local government sector are considered in the review. One of those ratios which is being reviewed is the "Assets Sustainability Ratio".

## Statutory Compliance

*Local Government Act 1995*

*Local Government (Audit) 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 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 improve the existing management systems.*

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **APPROVES** this report identifying reasons for matters identified as significant by the Office of the Auditor General in their Independent Auditors Report dated 17 December 2021; and
2. **REQUESTS** the Chief Executive Officer to submit a report to the Minister for Local Government, Sports and Cultural Industries commenting on the reasons for the deficiencies noted by the Office of the Auditor General and actions to be taken, and publish this report on the City of Wanneroo's website within 14 days of submitting the report to the Minister.

Attachments:

[1](#). Attachment 1 - OAG Audit Opinion - City of Wanneroo - 30 June 2021 21/564233



## Auditor General

### INDEPENDENT AUDITOR'S REPORT 2021 City of Wanneroo

To the Councillors of the City of Wanneroo

## Report on the audit of the annual financial report

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Caroline Spencer  
Auditor General for Western Australia  
Perth, Western Australia  
17 December 2021

## Strategic & Business Planning

### CS07-02/22 2020/21 Annual Report

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File Ref: 42416V02 – 22/28867  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 1

#### Issue

To accept the City of Wanneroo 2020/21 Annual Report (the **Report**) as recommended by the Audit and Risk Committee.

#### Background

The development of an annual report is a requirement of the *Local Government Act 1995* (the **Act**). Section 5.53(1) of the Act requires local governments to develop and publish an Annual Report for each financial year with the required content of the annual report specified in section 5.53(2).

Section 5.54 of the Act requires that the local government accepts the annual report for a financial year no later than 31 December after that financial year. The exception being that if the Auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December after that financial year, the annual report is to be accepted by the local government no later than two months after the Auditor's report becomes available.

#### Detail

The Report outlines the progress made towards the strategic objectives as set out in the City's Strategic Community Plan 2017/18-2026/27 and details achievements and performance against the 2020/21 commitments made in the Corporate Business Plan 2020/21 - 2023/24.

The Report has been developed based on the formal feedback on improvement opportunities as received from the Australasian Reporting Awards (ARA) adjudicator in relation to last year's Annual Report.

Changes based on the feedback and criteria include:

- Inclusion of any adverse media (if applicable) due to Council misconduct or referrals to the CCC including outcomes;
- Inclusion of any complaints and their outcomes; and
- Inclusion of the Audit and Risk Committee and Internal Audit outcomes.

The Report has been streamlined to remove duplication of content whilst still meeting ARA criteria. Review against recently released 2021 ARA criteria has been undertaken to confirm the report continues to meet all requirements to a high standard.

Design of the Report is aligned to the new brand and harmonises with style of the Strategic Community Plan 2021 – 2031 which was adopted in June 2021.

#### Consultation

The Audit and Risk Committee endorsed the Report on 23 November for presentation to the Council subject to any amendments required arising from the final audited Financial Statements and any non-material changes requested, which have been completed.

## Comment

Participation in the ARA provides an opportunity for the City to benchmark its Annual Report against the ARA's world best practice criteria, which are aligned to the City's measurement and reporting goals, with a view to improve the standards and quality of the City's financial and business reporting. The Report has been entered into the 2021 awards.

## Statutory Compliance

Section 5.54 of the Act requires that the annual report for a financial year is to be accepted (by Absolute Majority) by the local government no later than 31 December after that financial year unless the auditor's report is not available in time to meet this deadline. The auditor's report was issued on 17 December 2021 and as the Council was on recess at this time, will be presented to the first ordinary Council meeting in 2022.

Section 5.55 and 5.55A of the Act requires that the City gives local public notice of the availability of the Annual Report once accepted by the Council and to publish the annual report on the local government's official website within 14 days after the report has been accepted by the local government.

Section 5.27 of the Act states that an Annual General Meeting (AGM) of Electors' is to be held once every financial year and not more than 56 days after the local government accepts the Annual Report. The AGM is scheduled to be held on 22 February 2022, 7 days after Council adoption to ensure compliance with section 5.27 of the Act.

## 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

Risk Title	Risk Rating
Integrated Planning and Reporting	Low
Accountability	Action Planning Option
Executive Leadership Team	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 respectively. Action plans have been developed to manage these risks and to support existing management systems.

## Policy Implications

Nil

## Financial Implications

The cost of development and production of the Report has been included within the City's operating budget.

## Voting Requirements

Absolute Majority

## Recommendation

**That the Council, BY ABSOLUTE MAJORITY ACCEPTS the City of Wanneroo Annual Report 2020/21, as recommended by the Audit and Risk Committee.**

*Attachments:*



Attachment 1 - Placeholder 22/29025

**Attachment 1 – City of Wanneroo Annual Report 2020/21**

*Due to the size of this attachment, it has been prepared under separate cover for distribution. The attachment is available on the [Annual Report page](#) of the City's website and the official record of the Agenda.*

**Administration Use only**

Attachment 1 – HPE #22/19121

## Property Services

### CS08-02/22 Proposed Lease to Orion Cafe Pty Ltd (as trustee for the Alalid Family Trust) over a portion of Lot 9740, Brazier Road, Yanchep (Orion Cafe)

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File Ref:	4229V04 – 21/493838
Responsible Officer:	Director, Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	3
Previous Items:	CR01-09/16 - Proposed commercial lease of a portion of Lot 9740, Brazier Road, Yanchep (Yanchep Lagoon Cafe) - Ordinary Council - 13 Sep 2016 7.00pm CS03-04/17 - Proposed Commercial Lease of a Portion of Lot 9740, Brazier Road, Yanchep (Yanchep Lagoon Cafe) - Ordinary Council - 04 Apr 2017 7.00pm

## Issue

To consider a proposed retail lease to Orion Café Pty Ltd (ACN 601 611 741) (as trustee for the Alalid Family Trust) trading as Orion Cafe (**Lessee**) over a portion of Reserve 43792, Lot 9740 Brazier Road, Yanchep (**Premises**), with the new lease to incorporate renovations to the Premises.

## Background

### Land

The Premises is located at Reserve 43792, Lot 9740 (10) Brazier Road, Yanchep (**Lot 9740**) (**Attachment 1** refers).

Lot 9740 is Crown land, incorporated in Reserve 43792. The site has an area of 527m<sup>2</sup> and is a category 'C' reserve vested in the City for the purpose of 'Recreation' under a Management Order with power to lease for a term not exceeding 21 years, subject to the consent of the Minister for Lands.

Lot 9740 is zoned 'Parks and Recreation' under the MRS and 'Regional Parks and Recreation' under DPS2.

The existing building on Lot 9740 incorporates:

- a café/kiosk (also stocking ancillary beach, curio and local produce supplies), having an area of approximately 270m<sup>2</sup>; and
- beach toilets and showers, occupying the remainder of the building footprint.

The building was constructed circa late 1960s/early 1970s and is of brick/iron construction. The main roof was replaced circa late 1980s/early 1990s and consists of a hipped colorbond custom orb roof.

### Prior Lease

The Lessee first occupied the Premises in early 2017 (**Prior Lease**). This lease followed an initial, short term lease commencing in late 2016 and granted to the Lessee's director, Bernardo Alalid in his capacity as then trustee of the Alalid Family Trust.

The Prior Lease was for an initial term of one year and 4 option periods (each of one year),

and had been approved by Council in April 2017 (item CS03-04/17).

The final option period of the Prior Lease expires in May 2022.

The Lessee has provided a good level of service from the Premises and has a positive reputation within the local community. This represents an improvement on the performance of previous operators of the site. In this context, and in advance of the expiry of the lease, Administration investigated:

- the condition of the Premises and the potential for refurbishment and redevelopment to improve the amenity; and
- the potential for a new lease with the Lessee.

#### Building Condition and Implications of the Yanchep Lagoon Master Plan

The Yanchep Lagoon Master Plan (YLMP) earmarked the full redevelopment of Reserve 9740 to be within 5 to 15 years of the endorsement of the YLMP in 2019. Redevelopment is more conceivable to occur in the latter part of that period.

Accordingly, an interim refurbishment of the Premises could assist with the delivery of positive outcomes by:

- providing a continued and improved service provision within this timeframe;
- ensuring continuity for the current Lessee and community; and
- providing the City with flexibility to implement a clear and concise plan for the long term use of the site.

Retaining the existing Premises operations on the current site in the short and medium term, (potentially up to 15 years) will allow time for the progression of YLMP implementation and delivery. This timeframe will develop and implement the strategy for the future of the Premises site and any future YLMP preferred site redevelopment.

The impact of the proposed refurbishment and redevelopment of the Premises is supported by consultants' advice for the viability of the existing site:

- In June 2020, Administration engaged Pracsys to provide a Commercial Feasibility Assessment. The report recommended the renovation or redevelopment of the Premises as the preferred short term outcome for the site, particularly when compared to alternative locations such as Fisherman's Hollow or an expansion of the new Surf Club building.
- In September 2020, Hendry Building Surveying provided a BCA Compliance, Accessibility, Condition and Structural Report. The report determined that the Premises 'as is' (without renovations) has a minimum 10 years of service life left, subject to adequate ongoing maintenance. Renovations to the Premises (such as those described in the present report) will extend the lifecycle of the Premises significantly beyond that 10 year period, without prejudicing the implementation of the YLMP.

## **Detail**

### Lease Terms

Administration has met regularly with the Lessee throughout 2021 in advance of the expiry date of the Prior Lease.

The Lessee has agreed to the following the essential lease terms, subject to Council approval, and in accordance with:

- the disposal requirements under section 3.58 of the Act; and



- the requirements of the Retail Shops Act.

The proposed new lease will be a 'private treaty' agreement:

<b>Premises:</b>	270m <sup>2</sup> (approximate) leased area and 475m <sup>2</sup> (approximate) licensed alfresco area (non-exclusive) on a portion of Reserve 43792.
<b>Term:</b>	5 years, commencing on the Commencement Date
<b>Commencement Date:</b>	9 May 2022
<b>Option Term 1:</b>	5 years commencing on 9 May 2027 and expiring on 8 May 2032
<b>Option Term 2:</b>	5 years commencing on 9 May 2032 and expiring on 8 May 2037
<b>First Right of Refusal (expiry of final option term):</b>	Lease will include a first right of refusal for a new lease, subject to statutory requirements, should the City continue to use the Premises for the same purpose following the expiring of the final option term.
<b>Rent (incl. abatements and discounts)</b>	<p>\$68,000 per annum (plus GST)</p> <p>A licensed valuer was appointed to determine the current market rental of the Premises. A valuation report dated 21 October 2022 determined the rental valuation was \$41,000 (plus GST) per annum in the current layout (i.e. 'as is', with no changes or refurbishment) and \$68,000 (plus GST) per annum based on the completed works to the proposed scope.</p> <p>The increase to the market rent will be phased in the following manner, to reflect the expansion of the kiosk/café trading area and the improved amenity, but adjusted in respect of the disruptive impact of the proposed works on the Lessee's business:</p> <ul style="list-style-type: none"> <li>• Initial rent: The rent under the current lease is \$20,609.56 (plus GST) per annum. This rent will continue to apply until the Lessor Works are completed. There will then be a rent free period during any shutdown due to the Lessor Works, continuing until 3 months after the Lessor Works are completed;</li> <li>• Rent following Lessor Works: \$55,000 per annum plus GST, adjusted pro rate for the balance of the first lease year (i.e. until the first anniversary of the Commencement Date). This rate incorporates a pro rata rent abatement of \$13,000 per annum, applied to the nominal rent of \$68,000 (plus GST) per annum;</li> <li>• Year 2 (i.e. commencing from the first anniversary of the Commencement Date): \$60,000* (plus GST) per annum, incorporating a rent abatement of \$8,000 per annum, applied to the nominal rent of \$68,000* (plus GST) per annum;</li> </ul>

	<ul style="list-style-type: none"> <li>Year 3 (i.e. commencing from the second anniversary of the Commencement Date): \$65,000* (plus GST) per annum, incorporating a rent abatement of \$3,000 per annum, applied to the nominal rent of \$68,000* (plus GST) per annum; and</li> <li>Year 4 (i.e. commencing from the first anniversary of the Commencement Date): \$68,000* (plus GST) per annum, being the full rent (with no abatement).</li> </ul> <p>* All marked amounts are subject to adjustment to CPI, further to the rent review provisions of the lease.</p>
<b>CPI/Rent Reviews:</b>	CPI annually, subject to market review at the commencement date of each option period.
<b>Licence Fee</b>	\$5,000 (plus GST) per annum in respect of the licensed alfresco area
<b>Turnover Percentage</b>	1.5%
<b>Turnover Threshold</b>	\$590,000 excluding GST
<b>Permitted Purpose:</b>	Café/kiosk and ancillary purposes
<b>Outgoings:</b>	Lessee responsibility – including (but not limited to) utility connections/outgoings for water, electricity and gas consumption and telephone/broadband use, connection and consumption.
<b>Rates &amp; Taxes:</b>	Lessee responsibility for Commercial Council rates and Emergency Services Levy and any other rates, taxes, assessments and impositions.
<b>Grease Trap/s:</b>	Lessee responsibility – To be maintained in conjunction with Water Corp FOGMAN requirements.
<b>HVAC/Mechanical Services:</b>	Lessee responsibility
<b>Building Insurance:</b>	Lessor responsible to implement (Lessor to on charge insurance premium to the Lessee).
<b>Public Liability Insurance:</b>	Lessee responsibility - \$20 million (minimum)
<b>Other Insurances:</b>	Including (but not limited to) Plate Glass, Workers Compensation, Breakdown Insurance and Property Damage Cover.
<b>Cleaning:</b>	Lessee responsibility (including the licensed areas)
<b>Compliance:</b>	Lessee responsibility
<b>Existing Fixtures, Fitting and Appliances:</b>	Lessee responsibility. The Premises will be leased by the Lessor to the Lessee on an “as is” basis.

<p><b>Lessor Works</b></p>	<p>Refurbishment of the Premises in accordance with the preliminary design (<b>Attachment 2</b> refers), including:</p> <p><u>Existing Premises</u></p> <ul style="list-style-type: none"> <li>• Remove existing window and install new double doors to create new main entry location area to dining room;</li> <li>• Construct additional internal access passage to provide weatherproof access to new toilets (1 x UAT, 1 x male ambulant toilet and 1 x female ambulant toilet);</li> <li>• Install new doorway and servery (to the south elevation);</li> <li>• Extend existing cook top area to 4.0m;</li> <li>• Remove the following internal non-load bearing walls as indicated in the Orion Cafe Preliminary Designs (<b>Attachment 2</b> refers):             <ul style="list-style-type: none"> <li>○ Between existing kitchen/dining;</li> <li>○ Between existing dining and existing change rooms;</li> <li>○ Semi-circular curved walls; and</li> <li>○ Other internal wall sections as indicated in the Orion Cafe Preliminary Designs (<b>Attachment 2</b> refers);</li> </ul> </li> <li>• Clean and repaint existing ceiling. Replace any panels/areas as required;</li> <li>• Clean, prepare and repaint existing internal and external walls including structural columns;</li> <li>• Remove existing windows along the western wall of the café building, demolish parts of the walls and replace with sliding doors;</li> <li>• Remove existing vinyl flooring and level uneven areas;</li> <li>• Remove existing &amp; redundant mechanical vents, close off and make good (old mechanical duct system to remain in the ceiling space);</li> <li>• Remove existing kitchen exhaust hood &amp; make good;</li> <li>• Provide air conditioning to prep and dining area including design (only) for an upgraded kitchen exhaust hood;</li> <li>• Cut back part of the existing plumbing duct and make good (to provide minimum accessible width to the toilets);</li> <li>• Upgrade electrical wiring to meet current standards, remove redundant power points and provide new power points for the interior design provided by the café owner;</li> <li>• Upgrade existing electrical distribution board;</li> <li>• Replace all existing internal and external lighting with new; and</li> <li>• Remove existing carbon dioxide fire extinguisher and replace with ABE dry chemical extinguisher to restaurant area.</li> </ul> <p><u>External Areas</u></p> <ul style="list-style-type: none"> <li>• Remove existing Aluminium framing in patio;</li> <li>• Remove redundant electrical pole at verandah;</li> <li>• Upgrade existing pavement to new main entry/undercover area;</li> <li>• Remove timber roof and frame behind existing cool room;</li> <li>• Clean, prepare and repaint external walls;</li> <li>• Demolish part of existing wall &amp; install double door access to new store (next to existing staff toilet);</li> </ul>
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	<ul style="list-style-type: none"> <li>• Provide accessible compliant continuous path including a ramp and handrails from the pedestrian crossing on Brazier Road to café entrance;</li> <li>• Minor upgrade to loading ramp to meet compliance;</li> <li>• Design and construction of new deck area to front elevation and extend around to the new main entry;</li> <li>• Provision of roof over new deck area;</li> <li>• Provision of café blinds to deck area;</li> <li>• Provision of roof over rear service yard area;</li> <li>• Provision of new soak well to the rear paved area;</li> <li>• Replace existing paving in rear service yard with concrete and remove existing blocked drain and provide new drain;</li> <li>• Remove existing pedestrian gate at the rear service yard and replace with new door;</li> <li>• Provide drains and water services to the new fit out area. Plumbing up to floor level only; and</li> <li>• Remove and decommission redundant external shower.</li> </ul> <p><u>Toilet/ Changerooms</u></p> <ul style="list-style-type: none"> <li>• Demolish parts of existing walls, benches, showers and all existing sanitary fixtures in changerrooms;</li> <li>• Reconfigure existing ablutions and changerrooms to create 1 x UAT and 2 ambulant toilets; and</li> <li>• Construct new walls, ceiling and mechanical ventilation to new toilets.</li> </ul> <p>Administration has scheduled the detailed design for the Premises upgrades for early 2022 and tender issue drawings in April 2022. This phase will include further consultation with the Lessee to prepare designs which support the enhanced utilisation of the site.</p> <p>Construction of the Lessor Works is anticipated for late 2021/22 or early 2022/23.</p> <p>The City will support the Lessee in relation to the potential impact of the Lessor Works on the Lessee's business by:</p> <ul style="list-style-type: none"> <li>• staging the works to minimise the times when the business will be required to close, or to allow partial trading;</li> <li>• providing the rent abatements noted above; and</li> <li>• considering the Lessee's use of a temporary van or kiosk for trading adjacent to the Premises, noting this would be at the Lessee's cost and would need to comply with law.</li> </ul>
<b>Lessee Contribution to Lessor Works:</b>	\$30,000 (plus GST) (payable within 28 days following signing of the new lease, subject to a tax invoice from the City). This is a contribution to the cost of the City's works.
<b>Lessee Works</b>	Fitout of the kitchen, dining and service areas in the Premises in accordance with the Lessee Works Plans, which will be approved by the City.

	The works to be undertaken after the Lessor Works have been completed.
<b>Signage:</b>	Lessee responsibility. Signage application, plans and associated fees to be submitted to the City.
<b>Food Act and Health Services Assessment:</b>	Lessee responsibility to notify and register with the City the relevant forms and associated fees.
<b>Maintenance:</b>	Lessee responsibility. Failure to maintain the Premises is a breach of the lease.
<b>Structural Maintenance:</b>	Lessor responsibility, except for any structural works arising from the Lessee Works renovations and fit out (which will be the Lessee's responsibility).
<b>Security:</b>	<p>The Lessee is to provide a bank guarantee or security bond of \$5,000.</p> <p>Personal guarantees will be provided by the Directors of the Lessee.</p>
<b>Quiet Enjoyment:</b>	<p>The Lessor cannot guarantee against interruptions to Quiet Enjoyment. It has the care, control and management of Lot 9740 along with other roads, reserves and road reserves in the vicinity of the Premises that may require essential works to be undertaken from time to time that may impact on the Lessee's business. Restrictions (not limited to):</p> <ul style="list-style-type: none"> <li>• disruption to utilities;</li> <li>• pedestrian movement and access;</li> <li>• vehicle movement, damage, access and parking;</li> <li>• vibration and noise levels;</li> <li>• dust and dirt; and</li> <li>• varying timeframes of works.</li> </ul> <p>As a result, City or its agents and contractor works will not be considered as having breached the Lessee's "quiet enjoyment" of the Premises.</p>

## Consultation

### Proposed Lease

- Relevant service units, including Building Maintenance, Health Services, Asset Planning, Infrastructure Capital Works and Place Management have been consulted in the course of preparation of the lease terms and the scope of the proposed renovations. Administration is supportive of the proposed lease, noting that the City has no alternative plans for the site within in the term of the proposed lease.
- The essential terms of the proposed lease and the lease document have been presented to the Lessee.
- The Lessee agreed to the essential terms on 29 November 2022 with the Lessee's review of the draft lease ongoing at the date of the present report.
- In the event that the proposed lease terms are approved by Council, DPLH will be requested to provide its consent to the terms of the draft lease as per section 18 of the *Land Administration Act 1997 (WA)* (**LAA**).

- Administration has engaged an external lawyer (from the City's legal panel) to finalise the lease documents to ensure they meet the requirements of the Retail Shops Act.

### Boundary Changes – Reserve 12439

In parallel to the planning of the renovations to the Premises and the negotiations with the Lessee, Administration has engaged with DPLH to request minor changes to the boundaries of Reserve 43792 to reflect the layout of the site. Portions of the adjacent Reserves 12439 and 29694 will be excised and amalgamated with Reserve 43792 (**Attachment 3** refers).

The boundary changes will support the inclusion of the licensed areas (some of which are currently in Reserve 12439) in the proposed new lease.

### **Comment**

Administration recommends the proposed new lease of the Premises to the Lessee as outlined in this report, further noting that:

- The Lessee has performed well as a tenant of the City, both in terms of performance of its lease obligations and in improving the popularity of the site. An extended lease term would recognise this performance and provide comfort to the Lessee to invest in growing the business;
- The proposed renovations will expand the functionality of the Premises, which the Lessee has advised will increase the hours of use and anticipated employment at the site;
- The renovations will also extend the lifespan of the Premises, while not compromising the scope for the City to redevelop the site in the long term in accordance with the aspirations of the Yanchep Lagoon Master Plan (YLMP) project.

The lease would not be an exempt disposition under the Act. If Council resolves to approve the proposed lease in-principle, it will be necessary to publish a local notice of the proposed disposal inviting public submissions.

Should any submissions be received, administration recommends that no further report is presented to Council and that the CEO be authorised to consider and reject any submissions, negotiate lease terms and effect any documentation relating to it.

### **Statutory Compliance**

The public notice of the proposed disposition will comply with the requirements of section 3.58 of the Act.

The proposed tenure complies with the requirement of the Retail Shops Act for a minimum tenure term of 5 years (including options).

### **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
CEO	Manage

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
CO-O04 Asset Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

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

## Policy Implications

The proposed lease has been negotiated in accordance with the 'retail' category as outlined in Annexure 1 of the City's Leasing Policy.

## Financial Implications

### Proposed Lease

- Following completion of the proposed renovations, the lease will generate an annual income stream to the City of \$68,000 (plus GST) per annum (less the rental incentives outlined earlier in the table in this report). This is an increase on the rental income of \$20,609.56 (plus GST) per annum currently paid to the City under the Prior Lease;
- CPI rent reviews will apply throughout the initial term and the option terms (aside from any market rent review date);
- The rent will be reviewed to market at the commencement of the proposed option period, should the Lessee exercise the options for additional terms of 5 years;
- There is provision for payment of an increased percentage of turnover rent;
- A licence fee of \$5,000 (plus GST) per annum will be payable for the licensed alfresco areas;
- Council rates will be payable by the Lessee for the duration of the lease;
- The City will recover charges for services used at the Premises, in accordance with the terms of the new lease;
- The changes to the Retail Shops Act, effective 1 January 2013 prohibit landlords from claiming legal expenses relating to the preparation, negotiation or execution of leases and associated documentation. The City has engaged an external lawyer (from the City's legal panel) to prepare the lease document, based on the City's existing standard retail lease template;



- The City will incur a fee of \$1,000 (plus GST) (approximate) for publishing a public notice in the Wanneroo Times.
- The City has incurred a valuation fee for engaging an independent licensed valuer to confirm the market rent for the Premises;
- The Lessor Works as described in the table above will be payable by the City, except for the Lessee paying a contribution of \$30,000 (plus GST). Taking into account the project design and construction cost estimations outlined and significant variance between budgeted funds, additional funding will be required to be allocated for Yanchep Lagoon Upgrade Kiosk and Change Rooms to enable project delivery. Estimated project costs are \$550,000 - \$750,000 (plus GST), based on the current concept designs and subject to final project scoping and cost assessment of detailed design; and it is recommended that the anticipated variance to budget costs will be listed for consideration at the Mid Year Review to ensure that sufficient funds are allocated to complete the renovations.
- The Lessee Works as described in the table above will be payable by the Lessee, with no contribution by the City. The Lessee is responsible for all additional costs associated with the commercial design and fit-out of the Premises to its requirements are not included in the City's renovation works.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

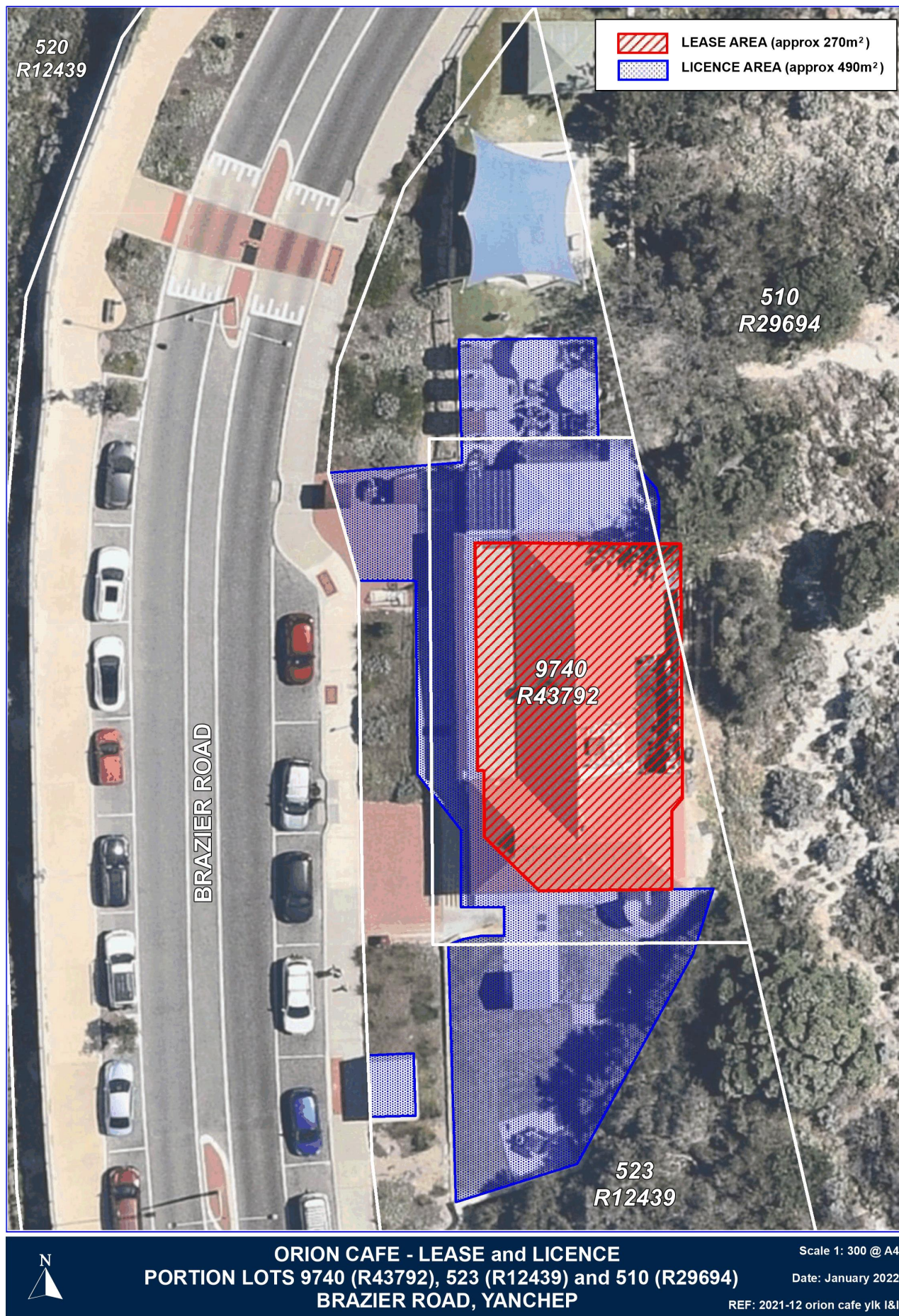
1. **APPROVES**, in principle, a lease of the Orion Café premises at Reserve 43792, Lot 9740 (10) Brazier Road, Yanchep, having a leased area of approximately 270m<sup>2</sup> and an alfresco licensed area of approximately 475m<sup>2</sup> (incorporating land in Reserve 43792 and land currently in Reserves 12439 and 29694), to Orion Café Pty Ltd (ACN 601 611 741) (as trustee for the Alalid Family Trust) trading as Orion Café, for a term of 5 years with two additional 5 year options, in accordance with the essential lease terms described in the Administration report (subject to approval at Mid Year Review of any increased funding for the renovations);
2. **AUTHORISES** the publication of a local public notice of the intention to dispose of the portion of Reserve 43792, Lot 9740 (10) Brazier Road, Yanchep in accordance with Item 1. above in accordance with Section 3.58 of the *Local Government Act 1995 (WA)*;
3. **AUTHORISES**:
  - a) the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate commercial terms, execute all documentation, consider and reject any submissions and comply with all applicable legislation as is required to effect Items 1. and 2. (subject to approval at Mid Year Review of any increased funding for the renovations); and
  - b) the affixing of the Common Seal of the City of Wanneroo to the lease in accordance with the City's Execution of Documents Policy; and
4. **NOTES** the increase in anticipated costs for the construction of the City's renovation works, as described in the Administration report, will be listed for consideration at Mid Year Review.

Attachments:

- |  |          |
|--|----------|
| 1. <a href="#">Attachment 1 - Orion Cafe - Yanchep - Lease Plan - January 2022</a> | 22/2523  |
| 2. <a href="#">Attachment 2 - Orion Cafe Preliminary Designs</a>                   | 22/33276 |
| 3. <a href="#">Attachment 3 - Proposed Boundary Changes - Reserve 43792</a>        | 22/41905 |







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NOTE: FIRE HAZARD PROPERTIES OF MATERIALS TO COMPLY WITH IBCA C.1.10  
FAIRFACED BRICKWORK TO HAVE ANTI-GRAFFITI COATING  
CHECK ALL DIMENSIONS ON SITE  
ANY DISCREPANCIES IN DRAWINGS OR ON SITE NOTIFY ARCHITECT IMMEDIATELY



ARCH PROJECT NO.	DATE	DRAWING No.
2104	22.12.2021	

## EXISTING AND DEMOLITION PLANS

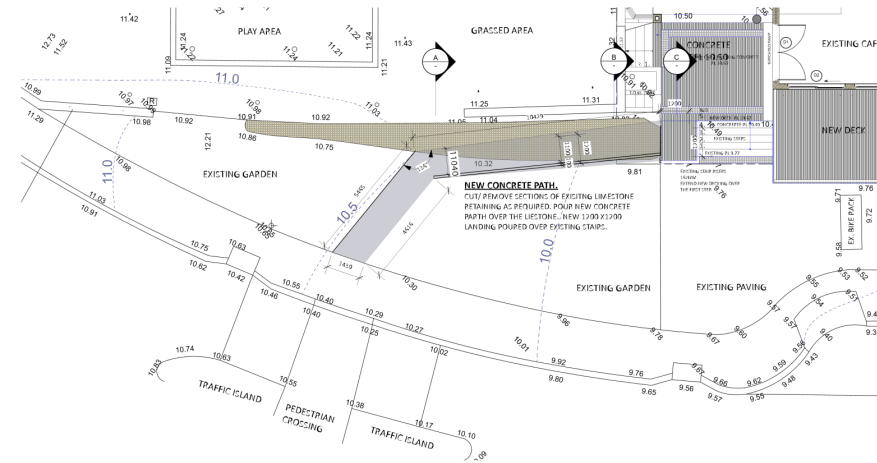


**YANCHEP BEACH LAGOON CAFE**  
101 Brazier Road, Yanchep  
CITY OF WANNEROO

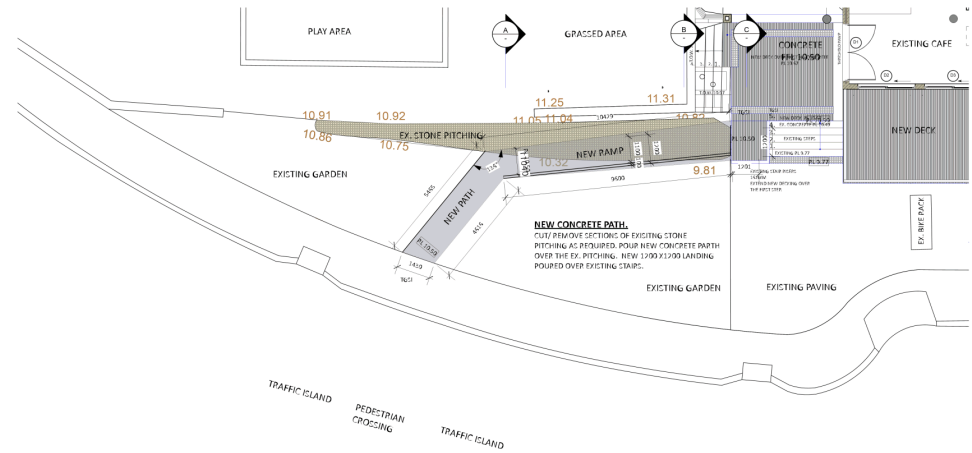
SHEET 2 OF 7

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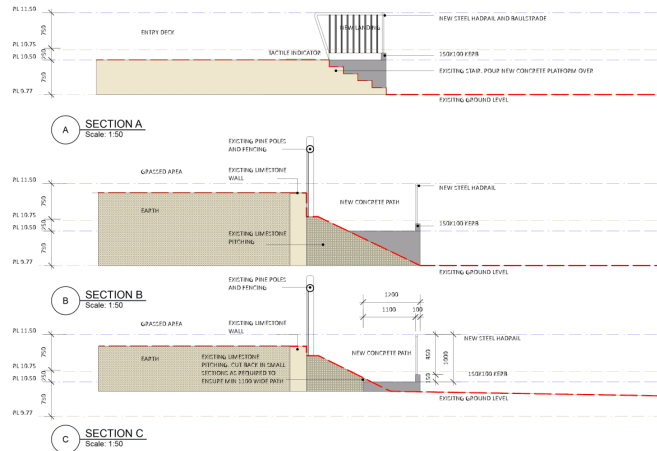
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3 PROPOSED RAMP WITH SURVEY  
Scale: 1:100



3 PROPOSED RAMP  
Scale: 1:100



NOTE: FIRE HAZARD PROPERTIES OF MATERIALS TO COMPLY WITH BCA C1.10  
FAIRFACED BRICKWORK TO HAVE ANTI-GRAFFITI COATING  
CHECK ALL DIMENSIONS ON SITE  
ANY DISCREPANCIES IN DRAWINGS OR ON SITE NOTIFY ARCHITECT IMMEDIATELY

PRELIMINARY NOT FOR CONSTRUCTION



LEE SYMINTON . architect  
mobile : 0407 883 207 | email : lee@syminton.com

PROJECT NO.	2104	DATE	22.12.2021	DESIGNED BY	
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ARCHITECTURAL

RAMP/ WALWAY DETAILS



CITY OF WANNEROO  
ASSETS

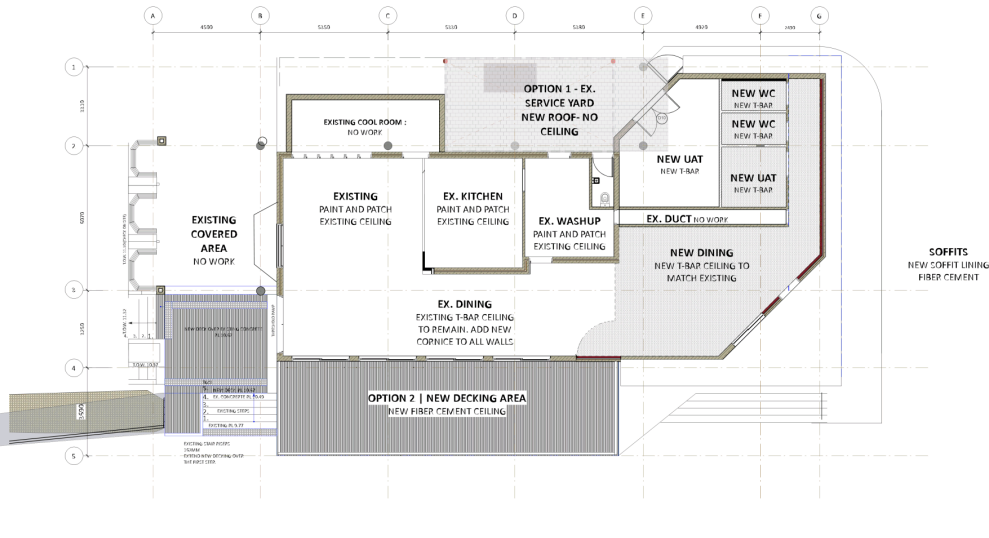
**YANCHEP BEACH LAGOON CAFE**  
101 Brazier Road, Yanchep  
CITY OF WANNEROO

SHEET 6 OF 7

REV	REVISION	BY	DATE	AUTH	NO	REVISION	BY	DATE	AUTH	NO	SCALE	DATE	LOCAL	LOCAL	DESIGNED	APPROVED	APPROVED	APPROVED	FINANCE CODE	FINANCE NO.	DRAWING NO.	SHEET	REVISION	ORIGINAL Dwg. SIZE
A	ISSUED FOR CONSTRUCTION	LS	22/12/21	SM	1	ISSUED TO 75	LS	22/12/21	SM	1	SCALE				ARCHITECT: LEE SYMINTON	PROJECT MANAGER: SHARUNA MORRIS	MANAGER: PROPERTY SERVICES: PAUL GRIFF	APPROVED:	PR-4351	21055	4114	A6	D	A1
B	ISSUED FOR CONSTRUCTION	LS	22/12/21	SM	1		LS	22/12/21	SM	1					DESIGN CHECK: J	APPROVED:	APPROVED:	APPROVED:	21/474917	42773				
C	NEW RAMP/ RAMP UPDATED, FLOOR COVERING ADDED	LS	22/12/21	SM	1		LS	22/12/21	SM	1					ARCHITECT: JENNIFER MURRAY	MANAGER: INFRASTRUCTURE CAPITAL PROJECTS: JENNIFER MURRAY	MANAGER: INFRASTRUCTURE CAPITAL PROJECTS: JENNIFER MURRAY	APPROVED:						
D	NOTES UPDATED FURTHER TO MEETING WITH THE CITY. KITCHEN HOT PLATE EXTENDED TO 4M	LS	22/12/21	SM	1		LS	22/12/21	SM	1														



1 CEILING PLAN  
Scale: 1:100

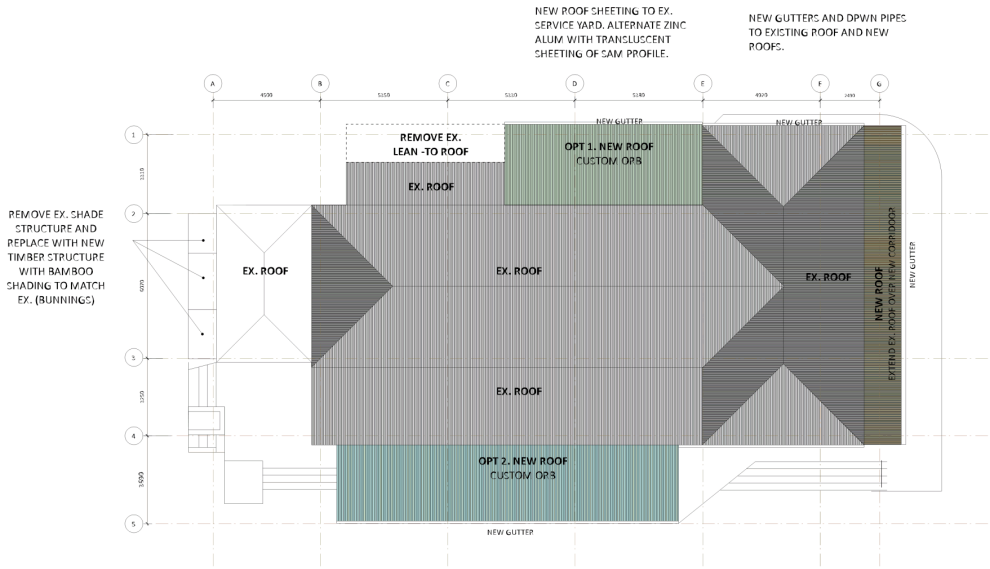


COSTING | PRICING OPTIONS

**OPTION 1: SERVICE AREA ROOF**  
NEW ROOF OVER SERVICE AREA.


**OPTION 2: NEW DECK**  
- NEW DECK TO FRONT OF BUILDING.  
- CUT EXISTING WINDOWS TO THE GROUND  
AND REPLACE WITH SLIDING / BIFOLD DOORS.  
- NEW ROOF OVER THE DECK.

1 ROOF PLAN  
Scale: 1:100



NOTE: FIRE HAZARD PROPERTIES OF MATERIALS TO COMPLY WITH BCA C1.10  
FABRICATED BRICKWORK TO HAVE ANTI-GRAFFITI COATING  
CHECK ALL DIMENSIONS ON SITE  
ANY DISCREPANCIES IN DRAWINGS OR ON SITE NOTIFY ARCHITECT IMMEDIATELY

PRELIMINARY NOT FOR CONSTRUCTION




LEE SYMINTON . architect  
mobile | 0407 883 237 | email | lee@symintons.com

ARCHITECT NO.	2104	DATE	22.12.2021	ISSUED BY	
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ARCHITECTURAL

CEILING + ROOF PLANS



**CITY OF WANNEROO**  
ASSETS

**YANCHEP BEACH LAGOON CAFE**  
101 Brazier Road, Yanchep  
CITY OF WANNEROO

SHEET **4** OF 7

DRAWING NO.	4114	SHEET	A4	REVISION	D	ORIGINAL DIM. SIZE	A1
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REVISION					REVISION				
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3	LS	15/07/21	SM	3	LS	15/07/21	SM	3	LS
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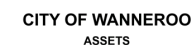
 SOUTHERN ELEVATION  
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PRELIMINARY NOT FOR CONSTRUCTION

ARCHITECTURAL

## ELEVATIONS + SECTIONS



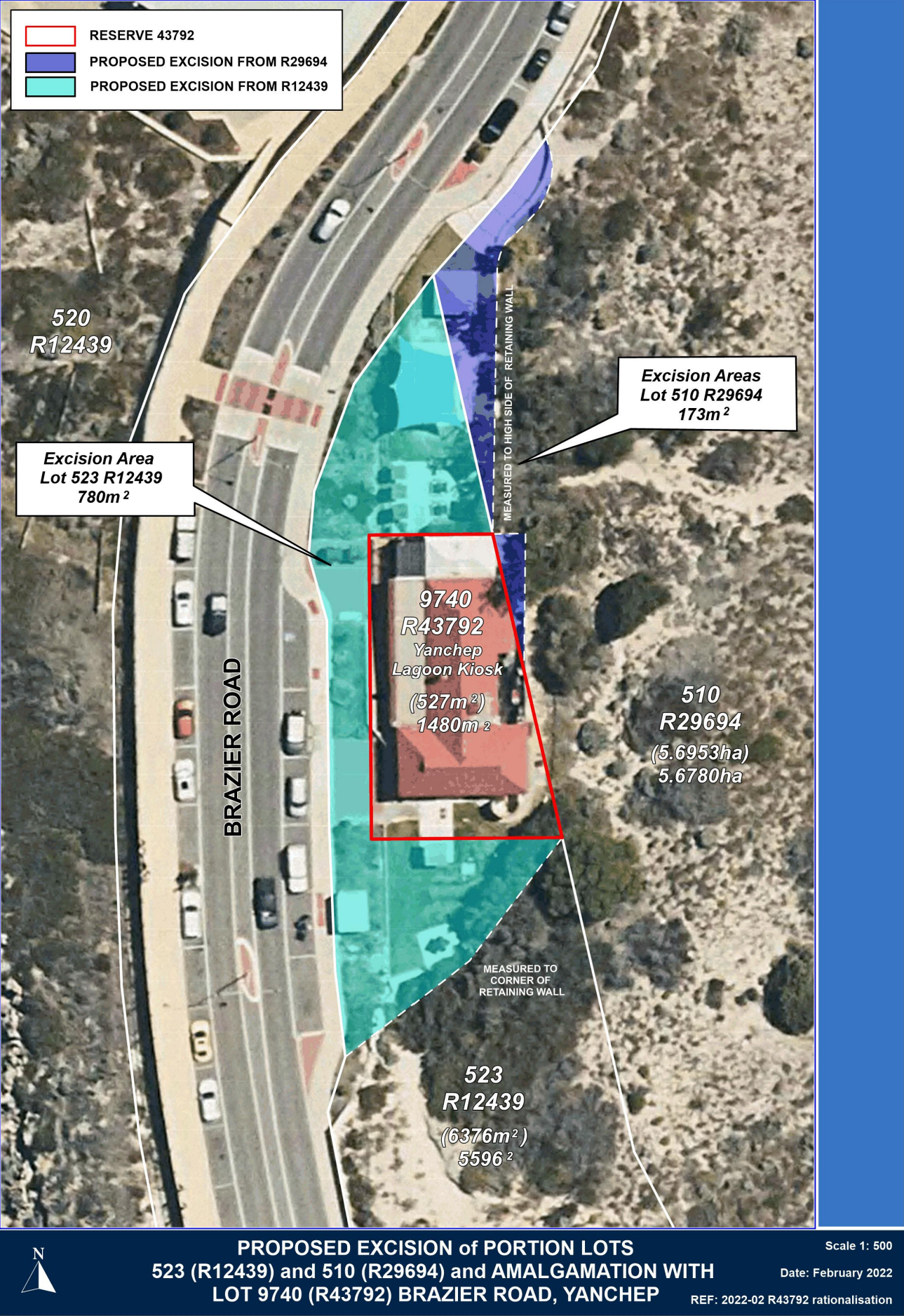
**YANCHEP BEACH LAGOON CAFE**  
101 Brazier Road, Yanchep  
CITY OF WANNEROO

SHEET 5 OF 7

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NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.  
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).

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**CS09-02/22      Proposed Ground Lease to the Department of Communities over Lot 800 (46) Highclere Boulevard, Marangaroo (Hepburn Centre)**

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File Ref: 6157V03 – 22/26264  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 2  
Previous Items: CS04-12/18 - Proposed excision and purchase of a 326m<sup>2</sup> portion of Crown Reserve 39479, John Moloney Park, Lot 10776 (34) Highclere Boulevard, Marangaroo - Ordinary Council - 11 Dec 2018 5.30pm  
CS04-08/17 - Proposed excision and purchase of a 326m<sup>2</sup> portion of Crown Reserve 39479, John Moloney Park, Lot 107736 (34) Highclere Boulevard, Marangaroo - Ordinary Council - 22 Aug 2017 7.00pm  
PS05-02/18 - Support to Amendment No.144 to District Planning Scheme No. 2 - Lot 10776 (34) Highclere Boulevard, Marangaroo - Ordinary Council - 06 Feb 2018 7.00pm

## **Issue**

To consider a proposed new ground lease to the Department of Communities (**Lessee**) over the site known as the Hepburn Centre (formerly known as the Marangaroo Family Centre) on a portion of Lot 800 (46) Highclere Boulevard, Marangaroo (**Lot 800**).

## **Background**

### Land

Lot 800 is freehold land, owned by the City (**Attachment 1** refers). Lot 800 is currently zoned as 'Urban' under the MRS and 'Civic & Cultural' under DPS2.

Lot 800 is adjacent to John Moloney Park (Reserve 39479) Lot 801 (34) Highclere Boulevard, Marangaroo (**Reserve 39479**), being Crown land managed by the City under a management order for 'Public Recreation'.

The City identified that the fenced boundary of Lot 800 incorporated an encroaching portion of Reserve 39479, with the encroachment having an area of approximately 326m<sup>2</sup> and including a portion of the playground within Lot 800. Following Council approving the acquisition of the encroaching area from the State (refer to item CS04-12/18), the excision from Reserve 39479 and amalgamation into Lot 800 was completed in September 2020.

Lot 800 now has a total area of 2,325m<sup>2</sup>.

### Prior Lease

The City currently leases Lot 800 (excluding the former encroachment) to the Lessee under a lease for a term of 21 years commencing on 21 March 1991, subsequently continued on a holding over basis as a monthly tenancy (**Prior Lease**). The Prior Lease was on a ground lease basis, with the Lessee being responsible for maintenance.

The Lessee permits the use of the site by the Hepburn Centre under a funded service agreement. The Hepburn Centre is a special purpose not-for-profit incorporated community group, which provides community programs and services to families in the southern suburbs of the City.

Although the Lessee previously investigated the options for the use of Lot 800 and alternative operating models (as noted in the Agenda report for item CS04-12/18), the Lessee has subsequently confirmed its support for a new ground lease with the City. The new lease will provide for the continued operations of the Hepburn Centre.

Administration progressed with lease negotiations with the Lessee following the amalgamation of the encroaching area into Lot 800.

## Detail

### Proposed Lease Terms:

The following proposed lease terms have been agreed with the Lessee and are in line with the Leasing Policy.

<b>Premises:</b>	1,560m <sup>2</sup> (approximate) portion of Lot 800, including the buildings and improvements on the land ( <b>Attachment 2</b> refers).  The Premises area has been clarified from the area identified in the Prior Lease. The new lease removes the car parking areas from the Premises, but also incorporates the playground area within the Premises. Historically, the car park area has been used in common with the car park for John Moloney Park.
<b>Term:</b>	The period commencing on the Commencement Date and expiring 30 June 2024.
<b>Commencement Date:</b>	The date of execution of the lease.
<b>Option Term:</b>	5 years commencing on 1 July 2024 and expiring on 30 June 2029
<b>Rent:</b>	<p>\$13,500 per annum (plus GST)</p> <p>A licensed valuer was appointed to determine the current market rental of the Premises. A valuation report dated 26 November 2020 recommended a rental of \$27,000 per annum plus GST.</p> <p>In accordance with characterisation of the Lessee as being within the 'Government' category (Category 1) under the City's Leasing Policy, the rent has been discounted by 50%.</p> <p>A peppercorn (\$1 per annum) rent was payable under the Prior Lease. Accordingly, the rent under the new lease is an improved commercial outcome for the City.</p>
<b>Rent Review:</b>	Rent is reviewed by reference to CPI annually on 1 July, with a market rent review to occur on 1 July 2024.
<b>Permitted Purpose:</b>	Provision of family and community services
<b>Rates &amp; Taxes:</b>	Lessee responsible for all rates including Council rates and water rates, taxes, assessments and impositions.

<b>Outgoings:</b>	Lessee responsible for all outgoings including but not limited to electricity, gas, water and telephone/broadband used in relation to the Premises whether billed directly or otherwise.
<b>Building Insurance:</b>	Lessee responsibility
<b>Public Liability Insurance:</b>	Lessee responsibility – Minimum \$20 million
<b>Other Insurance:</b>	Lessee responsibility
<b>Maintenance:</b>	<p>Lessee responsible to maintain the Premises.</p> <p>The Lessee's maintenance responsibilities include structural and capital works, given that the lease is on a ground lease basis.</p>
<b>Lessee's initial maintenance works:</b>	<p>Following an inspection of the Premises, Administration noted the following works were required to be undertaken by the Lessee:</p> <ul style="list-style-type: none"> <li>• Roof sheeting is lifting;</li> <li>• Sagging eaves;</li> <li>• Repainting of eaves, fascia, gables;</li> <li>• Patches need to be filled in eaves;</li> <li>• Gutter needs to be cleaned and re-bolted to the roof;</li> <li>• Most downpipes have been damaged;</li> <li>• Soak wells to be unblocked;</li> <li>• Protective paint is peeling off lintels;</li> <li>• Some cornices are coming loose and have cracked;</li> <li>• Wire fence in south side needs repair;</li> <li>• Some of the retaining walls bases are eroded away;</li> <li>• Hanger beam is warping;</li> <li>• Cracks to walls; and</li> <li>• Some door stoppers are facing the wrong way.</li> </ul> <p>The Lessee has agreed to undertake corrective maintenance works for these items within 6 months following the commencement of the new lease.</p> <p>The City has agreed to investigate cracked paving external to the Premises, but there are no other maintenance obligations for the City.</p>
<b>Statutory Compliance:</b>	Lessee responsibility
<b>Documentation:</b>	<p>A draft lease was prepared by Administration, based on a City template which has been used for previous ground leases. The lease was reviewed and approved by the City's Legal Services unit in advance of submission to the Lessee.</p> <p>The Lessee agreed in writing to the essential lease terms outlined above, and subsequently approved on 17 September 2021 the conditions of the draft lease that had been provided for its review.</p>



	The shift to the new lease is a significant improvement to the document used for the Prior Lease, which was an older style lease and was silent on some of the parties' responsibilities.
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## Consultation

- Relevant service units, including Building Maintenance and Asset Planning have been consulted in the course of preparation of the lease terms. Administration is supportive of the proposed lease, noting that the City has no alternative plans for the site in the term of the proposed lease;
- The essential terms of the proposed lease have been presented to the Lessee; and
- The Lessee agreed to the essential terms and proposed lease.

Noting that Lot 800 is owned by the City in freehold, the Minister for Lands is not required to approve the new lease.

## Comment

The Lessee has been a reliable tenant for many years and has supported the valuable community services provided by the Hepburn Centre.

The proposed new lease will clarify the area of the Premises and the Lessee's responsibilities. It will also facilitate the continued service provision by the Hepburn Centre.

Administration recommends the proposed new lease of the Premises to the Lessee as outlined in this report.

## Statutory Compliance

Under regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), the proposed lease to the Lessee is an exempt disposition of property to which section 3.58 of the Act does not apply.

## 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-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
CO-O04 Asset Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

## Policy Implications

The proposed new lease has been negotiated in accordance with the City's Leasing Policy.

Due to the Premises being leased as a ground lease over freehold land, rent is payable by the Lessee (though discounted due to the Policy Category applicable to the Lessee), but a maintenance fee is not required. All maintenance will be the responsibility of the Lessee.

Although the new lease is of a type which would often be entered by the City under an existing delegation, the Premises area is marginally over the threshold for the delegation (by 60m<sup>2</sup>). Accordingly, the matter requires Council approval.

## Financial Implications

- The proposed new lease will generate an additional income stream to the City of \$13,500 (plus GST) per annum. This is an improvement on the peppercorn rent under the Prior Lease.
- CPI rental increases will apply throughout the initial term and the option term (aside from any market rent review date).
- The Lessee will be responsible for all operational costs arising from the Premises, including maintenance (including structural and capital items).

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. APPROVES, in principle, the lease of a portion of Lot 800 (46) Highclere Boulevard, Marangaroo to the Department of Communities for a term commencing on execution of the new lease and expiring on 30 June 2024, plus one option term of 5 years, on a ground lease basis in accordance with the essential lease terms described in the Administration report; and**
- 2. AUTHORISES:**
  - a) the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms, execute all documentation and comply with all applicable legislation as is required to effect Item 1. above; and**
  - b) the affixing of the Common Seal of the City of Wanneroo to a lease between the City and Department of Communities in accordance with the City's Execution of Documents Policy.**

Attachments:

- |                          |   |           |
|--------------------------|---|-----------|
| <a href="#"><u>1</u></a> | Attachment 1 - Site Plan - Hepburn Centre (formerly Marangaroo Family Centre)     | 22/32941  |
| <a href="#"><u>2</u></a> | Attachment 2 - Premises plan - Hepburn Centre (formerly Marangaroo Family Centre) | 21/385134 |





FORMER LOT BOUNDARY  
(Lot 825 on P15037)

## MARANGAROO FAMILY CENTRE LOT 800 (46) HIGHCLERE BOULEVARD, MARANGAROO

SCALE: 1: 2000 @ A4

DATE: January 2022

REF: 2022-01 marangaroo family ctr

NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.  
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).





LEASE AREA (approx 1385m<sup>2</sup>)

**MARANGAROO FAMILY CENTRE - LEASE AREA**  
**PORTION LOT 800**  
**46 HIGHCLERE BOULEVARD, MARANGAROO**

SCALE: 1:500 @ A4

DATE: August 2021

REF: 2021-08 mfc lease

NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.  
 Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).

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**CS10-02/22 Proposed Agreement for Lease and Ground Lease to the Northern Suburbs Men's Shed Inc over a Portion of Reserve 28058, 100 Kingsway, Madeley (Kingsway Regional Sporting Complex)**

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File Ref: 22485V02 – 22/30599  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 3

**Issue**

To consider a proposed agreement for lease (incorporating a ground lease) to the Northern Suburbs Men's Shed Inc (**NSMS**) over a portion of the north-east corner of Reserve 28058, 100 Kingsway, Madeley (**Reserve 28058**, also known as Kingsway Regional Sporting Complex).

**Background**Reserve 28058

Reserve 28058 is a category 'C' reserve vested in the City for 'Recreation' under a Management Order with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands.

Reserve 28058 is currently zoned as 'Parks & Recreation' under the MRS and 'Regional Parks & Recreation' in the City's DPS2.

The overall land parcel has a number of existing leases, including leases to sporting clubs and a site leased by the Department of Defence for its Air Force Cadets operation.

NSMS

NSMS is an incorporated association, operating as a community men's shed. Formed under the wider Men's Shed of WA network, NSMS seeks to provide a place where men can feel included and safe, where they can work on their own projects and hobbies and give back to their respective communities. Under NSMS' constitution, membership is limited to men, although affiliated membership categories are available for community members other than men.

NSMS has been seeking a long term home for some years. The group currently operates from a 300m<sup>2</sup> corrugated iron industrial unit at 1C/288 Gnangara Road, Landsdale. The site is privately owned, and Administration understands that NSMS occupies the site under a formal agreement with the landowner.

NSMS first contacted the City in 2015 to investigate whether land was available for the development of a new facility for NSMS. Following significant land investigations a number of sites were proposed for NSMS consideration, which included (as a non-exhaustive list):

- 76 Ashley Road, Tapping (2016): An attempt was made by Administration to bring NSMS and Wanneroo Community Men's Shed (**WCMS**) together to pursue a joint project of developing the Ashley Road site, as this site was seen as large enough to accommodate the needs of both groups. This did not proceed, due to WCMS determining that its members would not travel as far north as Tapping from the City's southern suburbs, and

- further that WCMS had already invested finances into developing plans for the development of a previous opportunity at Leach Road, Wanneroo.
- Nanovich Park, Wanneroo (2018): The site, near the former pigeon club leased area, with an available area of approximately 1,700m<sup>2</sup>, was deemed unsuitable as NSMS was seeking 3,000m<sup>2</sup> as a minimum at the time.
  - Wanneroo Showgrounds (Poultry Shed) (2020): The Wanneroo Agricultural Society and NSMS engaged over the potential use of the Jo Marinovich Poultry Pavilion. NSMS considered the potential to co-locate with the Wanneroo Agricultural Society, but decided not to progress due to a preference for a stand-alone site at Reserve 28058.
  - Air Force Cadets site, Reserve 28058: Administration recommended that NSMS contact the representatives of the Air Force Cadets (department of Defence) to discuss a possible sub-lease on its leased site. Initial discussions between the groups indicated that there was insufficient space available to accommodate a men's shed.
  - Opportunity Street, Wangara (2021): The potential to acquire one of the City's freehold lots (zoned 'General Industrial' under DPS2) was also considered. This would have required a purchase at market value (or a ground lease at market value), due to the land being freehold and not suitable for a non-commercial rent under the City's Leasing Policy. In any event:
    - NSMS decided not to progress due to a preference for a stand-alone site at Reserve 28058; and
    - The lots in question on Opportunity Street have since been sold.
  - Assisting NSMS with a desktop review of zoning and land use suitable for more than fifteen privately owned land parcels which NSMS was considering buying.

Although the majority of the alternative land was better prepared for development (including in relation to utility servicing), the overall consideration for NSMS was to secure larger premises closer to the group's existing membership base.

Since 2018, NSMS has engaged with the City in relation to the development of a vacant area of Reserve 28058. However, there was doubt over the viability of the project, due to changes in the organisations which were likely to co-locate with NSMS, no access and parking to the Reserve, no existing services to the site, in addition to uncertainty regarding NSMS' funding. Other sites were considered to be more financially viable however NSMS expressed its preference to proceed at Reserve 28058.

During 2021, NSMS advised Administration that it had secured State grant funding (\$1 million) to construct a new facility. NSMS has proposed for the new facility to be developed at Reserve 28058, with a scope to meet NSMS' current and projected future needs as it continues to increase its membership, together with the potential to provide expanded community services.

In the course of seeking a location for the NSMS facility and reviewing the suitability of Reserve 28058, Administration identified that the north-east corner of Reserve 28058 should be able to accommodate two or three potential leased sites under ground lease arrangements (**Attachments 1 and 2** refer).

In consultation with NSMS, a ground leased area of 2,864m<sup>2</sup> has been identified as being available for the NSMS facility (**Premises**, identified as 'Ground Lease Area #1 in Attachment 2). NSMS has confirmed that it is satisfied with the proposed area. The Premises is located immediately to the north of the site leased to the Department of Defence.

With the Premises location identified and agreed in principle, and with NSMS making positive progress in securing funding, the engagement between Administration and NSMS has now shifted to working on essential terms for an Agreement for Lease and Ground Lease.



Land use

The intended use of the Premises by NSMS involves a volunteer based community group undertaking a social activity. The purpose of the social activity is to address mental health in the community through the medium of members working together on manual projects to fix, restore or assemble various objects and materials.

Administration reviewed the nature of these activities as proposed by NSMS and formed the view that they would be compatible with the Community purpose of the Regional Open Space Reserve definition under the MRS. In order to confirm the suitability of the activity being located on a Regional Open Space Reserve, Administration consulted with senior staff at DPLH in 2019. Discussions confirmed Administration's view that the scope of the activities being considered at the time (which included NSMS and the Wildflower Society) would be considered by DPLH as being consistent with the purpose of a Regional Open Space Reserve, noting also that DPLH is also the decision maker for any applications for development on the reserve.

**Detail**Lease negotiation

Following extensive lease negotiations with NSMS during the latter half of 2021, the following proposed essential terms for an Agreement for Lease and Ground Lease have been presented to NSMS and agreed in principle.

Agreement for Lease

<b>Land:</b>	Reserve 28028, Lot 555 (100) Kingsway, Madeley and being more particularly described as Lot 555 on Deposited Plan 64232, being the whole of the land in Certificate of Title Volume LR3158 Folio 501 (known as Kingsway Regional Sporting Complex)
<b>Premises:</b>	That part of the Land having an area of approximately 2,864m <sup>2</sup> .
<b>Lessee:</b>	Northern Suburbs Men's Shed Inc.
<b>Conditions Precedent:</b>	<p>Subject to and conditional upon the following conditions precedent:</p> <ul style="list-style-type: none"> <li>the Department of Defence consenting to the variation of its lease to reduce the leased area to accommodate the car park and access road;</li> <li>Council approval of the Agreement for Lease and the Ground Lease;</li> <li>written consent of the Minister for Lands to the Agreement for Lease and the Ground Lease;</li> <li>Lessee securing funding for the Lessee Works, to the Lessee's absolute satisfaction; and</li> <li>Lessee applying for and obtaining all approvals to undertake the Lessee Works.</li> </ul> <p>The final time period for satisfaction of the conditions precedent is subject to negotiation and agreement with NSMS, but is anticipated to be in the region of 6-12 months following the execution of the Agreement for Lease.</p>



<b>Handover Date:</b>	<p>Access to the Premises for the Lessee Works not permitted until the last occurring of:</p> <ul style="list-style-type: none"> <li>the Minister for Lands' consent to Agreement for Lease and the Ground Lease;</li> <li>the date the Lessee receives all approvals for the Lessee Works, including the approval of its development application and building licence; and</li> <li>the execution of the Agreement for Lease.</li> </ul>
<b>Estimated Practical Completion of Lessee Works Date:</b>	The date being twenty four (24) months from satisfaction of the last of all necessary approvals, or such later date agreed in writing by the parties (in their absolute discretion).
<b>Sunset Date:</b>	If the Lessee does not complete the development in accordance with the Agreement for Lease, the City may terminate the Ground Lease.
<b>Lessee Works:</b>	<p>Construction of the Lessee's proposed men's shed development.</p> <p>A formal concept plan (<b>Attachment 3</b> refers) has been prepared (submitted in November 2021) by NSMS, but will need to be approved by the City before the NSMS seeks its development approvals and commences construction.</p>
<b>Development &amp; Approvals:</b>	To be in accordance with agreed development plans and specifications (subject to review and approval by the City), all required approvals and consents from all relevant statutory bodies and in compliance with applicable legislation and regulations.
<b>Provision of or Upgrade of all required Services/Utilities:</b>	<p>Works will be undertaken by the City, but with a cost contribution by the Lessee.</p> <p>Administration has estimated that the cost to service the NSMS site, which will be the responsibility of NSMS to meet, are in the order of \$223,800 and includes, for example, gas services, scheme water, sewer, electrical network, wet fire and contingency (50%). The contingency level above is based on the City's current concept plan and can be revised once detailed concept and design is completed.</p>
<b>Fencing:</b>	By Lessee at its sole cost
<b>Earthworks:</b>	By Lessee at its sole cost
<b>Fit out:</b>	By Lessee at its sole cost
<b>Insurance:</b>	All required insurances to be arranged by Lessee at its sole cost (including, but not limited to) contractors' all risk (CAR), public liability (minimum \$20 million) and adequate workers' compensation insurance.
<b>Indemnity:</b>	The Lessee indemnifies the City against all losses which the City suffers or incurs in connection with any damage, loss, injury or

	death arising directly or indirectly from the construction, installation or carrying out of the development/works.
<b>Practical Completion:</b>	<p>Practical completion of the Lessee Works occurs when the City has inspected the Lessee Works and is satisfied that the Lessee Works have been carried out and is in compliance with all approvals.</p> <p>Practical Completion of the Lessee Works will result in the Ground Lease commencing on the next day, on the terms outlined below and in accordance with a template version of the Ground Lease which will be attached to the Agreement for Lease.</p>

### Ground Lease

<b>Rent:</b>	<p>\$1 per annum plus GST.</p> <p>Administration estimates, based on other developed areas in Reserve 28058, the Gross Rental Value (<b>GRV</b>) applicable to the Premises would be approximately \$50,000 to \$100,000 (most likely at the higher end of this range). GRV is the gross annual rental that a property might reasonably be expected to earn annually if it were rented, including rates, taxes, insurance and other outgoings.</p> <p>Accordingly, the peppercorn rent under the proposed lease is a favourable outcome for NSMS and a positive contribution by the City to the project.</p>
<b>Term:</b>	10 years, commencing on the Commencement Date.
<b>Commencement Date:</b>	The day after Practical Completion of the Lessee Works as described in the Agreement for Lease.
<b>Option Term 1:</b>	5 years
<b>Option Term 2:</b>	5 years
<b>Permitted Purpose:</b>	Community shed functions for provision of charitable works and services to the community that derive from activities that support, encourage, and advance the health and well-being of men.
<b>Rates &amp; Taxes:</b>	Lessee responsible for all rates (including Council rates and water rates), taxes, assessments and impositions.
<b>Outgoings:</b>	Lessee responsible for all outgoings (not limited to) electricity, gas, water and telephone/broadband used in relation to the Premises whether billed directly or otherwise.
<b>Building Insurance:</b>	Lessee responsibility
<b>Public Liability Insurance:</b>	Lessee responsibility – Minimum \$20 million

<b>Other Insurance:</b>	Lessee responsibility
<b>Maintenance:</b>	<p>Lessee responsible to maintain the Premises.</p> <p>The Lessee's maintenance responsibilities include structural and capital works, given that the lease is on a ground lease basis.</p>
<b>End of Term:</b>	<p>Ownership of all improvements erected or constructed by the Lessee remains the property of the Lessee, but will revert to the City at the expiration of the Ground Lease.</p> <p>At the expiration of the Ground Lease, the City reserves the right to request the Lessee to demolish the improvements to the Land and return the Land to the City in a vacant condition.</p>
<b>Security:</b>	Provision of a bond by NSMS is subject to negotiation and agreement.

The draft Agreement for Lease and the draft Ground Lease were prepared by Administration, based on City templates which have been used for similar transactions. The documentation has been approved in principle by NSMS, but remains subject to the City's final legal review (either by the City's Legal Services or by an external lawyer from the City's legal panel).

NSMS engaged a private law firm to review the draft Agreement for Lease and the draft Ground Lease.

## Consultation

### Proposed Agreement for Lease (and Ground Lease)

Relevant service units, including Infrastructure Capital Works and Community Development have been consulted in the course of the lease discussions and related considerations.

Administration has been liaising extensively with NSMS to reach agreement on the Agreement for Lease and Lease with certain unknowns relating to the excision still pending that could potentially impact the progression of the lease.

### Land Excision

DPLH has advised that the City may be required to excise the north-east corner of Reserve 28058 into a separate land parcel to support the development by NSMS. DPLH expressed concern that NSMS is operating in a manner which is not consistent with the high-order MRS reservation applicable to Reserve 28058.

Administration is of the view that the position taken by DPLH is unnecessary, will occur further costs for NSMS and should be reconsidered, on the basis that:

- An excision is not required on the basis of the current zoning, confirmed by discussions between the City's Approval Services unit and the planning section at DPLH;
- There are existing examples of recreational, but not 'sporting', uses of Reserve 28058, as most clearly demonstrated by the site leased to the Department of Defence; and
- Due diligence in relation to potential utility service charges for developing the site as a separate land parcel indicates that the costs would be significantly greater than the

comparative development as part of Reserve 28058, in the order of \$650,000, arising from the following estimated costs:

Water Corporation

- Infrastructure Contributions:  
Wastewater – \$334,900  
Water – \$76,710
- Fees: Water – \$8,656
- Connection: Between \$300 and \$800 per metre

Western Power

- Infrastructure Contributions (Distribution Low Voltage Connection Scheme):  
Power - \$97,376
- Connection: Between \$300 and \$1,000 per metre

Administration is in discussion with DPLH in this matter, which is not resolved at the date of the current report.

Access to Premises – Variation of Department of Defence Lease

Currently there is no vehicular access to the Premises, however, the City has planned and budgeted for the construction of an access road (and associated parking) through some of the area leased to the Department of Defence (**Attachment 2** refers).

This will result in the area leased to Department of Defence needing to be formally varied to surrender the portion required for the access road. Administration has entered preliminary negotiations with the leasing representative of the Department of Defence in this regard.

The variation of the Department of Defence lease will be a condition precedent to the Agreement for Lease with NSMS and, if agreed in principle with the Department of Defence, will be the subject of a future Council report.

The access road will provide access to the vacant parcel of land (and therefore access to potentially three tenanted areas in the future), and will have the added benefit of being available for use as overflow parking (if required) for patrons attending netball events on weekends when the netball associated parking areas have historically been in high demand and often at full capacity during weekends in the netball season.

It is anticipated that the construction of the carpark and access road will likely occur in 2022/23 financial year and not before.

**Comment**

Administration recommends the proposed Agreement for Lease and Ground Lease to NSMS as outlined in this report.

The men's shed development by NSMS will be significantly larger than the majority of community sheds in the Perth metropolitan area (by more than 100% in many instances), potentially being the largest site overall. This will allow NSMS to establish a purpose built facility (with future membership growth capacity) so that it can continue to provide the valuable services it does for years to come.

## Statutory Compliance

Under regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), the proposed Agreement for Lease and Ground Lease to NSMS is an exempt disposition of property to which section 3.58 of the Act does not apply.

## 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*

*6.3 - Build local partnerships and work together with others*

## Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
CO-O04 Asset Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

## Policy Implications

The proposed essential terms of the Agreement for Lease and Ground Lease as outlined in this report are required to be presented to Council for approval as they exceed the parameters that permit the lease to be negotiated under the City's Leasing Policy. For example, the proposed term of the Ground Lease is greater than ten (10) years including options.

## Financial Implications

Any future building constructed and/or required site works on the subject land parcel will be at the full cost of NSMS, with the only contribution from the City being to establish the access road and associated parking as mentioned earlier in this report. All ongoing maintenance of the building and the leased area will also be the responsibility of NSMS.

The City has included the car park and access road in its Capital Works Program 2021/22 the amount of \$450,000.

## Voting Requirements

Simple Majority

## Recommendation

### That Council:-

1. **APPROVES**, in principle, the agreement for lease and ground lease of a 2,864m<sup>2</sup> portion of Reserve 28058, Lot 555 on Deposited Plan 64232 Volume 3158 Folio 501 (Kingsway Regional Sporting Complex) to the Northern Suburbs Men's Shed Inc, in accordance with the essential lease terms described in the Administration report; and
2. **AUTHORISES:**
  - a) the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms, execute all documentation and comply with all applicable legislation as is required to effect Item 1. above; and
  - b) the affixing of the Common Seal of the City of Wanneroo to an agreement for lease and a ground lease between the City and the Northern Suburbs Men's Shed Inc in accordance with the City's Execution of Documents Policy.

#### Attachments:

- |                          |   |           |
|--------------------------|---|-----------|
| <a href="#"><u>1</u></a> | Attachment 1 - Reserve 28058 - North-east corner                              | 22/33383  |
| <a href="#"><u>2</u></a> | Attachment 2 - Reserve 28058 - Indicative Ground Lease Areas (Sites 1, 2 & 3) | 22/41912  |
| <a href="#"><u>3</u></a> | Attachment 3 - Draft NSMS Concept Floor Plan                                  | 21/500472 |









PROPOSED GROUND LEASE AREAS

PORTION R28058 (LOT 555) KINGSWAY, MADELEY

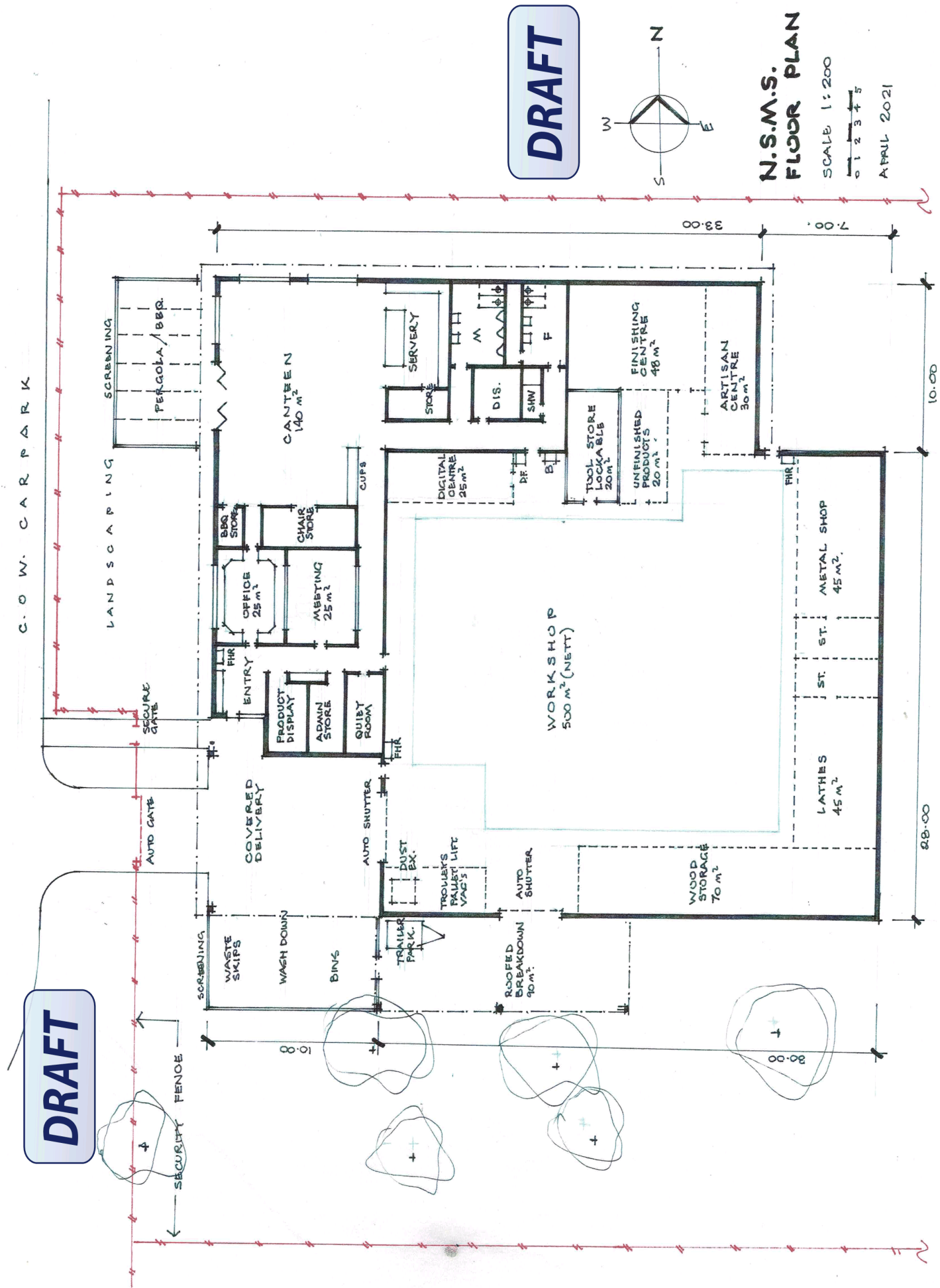
REF: 2022-02 kingsway concept lease

SCALE: 1: 1500 @ A4

DATE: February 2022

NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.  
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).





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**CS11-02/22 Proposed Agreement for Lease and Ground Lease to the Wildflower Society of Western Australia (Inc.) over a Portion of Reserve 28058, 100 Kingsway, Madeley (Kingsway Regional Sporting Complex)**

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File Ref: 44135 – 22/28989  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 2

**Issue**

To consider a proposed agreement for lease (incorporating a ground lease) to the Wildflower Society of Western Australia (Inc.) over a portion of the north-east corner of Reserve 28058, 100 Kingsway, Madeley (**Reserve 28058**, also known as Kingsway Regional Sporting Complex).

**Background**Reserve 28058

Reserve 28058 is a category 'C' reserve vested in the City for 'Recreation' under a Management Order with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands.

Reserve 28058 is currently zoned as 'Parks & Recreation' under the MRS and 'Regional Parks & Recreation' in the City's DPS2.

The overall land parcel has a number of established lessees, including sporting clubs and a site leased by the Department of Defence for its Air Force Cadets operation.

Wildflower Society

The Wildflower Society of Western Australia Inc. (**WSWA**) was established in 1958 to promote the value of our natural bushland. It holds monthly meetings, regular excursions, conducts native plant sales, bushland plant surveys, book sales, and attends at regular industry associated events.

The WSWA philosophy regarding native flora is that the conservation of West Australia's remaining bushland heritage is of paramount importance. The philosophy of conservation of the beautiful and unique wildflowers of the West is encapsulated in WSWA's ten principles of flora conservation being:

*"Heritage:-*

*Wildflowers are our natural heritage held in trust for our future generations. We have no right to destroy species.*

*Ecology:-*

*Natural bushland is quintessential to this heritage. Human beings cannot reproduce the complexity and diversity of species and their ecology that have evolved over millions of years.*

*Responsibility:-*

*Human beings are the ultimate custodians of life. We have the ability to destroy life, so must therefore assume the responsibility to preserve life. This responsibility lies with all levels of society: individual, community, government and corporate.*

*Intrinsic Value:-*

*All bushland has intrinsic value. The value of the life of any species cannot be measured in dollars.*

*Botany:-*

*The systematic botanical surveying of our flora and vegetation is essential. The undescribed flora requires urgent but rigorous scientific attention.*

*Preservation:-*

- *Flora conservation embraces the preservation of the ecology of vegetation types. Reserves, whether public or private, should be ecologically viable and interconnected to allow the continued movement of species and hence future evolution and adaptation and long-term survival. Nevertheless, all reserves are worthy of preservation.*
- *The ecological integrity of reserves is inviolate. The notion of exploration and mining in reserves is scientifically and morally unjustifiable.*

*Rare and endangered species and communities:-*

*Rare communities and natural habitats of rare and endangered species must be preserved. Cultivation in gardens does not facilitate continuing biodiversity and species evolution.*

*Human impact:-*

*Human actions are changing the world and have impact on the flora. Changes include the Greenhouse Effect, acid rain (just two of the many aspects of climate change), land clearance and the introduction and spread of weeds and diseases (dieback, myrtle rust etc.). The greatest potential for survival in the face of these human impacts lies with the most genetically diverse and healthy natural populations of flora.*

*Education:-*

*The community has a right to know about, care about and enjoy our floral heritage. Community involvement and education are conducive to caring and enjoyment. Our children have the same rights. Furthermore, all children have the right of access to bushland within walking distance of home and school.*

*Cultivation:-*

*Cultivation of wildflowers in gardens enables people to study and enjoy our flora, and lessen impact on our environment. The commercial picking of wildflowers and collection of seed and cuttings from bushland are incompatible with flora conservation. The commercial production of wildflowers and seed is therefore necessarily based on cultivation."*

The WSWA currently has eleven branches across the South-West of Western Australia.

One of the branches, the Northern Suburbs Branch (**NSB**), is based at the Landsdale Farm situated on the corner of Evandale Road and Hepburn Avenue, Darch. The NSB approached the City in mid-2019 to enquire if there was any available space on City owned or managed land within the proximity of Landsdale to which it could re-locate its Landsdale operation. All negotiations with WSWA have been via the NSB, but, due to the NSB being an integrated part of WSWA (rather than a separate entity), 'WSWA' is used in the balance of the present report to describe the proposed lessee.

The site at Landsdale Farm is established as a green space garden and nursery to promote conservation and growing of WA flora. It also provides advice to the public on how to grow and nurture native flora. It is solely operated by volunteers. Administration understands WSWA's interest in alternative locations arose from uncertainty over its long term future at Landsdale Farm following the State's change in management structure for the site.

As part of its investigations into finding suitable land for WSWA, Administration identified a vacant portion of Reserve 28058 (**Attachments 1 and 2** refer). This site also has the area capacity to accommodate one or two further community based tenancies on a ground lease agreement.

Discussions with WSWA during 2021 around this site established that WSWA would require approximately 2,000m<sup>2</sup> to meet its current and future needs.

### Land use

The intended use of the Premises by WSWA involves a volunteer based community group undertaking a social activity. The purpose of the social activity is to provide a location for the community to undertake environmental conservation activities through the propagation and growing of endangered flora.

Administration reviewed the nature of the activities as proposed by WSWA and formed the view that they would be compatible with the Community purpose of the Regional Open Space Reserve definition under the MRS. In order to confirm the suitability of the activity being located on a Regional Open Space Reserve, Administration consulted with senior staff at DPLH in 2019. Discussions confirmed Administration's view that the scope of the activities being considered at the time (which included NSMS and WSWA) would be considered by DPLH as being consistent with the purpose of a Regional Open Space Reserve, noting also that DPLH is also the decision maker for any applications for development on the reserve.

### **Detail**

#### Lease negotiation

Following extensive lease negotiations with WSWA during the latter half of 2021, the following proposed essential terms for an Agreement for Lease and Ground Lease have been presented to WSWA with in principle agreement from WSWA to the majority but still pending for some of the terms. Administration anticipates that the remaining items will be resolved in the coming month and is seeking Council approval in the interim.

#### Agreement for Lease

<b>Land:</b>	Reserve 28058, Lot 555 (100) Kingsway, Madeley and being more particularly described as Lot 555 on Deposited Plan 64232, being the whole of the land in Certificate of Title Volume LR3158 Folio 501 (known as Kingsway Regional Sporting Complex)
<b>Premises:</b>	That part of the Land having an area of approximately 2,000m <sup>2</sup> . The site is identified as 'Ground Lease Area #3' in Attachment 2.
<b>Lessee:</b>	Wildflower Society of Western Australia (Inc.)
<b>Conditions Precedent:</b>	Subject to and conditional upon the following conditions precedent:

	<ul style="list-style-type: none"> <li>the Department of Defence consenting to the variation of its lease to reduce the leased area to accommodate the car park and driveway;</li> <li>Council approval of the Agreement for Lease and the Ground Lease;</li> <li>written consent of the Minister for Lands to the Agreement for Lease and the Ground Lease;</li> <li>Lessee securing funding for the Lessee Works, to the Lessee's absolute satisfaction; and</li> <li>Lessee applying for and obtaining all approvals to undertake the Lessee Works.</li> </ul> <p>The final time period for satisfaction of the conditions precedent is subject to negotiation and agreement with WSWA, but is anticipated to be 12 months following the execution of the Agreement for Lease.</p>
<b>Handover Date:</b>	<p>Access to the Premises for the Lessee Works not permitted until the last occurring of:</p> <ul style="list-style-type: none"> <li>the Minister for Lands' consent to Agreement for Lease and the Ground Lease;</li> <li>the date the Lessee receives all approvals for the Lessee Works, including the approval of its development application and building licence; and</li> <li>the execution of the Agreement for Lease.</li> </ul>
<b>Estimated Practical Completion of Lessee Works Date:</b>	<p>The date being twenty four (24) months from satisfaction of the last of all necessary approvals, or such later date agreed in writing by the parties (in their absolute discretion).</p>
<b>Sunset Date:</b>	<p>If the Lessee does not complete the development in accordance with the Agreement for Lease, the City may terminate the document.</p>
<b>Lessee Works:</b>	<p>Construction of the Lessee's proposed garden and tunnel house for wildflower and native plant cultivation.</p> <p>A formal plan is still to be prepared by WSWA, but will need to be approved by the City before the WSWA seeks its development approvals and commences construction.</p>
<b>Development &amp; Approvals:</b>	<p>To be in accordance with agreed development plans and specifications (subject to review and approval by the City), all required approvals and consents from all relevant statutory bodies and in compliance with applicable legislation and regulations.</p>
<b>Provision of or Upgrade of all required Services/Utilities:</b>	<p>Works will be undertaken by the City, but with a cost contribution by the Lessee to be confirmed. This will likely involve collaboration between the Lessee and Northern Suburbs Men's Shed as the lessee of the nearby ground lease tenancy.</p> <p>Administration has estimated that the cost to service the vacant parcel overall is in the order of \$223,800 and includes, for example, such things as gas services, scheme water, sewer,</p>

	electrical network and fire. The cost estimate is based on current concept plan and can be revised once detailed concept and design.
<b>Fencing:</b>	By Lessee at its sole cost
<b>Earthworks:</b>	By Lessee at its sole cost
<b>Fit out:</b>	By Lessee at its sole cost
<b>Insurance:</b>	All required insurances to be arranged by Lessee at its sole cost (including, but not limited to) contractors' all risk (CAR), public liability (minimum \$20 million) and adequate workers' compensation insurance.
<b>Indemnity:</b>	The Lessee indemnifies the City against all losses which the City suffers or incurs in connection with any damage, loss, injury or death arising directly or indirectly from the construction, installation or carrying out of the development/works.
<b>Practical Completion:</b>	<p>Practical completion of the Lessee Works occurs when the City has inspected the Lessee Works and is satisfied that the Lessee Works have been carried out and is in compliance with all approvals.</p> <p>Practical Completion of the Lessee Works will result in the Ground Lease commencing on the next day, on the terms outlined below and in accordance with a template version of the Ground Lease which will be attached to the Agreement for Lease.</p>

### Ground Lease

<b>Rent:</b>	<p>\$1 per annum plus GST.</p> <p>Administration estimates, based on other developed areas in Reserve 28058, the Gross Rental Value (<b>GRV</b>) applicable to the Premises would be approximately \$50,000 to \$100,000. GRV is the gross annual rental that a property might reasonably be expected to earn annually if it were rented, including rates, taxes, insurance and other outgoings.</p> <p>Accordingly, the peppercorn rent under the proposed lease is a favourable outcome for WSWA and a positive contribution by the City to the project.</p>
<b>Term:</b>	10 years, commencing on the Commencement Date.
<b>Commencement Date:</b>	The day after Practical Completion of the Lessee Works as described in the Agreement for Lease.
<b>Option Term 1:</b>	5 years
<b>Option Term 2:</b>	5 years



<b>Permitted Purpose:</b>	Green space garden and nursery to promote conservation, growing and enjoyment of WA flora.
<b>Rates &amp; Taxes:</b>	Lessee responsible for all rates (including Council rates and water rates), taxes, assessments and impositions.
<b>Outgoings:</b>	Lessee responsible for all outgoings (not limited to) electricity, gas, water and telephone/broadband used in relation to the Premises whether billed directly or otherwise.
<b>Building Insurance:</b>	Lessee responsibility
<b>Public Liability Insurance:</b>	Lessee responsibility – Minimum \$20 million
<b>Other Insurance:</b>	Lessee responsibility
<b>Maintenance:</b>	<p>Lessee responsible to maintain the Premises.</p> <p>The Lessee's maintenance responsibilities include structural and capital works, given that the lease is on a ground lease basis.</p>
<b>End of Term:</b>	<p>Ownership of all improvements erected or constructed by the Lessee remains the property of the Lessee, but will revert to the City at the expiration of the Ground Lease.</p> <p>At the expiration of the Ground Lease, the City reserves the right to request the Lessee to demolish the improvements to the Land and return the Land to the City in a vacant condition.</p>
<b>Security:</b>	\$5,000 bond will be provided by the Lessee.

The draft Agreement for Lease and the draft Ground Lease were prepared by Administration, based on City templates which have been used for similar transactions. The documentation has largely been approved in principle by WSWA (subject to some minor items being resolved), but remains subject to the City's final legal review (either by the City's Legal Services or by an external lawyer from the City's legal panel).

## Consultation

### Proposed Agreement for Lease (and Ground Lease)

Relevant service units, including Infrastructure Capital Works and Community Development have been consulted in the course of the lease discussions and related considerations.

Administration has been liaising extensively with the WSWA to reach agreement on the Agreement for Lease and Lease.

### Land Excision

DPLH has advised that the City may be required to excise the north-east corner of Reserve 28058 into a separate land parcel to support the development by non-sporting recreational groups, including WSWA. Further information on this issue is provided in the related Agenda report on the proposed Agreement for Lease (and Ground Lease) to the Northern Suburbs Men's Shed Inc. Discussions with DPLH in this matter are still ongoing.

### Access to Premises

Currently there is no vehicular access to the Premises, however, the City has planned and budgeted for the construction of a driveway (and associated parking) through some of the area leased to the Department of Defence. Further information on this issue is provided in the related Agenda report on the proposed Agreement for Lease (and Ground Lease) to the Northern Suburbs Men's Shed Inc.

### **Comment**

Administration recommends the proposed Agreement for Lease and Ground Lease to the WSWA as outlined in this report.

This will allow WSWA to continue to educate the public at large on the conservation principles associated with the protection of native WA flora. It will also allow WSWA to contribute (along with associated work undertaken by the likes of the Department for Parks and Wildlife) to the ongoing protection of native WA flora in years to come.

### **Statutory Compliance**

Under regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), the proposed Agreement for Lease and Ground Lease will be an exempt disposition of property to which section 3.58 of the Act does not apply.

### **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**

<b>Risk Title</b>	<b>Risk Rating</b>
CO-001 Relationship Management	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Executive Leadership Team	Manage

<b>Risk Title</b>	<b>Risk Rating</b>
CO-004 Asset Management	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Executive Leadership Team	Manage

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

## Policy Implications

The proposed essential terms of the Agreement for Lease and the Ground Lease as outlined in this report are required to be presented to Council for approval as they exceed the parameters that permit the lease to be negotiated under the City's Leasing Policy. For example, the proposed term of the Ground Lease is greater than ten (10) years including options, therefore requiring Council approval.

## Financial Implications

Any future building constructed and/or required site works on the subject land parcel will be at the full cost of the WSWA, with the only contribution from the City being to establish the road access and associated parking as mentioned earlier in this report. All ongoing maintenance of the building and the leased area will also be the responsibility of WSWA.

The City has included the car park and access road in its Capital Works Program 2021/22 the amount of \$450,000.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **APPROVES**, in principle, the agreement for lease and ground lease of a 2,864m<sup>2</sup> portion of Reserve 28058, Lot 555 on Deposited Plan 64232 Volume 3158 Folio 501 (Kingsway Regional Sporting Complex) to the Wildflower Society of Western Australia (Inc.), in accordance with the essential lease terms described in the Administration report; and
2. **AUTHORISES**:
  - a) the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms, execute all documentation and comply with all applicable legislation as is required to effect Item 1. above; and
  - b) the affixing of the Common Seal of the City of Wanneroo to an agreement for lease and a ground lease between the City and the Wildflower Society of Western Australia (Inc.) in accordance with the City's Execution of Documents Policy.

Attachments:

- |                          |   |          |
|--------------------------|---|----------|
| <a href="#"><u>1</u></a> | Attachment 1 - Reserve 28058 - North-east corner                              | 22/33383 |
| <a href="#"><u>2</u></a> | Attachment 2 - Reserve 28058 - Indicative Ground Lease Areas (Sites 1, 2 & 3) | 22/41912 |









PROPOSED GROUND LEASE AREAS

PORTION R28058 (LOT 555) KINGSWAY, MADELEY

REF: 2022-02 kingsway concept lease

SCALE: 1: 1500 @ A4

DATE: February 2022

NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.  
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).

## CS12-02/22 Proposed Agreement for Lease and Ground Lease to Scouts WA over 76 Ashley Road, Tapping

File Ref:	26645V01 – 22/27769
Responsible Officer:	Director, Corporate Strategy & Performance
Attachments:	4
Previous Items:	CS10-03/18 - Agreed Structure Plan No. 3 - Amendment and Support to Lease - 76 Ashley Road, Tapping - Ordinary Council - 27 Mar 2018 7.00pm

### Issue

To consider a proposed agreement for lease (incorporating a ground lease) to the Scout Association of Australia, Western Australia Branch Inc. (**Scouts WA**) over Lot 1 (76) Ashley Road, Tapping (**Premises**), to facilitate the development of a scout hall with shared use community facilities.

### Background

#### Site Information

The Premises (also known as Lot 1 on Deposited Plan 69528) is a 5,000m<sup>2</sup> freehold parcel, owned by the City (**Attachment 1** refers). The Premises is a vacant Community Purpose site, located within the East Wanneroo Cell 1 ASP (**ASP**) and currently zoned 'Urban Development' under the MRS and 'Civic and Cultural' under DPS2. The site forms part of the Public Open Space calculations for Cell 1 pursuant to the City's DPS2.

The site is bounded by Ashley Park (Reserve 27071, being Crown land managed by the City under a Management Order for the purpose of 'Conservation') to the west and south, and residential strata units to the immediate east. The site is opposite Jimbub Reserve to the north.

#### Original Allocation of Land to Scouts WA

Following an expression of interest process during 2017 and early 2018, Council approved the allocation of the Premises to Scouts WA for the development of a scout hall with shared use community facilities (item CS10-03/18):

*That Council:-*

1. *AUTHORISES Administration to initiate an amendment to the East Wanneroo Agreed Structure Plan No. 3 (Cell 1) to rezone Lot 1 (76) Ashley Road, Tapping from Residential (R20) to Civic and Cultural;*
2. *SUPPORTS in-principle the proposed development of Lot 1 (76) Ashley Road, Tapping, as a shared community facility by the Scout Association of Australia Western Australia Branch Inc. (Scouts WA) subject to the approval of 1. above, for a maximum of 2 years from the date of resolution;*
3. *AUTHORISES the Chief Executive Officer to provide and sign a letter to Scouts WA to effect 2. above, to enable Scouts WA to request funding to facilitate the proposed project; and*
4. *NOTES Administration will present further reports to Council regarding the Structure Plan Amendment and any Agreement for Lease and Lease with Scouts WA.*

Administration progressed with the amendment to the ASP zoning referred in item 1 of the above resolution, with this being finalised on 13 September 2019 as part of Amendment 27 to the ASP.

However, Scouts WA was unable to provide confirmation that it had secured funding to undertake the proposed development within the 2 year time period identified in item 2 of the resolution.

The funding position changed during 2021, when Scouts WA re-submitted its original proposal and confirmed to Administration that it had secured a \$3 million grant from the State to fund the development (**Attachments 2 and 3** refer).

Accordingly, the negotiations with Scouts WA have resumed and the proposal is at a stage of submitting the terms of the Agreement for Lease and Ground Lease for Council approval.

## Detail

### Lease negotiation

Following extensive lease negotiations with Scouts WA during late 2021 and early 2022, the following proposed essential terms for an Agreement for Lease and Ground Lease have been presented to Scouts WA and agreed in principle.

<b>Land:</b>	Lot 1 (76) Ashley Road, Tapping
<b>Premises:</b>	The whole of the Land
<b>Lessee:</b>	Scout Association of Australia, Western Australia Branch Inc.
<b>Conditions Precedent:</b>	<p>Subject to and conditional upon the following conditions precedent:</p> <ul style="list-style-type: none"> <li>• Council approval of the Agreement for Lease and the Ground Lease;</li> <li>• Lessee securing funding for the Lessee Works, to the Lessee's absolute satisfaction; and</li> <li>• Lessee applying for and obtaining all approvals to undertake the Lessee Works.</li> </ul> <p>The final time period for satisfaction of the conditions precedent is subject to negotiation and agreement with Scouts WA, but is anticipated to be 12 months following the execution of the Agreement for Lease.</p>
<b>Handover Date:</b>	<p>Access to the Premises for the Lessee Works not permitted until the last occurring of:</p> <ul style="list-style-type: none"> <li>• the Minister for Lands' consent to Agreement for Lease and the Ground Lease;</li> <li>• the date the Lessee receives all approvals for the Lessee Works, including the approval of its development application and building licence; and</li> <li>• the execution of the Agreement for Lease.</li> </ul>
<b>Estimated Practical Completion of Lessee Works Date:</b>	The date being 24 months from satisfaction of the last of all necessary approvals, or such later date agreed in writing by the parties (in their absolute discretion).
<b>Sunset Date:</b>	If the Lessee does not complete the development in accordance with the Agreement for Lease, the City may terminate the arrangement.



<b>Lessee Works:</b>	<p>Construction of the Lessee's proposed scout hall and community facility development.</p> <p>A preliminary concept plan (<b>Attachment 4</b> refers) has been prepared by Scouts WA (submitted to the City in November 2021), but will need to be approved by the City before Scouts WA seeks its development approvals and commences construction.</p> <p>The City's approval as lessor is in addition to the planning approval process for the Lessee Works. In this context, it is anticipated that the works will need to conform with design principles and aesthetic standards required by the City for a community development.</p>
<b>Development &amp; Approvals:</b>	To be in accordance with agreed development plans and specifications (subject to review and approval by the City), all required approvals and consents from all relevant statutory bodies and in compliance with applicable legislation and regulations.
<b>Provision of or Upgrade of all required Services/Utilities:</b>	Lessee accepts the Premises in an 'as is' condition, based on its own enquiries, and without any requirement for the City to undertake any preliminary works or upgrades.
<b>Fencing:</b>	By Lessee at its sole cost
<b>Earthworks:</b>	By Lessee at its sole cost
<b>Fit out:</b>	By Lessee at its sole cost
<b>Insurance:</b>	All required insurances to be arranged by Lessee at its sole cost (including, but not limited to) contractors' all risk (CAR), public liability (minimum \$20 million) and adequate workers' compensation insurance.
<b>Indemnity:</b>	The Lessee indemnifies the City against all losses which the City suffers or incurs in connection with any damage, loss, injury or death arising directly or indirectly from the construction, installation or carrying out of the development/works.
<b>Practical Completion:</b>	<p>Practical completion of the Lessee Works occurs when the City has inspected the Lessee Works and is satisfied that the Lessee Works have been carried out and is in compliance with all approvals.</p> <p>Practical Completion of the Lessee Works will result in the Ground Lease commencing on the next day, on the terms outlined below and in accordance with a template version of the Ground Lease which will be attached to the Agreement for Lease.</p>

Ground Lease

<b>Rent:</b>	<p>\$1 per annum plus GST.</p> <p>Given that the site is freehold land, Administration engaged a licensed valuer to determine the current market rental and sale values. A valuation report dated 1 December 2021 noted a market rental value of \$62,500 (plus GST) per annum and a sale value of \$1.25 million plus GST.</p> <p>Due to the site being ground leased to Scouts WA, which will be responsible for all approval, development and operating costs, a commercial rent is not recommended for the proposed lease. However, the market rental value remains relevant to the extent of the City's contribution to the Scouts WA project.</p>
<b>Term:</b>	10 years, commencing on the Commencement Date.
<b>Commencement Date:</b>	The day after Practical Completion of the Lessee Works as described in the Agreement for Lease.
<b>Option Term:</b>	5 years
<b>Permitted Purpose:</b>	Community meeting rooms and office, including scout hall and shared community use space.
<b>Rates &amp; Taxes:</b>	Lessee responsible for all rates (including Council rates and water rates), taxes, assessments and impositions.
<b>Outgoings:</b>	Lessee responsible for all outgoings (not limited to) electricity, gas, water and telephone/broadband used in relation to the Premises whether billed directly or otherwise.
<b>Building Insurance:</b>	Lessee responsibility
<b>Public Liability Insurance:</b>	Lessee responsibility – Minimum \$20 million
<b>Other Insurance:</b>	Lessee responsibility
<b>Maintenance:</b>	<p>Lessee responsible to maintain the Premises.</p> <p>The Lessee's maintenance responsibilities include structural and capital works, given that the lease is on a ground lease basis.</p>
<b>End of Term:</b>	<p>Ownership of all improvements erected or constructed by the Lessee remains the property of the Lessee, but will revert to the City at the expiration of the Ground Lease.</p> <p>At the expiration of the Ground Lease, the City reserves the right to request the Lessee to demolish the improvements to the Land and return the Land to the City in a vacant condition.</p>

<b>Security:</b>	<p>Provision of a bond by Scouts WA is subject to further negotiation and agreement.</p> <p>Administration notes that Scouts WA has advised to date that it does not generally provide a bond. However, the lack of a bond would be a commercial risk for the City, which may incur site assessment, maintenance or demolition costs if Scouts WA abandoned the Premises before the expiry of the Ground Lease or if Scouts WA breached its obligations. In this context, Administration will continue work with Scouts WA to determine a bond amount, which may prove to be nominal when compared to the extent of the development.</p>
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The draft Agreement for Lease and the draft Ground Lease were prepared by Administration, based on City templates which have been used for similar transactions. The documentation has been approved in principle by Scouts WA, but remains subject to the City's final legal review (either by the City's Legal Services or by an external lawyer from the City's legal panel).

### Consultation

Relevant service units, including Infrastructure Capital Works, Community Development and Community Facilities have been consulted in the course of the lease discussions and related considerations.

Administration has been liaising extensively with Scouts WA to reach agreement on the Agreement for Lease and Ground Lease.

Public consultation occurred with the original expression of interest in 2018. Given that the City has only attracted limited interest in the Premises since that time, Administration recommends that no further expression of interest process is necessary before proceeding with the proposed Agreement for Lease and Ground Lease with Scouts WA.

Noting that the Premises is owned by the City in freehold, the Minister for Lands is not required to approve the new Agreement for Lease and the Ground Lease.

### Comment

Council resolved in March 2018 to support the allocation of the Premises to Scouts WA. Since that time:

- Interest in the Premises from other community groups has been very limited, which does not justify a further expression of interest process;
- The Carramar Scout Group are still operating out of its temporary base at St Stephen's School and lack a permanent base, which impacts programming opportunities and growth; and
- Scouts WA has now secured a significant State grant, which should ensure the viability of the development.

Accordingly, Administration recommends the proposed Agreement for Lease and the Ground Lease to Scouts WA as outlined in this report. The proposed transaction will enable Scouts WA to move the Carramar Scout Group into a purpose built facility, with the facility to provide scope for use by the wider community.

## Statutory Compliance

Under regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), the proposed Agreement for Lease and Ground Lease to Scouts WA is an exempt disposition of property to which section 3.58 of the Act does not apply.

## 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-003 Strategic Land	Moderate
Accountability	Action Planning Option
Director CS&P	Manage

Risk Title	Risk Rating
CO-018 Inherited Assets	High
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

Risk Title	Risk Rating
CO-001 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
CO-004 Asset Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

## Policy Implications

The negotiation of the Agreement for Lease and the Ground Lease has been conducted in accordance with the City's Leasing Policy. The only exception is the rent, which is recommended to be peppercorn, due to Scouts WA bearing all approval, development and operating costs.

## Financial Implications

Any future building construction and related site works at 76 Ashley Road will be at the full cost of Scouts WA, with no contribution from the City. All ongoing maintenance of the building and the leased area will also be the responsibility of Scouts WA.

Scouts WA has secured funding for this project through a \$3 million grant from the State.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **APPROVES**, in principle, the agreement for lease and ground lease of 76 Ashley Road, Tapping (Lot 1 on Deposited Plan) to the Scout Association of Australia, Western Australia Branch Inc. (Scouts WA), in accordance with the essential lease terms described in the Administration report; and
2. **AUTHORISES**:
  - a) the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms, execute all documentation and comply with all applicable legislation as is required to effect Item 1. above; and
  - b) the affixing of the Common Seal of the City of Wanneroo to an agreement for lease and a ground lease between the City and Scouts WA in accordance with the City's Execution of Documents Policy.

### Attachments:

<a href="#"><u>1</u></a>	Attachment 1 - Location Plan - 76 Ashley Road, Tapping	22/29154
<a href="#"><u>2</u></a>	Attachment 2 - Scouts WA - Letter of Intent - Resubmission of Scouts WA EOI Lot 1, 76 Ashley Road Tapping - September 2021	22/34020
<a href="#"><u>3</u></a>	Attachment 3 - Scouts WA Project Plan - Carramar Community Scout Hall - September 2021	22/34021
<a href="#"><u>4</u></a>	Attachment 4 - Scouts WA - Preliminary Site Arrangement Sketch - November 2021	22/34017





GROUND LEASE  
AREA

## GROUND LEASE - SCOUTS WA LOT 1 (76) ASHLEY ROAD, TAPPING

SCALE: 1: 1000 @ A4

DATE: January 2022

REF: 2022-01 scouts wa ground lease

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28 September 2021

Katie Russell  
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City of Wanneroo  
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Wanneroo WA 6945

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Mount Hawthorn WA 6016

T 08 6240 7700

scoutswa.com.au

ABN 59 653 914 921

**Chief Scout:**  
The Hon Kim Beazley AC  
Governor of Western Australia  
**President:**  
The Hon Dr Michael AC KStJ

Dear Katie

### **LOT 1, 76 ASHLEY ROAD, TAPPING – SCOUTS WA FORMAL INTENT TO SECURE LAND LEASE**

Scouts WA would like to formally express intent to resubmit their original EOI for the lease of Lot 1, 76 Ashely Road Tapping.

We are now in a position to progress the EOI from 2018 and submit an application for lease as we have been notified that we will receive \$3 million in funding from the McGowan Government.

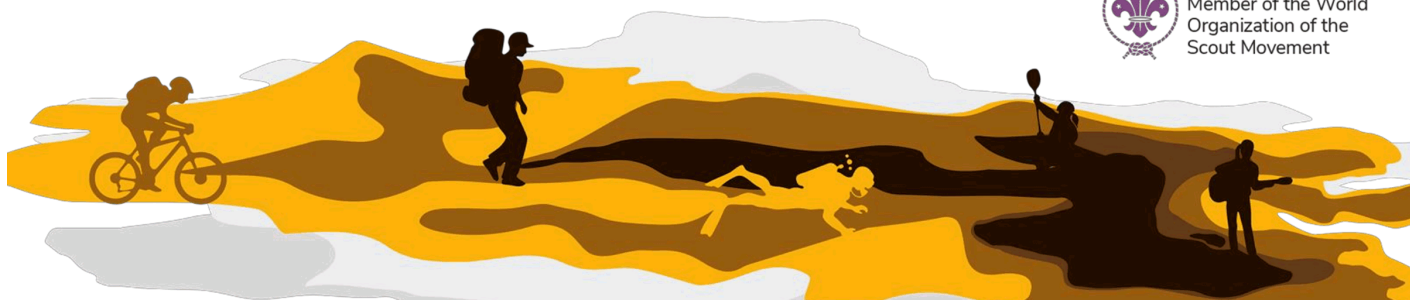
The updated summary of this expression of interest is as follows. Scouts WA offers to:

- Take responsibility for the development of the entire site property, including the erection of premises on and care of the land
- Erect a Community Scout Hall along with storage shed, landscaping and parking area
- Establish and Chair a Management Committee for the operation and care of the land and its future premises
- Actively search for complimentary community groups to share the facility, and ensure that it is in use for as many hours of the day as possible

We submitted our application on 13 August 2021 to gain access to the funds from the Department of Communities and have been informed by their current Senior Contract Management Officer that *"the cogs are turning slowly"*. I expect we will receive a draft grant agreement from them in the coming fortnight, then finalising and signing by late October.



Scouts Australia  
Member of the World  
Organization of the  
Scout Movement





Our Executive Team will be meeting in the coming weeks with two architects to finalise discussions of project scope and concept design. Our Board is keen for our lease proposal to go to Council in December, please. As you can see in our attached project timeline, we will be able to supply a concept design along with our application for lease in December.

The project will begin on 5 October 2021, with construction commencing in September 2022, finishing in June 2023 ready for occupation.

In the meantime, I am currently working with the Carramar Scout Group Leader to contact local not for profits, community groups and businesses to re-establish their interest in sharing the community hall.

We have also sent formal communication to Sabine Winton on the project's progress at this early stage.

Please do not hesitate to contact me should you need any further information.

Kind regards

Cesare Papa  
**Grants Officer**  
**Scouts WA**



133 Scarborough Beach Road  
Mount Hawthorn WA 6016

T 08 6240 7700

scoutswa.com.au

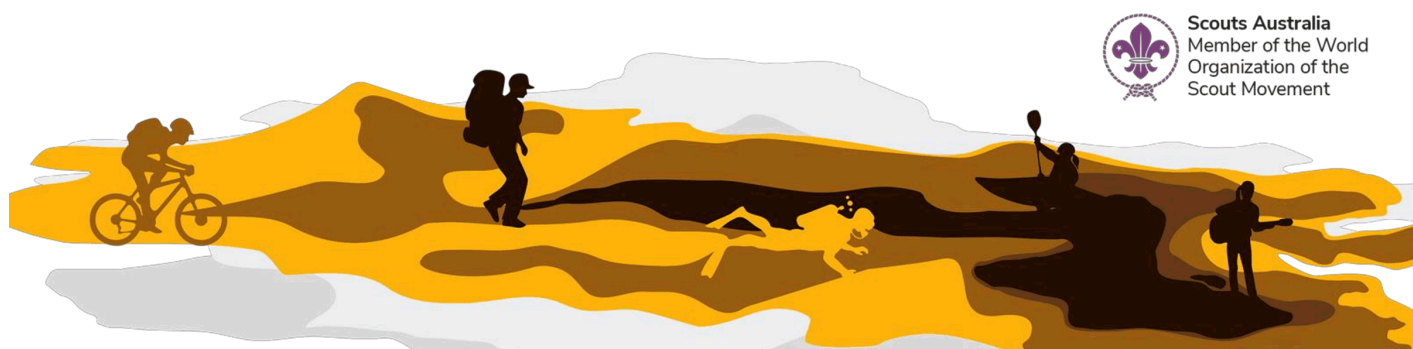
ABN 59 653 914 921

**Chief Scout:**

The Hon Kim Beazley AC  
Governor of Western Australia

**President:**

The Hon Dr Michael AC KStJ



**Scouts Australia**  
Member of the World  
Organization of the  
Scout Movement

## CARRAMAR SCOUT HALL PROJECT PLAN



### KEY DELIVERABLES:

The design and construction of:

- The main Community Scout Hall which features two large multipurpose activity rooms, an office, kitchen, storerooms, showers and toilets – all of which are to be shared spaces.
- A separate storage shed with individual compartments.
- Landscaping and a parking area.

### DESIGN INTENT:

It is envisioned the main hall building would be of a simple design (slab on ground, masonry walls, metal roof). A scout hall ideally requires a ceiling height of 6 metres. This height will require the main building to be setback quite a distance from the street. While we have not engaged an architect yet, the design will ideally meet the following standards:

1. The design of the building will be designed by an architect with a brief to innovative, contemporary and in harmony with the site and its surroundings.
2. Apply water-wise landscaping principles and use Australian native plants and trees in harmony with the adjacent bush reserve; the design will include the harvesting of rainwater.
3. Include passive solar design principles; the site lends it to a north/south orientation and verandas will be included to shade walls from the summer sun.
4. Use low energy technologies to reduce the use of and conserve energy.
5. Natural ventilation will be incorporated into the design by cross ventilation and taking advantage of prevailing breezes.
6. Solar power will be incorporated into the design and, subject

to cost, storage batteries included.

7. All plumbing fixtures will be selected to minimise the use (waste) of water; rainwater harvesting will be included.

8. The selection of building materials will take into account whole-of-life cost as well as being environmentally sound.

9. Universal access requirements will be met to ensure that the facilities are welcoming for those with disabilities, including toilet and bathing requirements.

10. The facility will be designed as a community facility and as such, it will satisfy all regulations and building requirements in accordance with its occupancy capacity.

Provision for car and bicycle parking will be incorporated into the design for the site.

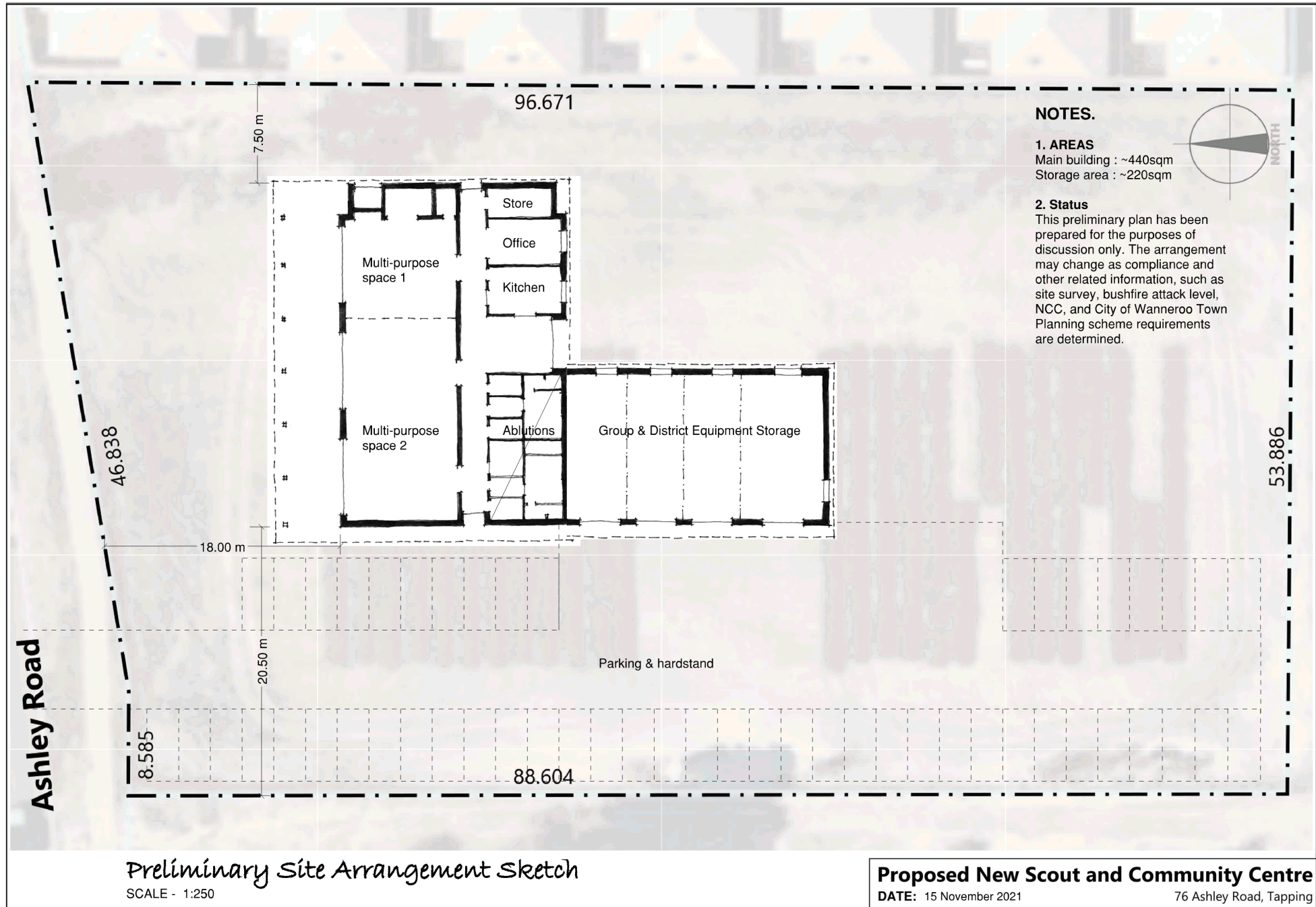
11. The design will connect to the existing pedestrian and road infrastructure.

12. Shared-use areas incorporated into the design stage.

#### **PROJECT TIMELINE:**

ACTIVITY	DURATION	START DATE	END DATE
Scouts WA Executive Team meeting	n/a	5 Oct 2021	n/a
Site Analysis	1 weeks	1 Nov 2021	8 Nov 2021
Concept Design	6 weeks	8 Nov 2021	20 Dec 2021
Design Development	2 months	10 Jan 20s22	7 Mar 2022
Final design	6 weeks	7 Mar 2022	18 Apr 2022
Planning Approval Application	9 weeks	18 Apr 2022	20 Jun 2022
Contract Documentation	7 weeks	23 May 2022	11 July 2022
Building Permit Certification & Approval Process	12 weeks	23 May 2022	15 Aug 2022
Pre-Tender Estimate	3 weeks	25 Jul 2022	15 Aug 2022

Tender Negotiation	3 weeks	15 Aug 2022	5 Sep 2022
Review and Approval of Tender	1 week	5 Sep 2022	12 Sep 2022
Construction ( <i>2 weeks of holiday break over holiday/new year period</i> )	36 weeks	12 Sep 2022	5 June 2023
Practical Completion	n/a	5 Jun 2023	n/a
Commissioning, Induction and Occupation	3 weeks	5 Jun 2023	26 Jun 2023



## Council & Corporate Support

### CS13-02/22 Appointment of Members to the Audit and Risk Committee

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File Ref: 1437V04 – 22/35919  
Responsible Officer: Director, Corporate Strategy & Performance  
Attachments: 1

#### Issue

To consider the appointment of Council Members to the Audit and Risk Committee.

#### Background

At the Special Council Meeting held 26 October 2021, the Council considered the appointment of Delegates and Deputy Delegates to various City Committees and Advisory/Working Groups; as well as external Councils, Committees and Boards.

In relation to the appointment of members to the Audit and Risk Committee, the Council resolved at part 4. a) of its resolution as follows:

4. *BY ABSOLUTE MAJORITY APPOINTS the following Council Members to City of Wanneroo Committees as per their Terms of Reference:*

- a) *Audit and Risk Committee (Council may determine to appoint one or more persons to the Committee who are external and independent to the Council):*

*Nominations for Member*

*Nomination in writing received prior to the meeting from Cr Aitken for member.*

*Nomination in writing received prior to the meeting from Cr Baker for member.*

*Nomination in writing received prior to the meeting from Cr Berry for member.*

*Nomination in writing received prior to the meeting from Cr Cvitan for member.*

*Nomination in writing received prior to the meeting from Cr Miles for member.*

*Nomination in writing received prior to the meeting from Cr Parker for member.*

*Nomination in writing received prior to the meeting from Cr Sangalli for member.*

*Nomination in writing received prior to the meeting from Cr Treby for member.*

*Nomination from the floor received from Cr Nguyen for member.*

*Nomination from the floor received from Cr Coetzee for member.*

*Nomination from the floor received from Cr Rowe for member.*

*There being 11 nominations received for the position of member to the Audit & Risk Committee, all Councillors that nominated were endorsed as the successful nominees.*

<i>Minimum of 3 and maximum of 15 Council Members (one being the Mayor)</i>
<i>Mayor Tracey Roberts</i>
<i>Councillor: Linda Aitken</i>
<i>Councillor: Chris Baker</i>
<i>Councillor: Helen Berry</i>
<i>Councillor: Sonet Coetzee</i>
<i>Councillor: Frank Cvitan</i>
<i>Councillor: Paul Miles</i>
<i>Councillor: Vinh Nguyen</i>
<i>Councillor: Glynis Parker</i>
<i>Councillor: James Rowe</i>
<i>Councillor: Natalie Sangalli</i>
<i>Councillor: Brett Treby</i>

Subsequent to that Special Council meeting, Cr Natalie Herridge, Cr Jacqueline Huntley and Cr Jordan Wright have individually contacted the administration to request that their appointment to the Audit and Risk Committee be considered by Council. This report provides the opportunity for Council to consider these requests.

## Detail

The establishment of Committees and groups assists the Council to perform its legislative responsibilities and to seek valuable engagement with the community.

The Audit and Risk Committee is one of five established Committees in accordance with Section 5.8 of the Local government Act 1995 (the **Act**) to assist with the functions of the City of Wanneroo.

The role of the Audit and Risk Committee is to support the Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management, internal and external audit functions and ethical accountability.

The current Terms of Reference for the Audit and Risk Committee are attached (refer **Attachment 1**).

The Terms of Reference provide that the appointment of membership to the Committee must comprise a minimum of three members, the majority to be Elected Members with one position to be occupied by the Mayor. Council may determine to appoint one or more persons to the Committee who are external and independent to the Council. There is currently no upper limitation on the total number of members appointed to the Committee.

In accordance with Section 5.11 of the Act:

- “...(1)       Where a person is appointed as a member of a committee under section 5.10(4) or (5), the person’s membership of the committee continues until –
- ...(d)       the next ordinary elections day...”



An absolute majority decision of Council is required to appoint or remove a Committee member.

The current Committee members were appointed following the 2021 Local Government Election with their tenure due to expire on 21 October 2023, being the next ordinary Local Government Election Day.

Cr Natalie Herridge, Cr Jordan Wright and Cr Jacqueline Huntley are not current members of the Audit and Risk Committee. The three Councillors have contacted the administration requesting that Council consider their appointment to this Committee.

### **Consultation**

Nil.

### **Comment**

Council is requested to consider the appointment of the Councillors listed above to the Audit and Risk Committee. There is no legislative or procedural impediment to the Council supporting the request received from the Councillors. The previous membership of the Audit and Risk Committee (prior to October 2021) consisted of all 15 members of the then Council body.

Membership to the Committee provides a valuable opportunity for Council Members to receive information and discuss matters relating to the City's affairs and legislative responsibilities, including policies, finances and accountability.

### **Statutory Compliance**

The Local Government Act 1995 – Sections 5.8 - Establishment of Committees, Section 5.9 Committees, types of, Section 5.10 Committee members, appointment of, and Section 5.11 Committee membership, tenure of.

### **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**

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

### **Policy Implications**

Nil.

### **Financial Implications**

Nil.

## Voting Requirements

Absolute Majority

## Recommendation

**That Council BY ABSOLUTE MAJORITY APPOINTS the following Council Members to the City of Wanneroo Audit and Risk Committees as per the Terms of Reference :-**

- 1. Councillor Natalie Herridge;**
- 2. Councillor Jacqueline Huntley; and**
- 3. Councillor Jordan Wright.**

*Attachments:*

[!\[\]\(3211b5d1d968fc1665909b34f9f16010\_img.jpg\) Attachment 1 - Terms of Reference Audit and Risk Committee 19 265363 22/44097 Minuted](#)



## TERMS OF REFERENCE

### ***Audit and Risk Committee***

GS06-11/05; July 2008; August 2009; May 2011; February 2015; March 2017; May 2020; December 2020

Name:	Audit and Risk Committee
1. Purpose:	<p>The purpose of the Audit and Risk Committee ("Committee") is to support the Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management, internal and external audit functions and ethical accountability.</p> <p>The primary objectives of the Committee are to:</p> <ul style="list-style-type: none"> <li>• Accept responsibility for the annual external audit; and</li> <li>• Liaise with the City of Wanneroo ("City") internal and external auditors so that Council can be satisfied with the performance of the City in managing its affairs.</li> </ul> <p>Reports from the Committee will assist Council in discharging its legislative responsibilities and provide oversight of the City's affairs, determining the City's policies and overseeing the allocation of the City's finances and resources. The Committee will ensure openness in the City's financial reporting and will liaise with the Chief Executive Officer ("CEO") to ensure the effective and efficient management of the City's financial accounting systems and compliance with legislation.</p> <p>The Committee facilitates:</p> <ul style="list-style-type: none"> <li>• The enhancement of the credibility and objectivity of internal and external financial reporting;</li> <li>• Effective management of enterprise risks and the protection of Council assets;</li> <li>• Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;</li> <li>• Regular review of reports on the internal audit function and the Strategic Internal Audit Plan; and</li> <li>• The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.</li> </ul>
2. Powers	<ul style="list-style-type: none"> <li>• The Committee is a formally established committee of the Council and is responsible to the Council.</li> <li>• The Committee reports to Council and provides appropriate advice and recommendations in accordance with these Terms of Reference to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.</li> </ul> <p>The Committee does not have:</p> <ul style="list-style-type: none"> <li>• Executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.</li> <li>• Any management functions and cannot involve itself in management processes or procedures.</li> </ul>
3. Membership:	<p>Council determines by absolute majority the membership of the Committee considering the nature, size, scale, diversity and complexity of the City's activities and systems. The Committee as a whole should have:</p> <ul style="list-style-type: none"> <li>• at least one member with financial qualifications and experience</li> </ul>

	<ul style="list-style-type: none"> <li>• skills and experience relevant to discharging responsibilities, including experience in business, financial and legal compliance, risk management</li> <li>• local government background and experience as applicable</li> </ul> <p>The membership of the Committee must comprise a minimum of three members, the majority to be Elected Members with one position to be occupied by the Mayor. Council may determine to appoint one or more persons to the Committee who are external and independent to the Council.</p> <p>Committee Members (Members) should keep themselves informed and demonstrate they have the skills and experience to effectively discharge their responsibilities as detailed in section "Duties and Responsibilities" of these Terms of Reference.</p> <p><b>Elected Members</b>  Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.</p> <p>An absolute majority decision of Council is required to remove an Elected Member.</p> <p>Elected Members who are Members of the Committee must comply with the City's Council Members Code of Conduct.</p> <p><b>External Independent Members</b>  External Independent Members (if appointed) must have senior business, financial management or requisite knowledge and skills to benefit the Committee. All recommendations to appoint an external independent member must be made by the Committee to Council.</p> <p>Current serving Elected Members of other local governments will not be considered as members of the Committee.</p> <p>Expressions of interest for appointment of any External Independent Member shall be publicly advertised by Council. Appointment of any External Independent Member will be for a maximum period of two years.</p> <p>Council must give written notice to any External Independent Member that Council proposes to remove them from the Committee and must provide the External Independent Member the opportunity to make a deputation at the relevant Council Briefing or Meeting as applicable.</p> <p>Remuneration will be paid to each External Independent member on the basis of an annual payment.</p> <p>External Independent Members must comply with the City's Code of Conduct.</p> <p><b>Administration</b>  The CEO and the City's employees are not members of the Committee.</p> <p>The CEO or his/her nominee is to attend all Committee meetings to provide advice and guidance to the Committee.</p> <p>The CEO shall provide secretarial and administrative support to the Committee.</p>
4. Operating Procedures:	<p><b>Presiding Member:</b></p> <ul style="list-style-type: none"> <li>• The Committee is to elect a Presiding Member and Deputy Presiding Member who must be Members of the Committee at the first</li> </ul>

	<p>meeting of the Committee following an Ordinary Local Government Election and in accordance with the Local Government Act 1995, Schedule 2.3, Division 1.</p> <ul style="list-style-type: none"> <li>• The CEO or delegated nominee will attend the first meeting of the Committee following an Ordinary Local Government Election to conduct the election of the Presiding Member and Deputy Presiding Member.</li> <li>• The Presiding Member will preside at all meetings.</li> <li>• In the absence of the Presiding Member, the Deputy Presiding Member will preside over the meeting, and in their absence, a person is to be elected by the Committee to preside over the meeting.</li> <li>• The Presiding Member is responsible for the proper conduct of the Committee.</li> </ul>
5. Meetings:	<p><b>Schedule</b></p> <ul style="list-style-type: none"> <li>• The Committee shall meet on a regular basis but at least quarterly.</li> <li>• All meeting dates are to be provided in Councillor's Clipboard and in the City's diary.</li> <li>• An agenda will be circulated to the Members at least 7 days prior to each meeting where possible.</li> <li>• The CEO shall ensure that detailed minutes of all meetings are kept.</li> <li>• Copies of all agendas and minutes are to be forwarded electronically, through the City's electronic record keeping system, to Council and Corporate Support for filing in the Elected Members reading room.</li> <li>• All agenda and minute documentation to be generated through Council's InfoCouncil software reporting system.</li> <li>• The Chairman and CEO may invite members of management, internal and external auditors or others to attend meetings as observers and/or to provide pertinent information and/or answer queries of the committee.</li> </ul> <p><b>Voting</b></p> <ul style="list-style-type: none"> <li>• Committee recommendations have no effect unless it has been made by simple majority. A simple majority is not less than half of the votes of Members present at the meeting.</li> <li>• All Members have one vote. The Presiding Member will have the casting vote and simple majority will prevail.</li> <li>• The quorum for a meeting shall be at least 50% of the number of Members.</li> </ul> <p><b>Administration</b></p> <p>Administration support for the Committee will be provided by the City. That support person will be Director Corporate Strategy &amp; Performance or Executive Manager Legal and Governance.</p>
6. Reporting:	<ul style="list-style-type: none"> <li>• Reports and recommendations of each Committee meeting requiring Council endorsement shall be presented to the next Ordinary Council Meeting.</li> <li>• The committee shall report annually to the Council summarizing its activities during the previous financial year.</li> </ul>
7. Duties and Responsibilities:	<p><b>Audit:</b></p> <p>To provide guidance and assistance to Council in carrying out functions of the City in relation to audits.</p> <ul style="list-style-type: none"> <li>• To develop and recommend to Council an appropriate process for the selection and appointment of a person as the City's internal auditor.</li> <li>• To recommend to Council the person or persons to be appointed as the City's internal auditor.</li> </ul> <p><i>NOTE: Appointment of an external auditor cannot take place after the commencement day as stated in Section 7.3 (1A) of</i></p>

*the Local Government Act. Therefore the Auditor General of Western Australia is responsible in accordance to Section 1.4 of the Local Government Act*

- To develop and recommend to Council:
- a list of those matters to be audited; and
- The scope of the audit to be undertaken.
- To address issues brought to the attention of the Committee, including responding to requests from Council for advice that are within the parameters of these Terms of Reference.
- To seek information or obtain expert advice through the CEO on matters of concern within the scope of these Terms of Reference following authorisation from Council.

#### **External Audit**

- The Auditor General is mandated to be the external auditor and the Committee should therefore develop and recommend to Council the agreement between the Council and the Auditor General. The agreement is to include:
  - the objectives of the audit;
  - the scope of the audit;
  - a plan of the audit;
  - details of the remuneration and expenses to be paid to the auditor; and
  - the method to be used by the local government to communicate with, and supply information to, the auditor.
- To meet with the external auditor at least once in each year, without management being present and recommend to Council on the matters discussed and outcome of those discussions.
- To liaise with the CEO to ensure that the City does everything in its power to:
- assist the auditor to conduct the audit and carry out his or her other duties under the Local Government Act 1995; and
- ensure that audits are conducted successfully and expeditiously.
- To examine the reports of the auditor after receiving a report from the CEO on the matters and:
- determine if any matters raised require action to be taken by the City; and
- ensure that appropriate action is taken in respect of those matters.
- To review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- To review the City's draft annual financial report, focusing on:
  - accounting policies and practices;
  - changes to accounting policies and practices;
  - the process used in making significant accounting estimates;
  - significant adjustments to the financial report (if any) arising from the audit process;
  - compliance with accounting standards and other reporting requirements; and
  - significant variances from prior years.
- To consider and recommend adoption of the annual financial report to Council, and to review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- To discuss the external audit plan including proposed audit strategies and how they might relate to identified risk areas.
- To extend a standing invitation to the external auditor to attend

	<p>Committee meetings as required to discuss the external audit plan, draft and final financial statements and the management letter.</p> <p><b>Internal Audit</b></p> <ul style="list-style-type: none"> <li>• To review the scope of the audit plan and program and its effectiveness.</li> <li>• To review the appropriateness of special internal audit assignments undertaken by internal auditor at the request of Council or CEO unless the circulation of these assignments is prohibited by law from further circulation.</li> <li>• To review the level of resources allocated to internal audit and the scope of its authority.</li> <li>• To review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.</li> <li>• To review the annual Compliance Audit Return and report to Council the results of that review.</li> <li>• To consider the CEO's triennial reviews as stipulated in Regulation 17 on the appropriateness and effectiveness of the City's systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the Committee, and to report to the Council the results of those reviews.</li> <li>• To provide the opportunity for Committee Members to meet with the internal auditor as the need arises without management being present.</li> <li>• To monitor and review the quality of internal audit services delivered.</li> <li>• To oversee implementation and progress of the Internal Audit recommendations outlined in the City's Internal Audit Log reported on a biannual basis.</li> </ul> <p><b>Fraud and Misconduct Control and Resilience Framework</b></p> <ul style="list-style-type: none"> <li>• Oversight of risk management, including fraud, misconduct and corruption control.</li> <li>• Review the City's Enterprise Risk Management Framework for identifying, monitoring and managing business risk, including risks associated with fraud, misconduct and corruption.</li> <li>• Review the Strategic Internal Audit Plan annually to ensure it covers fraud, misconduct and corruption risks.</li> </ul> <p><b>Risk Management</b></p> <ul style="list-style-type: none"> <li>• To review and oversee progress and updates on all Strategic Risks biannually.</li> <li>• To oversee the management of Risks rated extreme and high on a quarterly basis.</li> </ul> <p><b>Corporate Reporting</b></p> <ul style="list-style-type: none"> <li>• To oversee the management and progress of the Corporate Business Plan quarterly.</li> <li>• To consider and oversee the Contract Status Report biannually.</li> <li>• To consider and provide oversight of the Purchasing Policy (Section 10) Chief Executive Officer Exemption approvals biannually.</li> </ul>
8. Delegated Authority:	<p>The only powers and duties that can be delegated to a Committee are any of the powers and duties of the local government under Part 7 of the Local Government Act; that is, those relating to audit. The Committee cannot on delegate the powers and duties delegated to it. The delegation from Council must be formally documented.</p>



## Chief Executive Office

### Advocacy & Economic Development

#### **CE01-02/22     Draft Gngara Groundwater Allocation Plan Submission**

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File Ref: 25415V02 – 22/27649  
Responsible Officer: Chief Executive Officer  
Attachments: 2

### **Issue**

To consider the City's submission on the Draft Gngara Groundwater Allocation Plan (GGAP).

### **Background**

At its meeting on 5 May 2020 (CE02-05/20), Council endorsed the Agribusiness Position paper: A Thriving Agri-precinct in Wanneroo.

The City's Agribusiness Position Paper acknowledges that the Gngara groundwater system is over-allocated and continuing to over-use the system will only further reduce groundwater levels, reduce water quality and damage the groundwater dependent environment. However, the Agribusiness Position Paper holds the State Government to account on water availability and long term water security by requesting the State Government and Federal Government work together to reduce or remove barriers to agriculture expansion and ultimately provide the industry with the confidence to invest in Wanneroo over the long term.

It is noted that "Perth Water Security" including water supply and resilience has been identified as a new high priority initiative to be implemented within the next five years by Infrastructure Australia on its Infrastructure Priority List. It is also noted that Western Australia is the only state that has not implemented the National Water Initiative.

The City has previously collaborated with DWER to develop the *North West Corridor Water Supply Strategy* (DoW 2014). This strategy has resulted in significant water efficiency initiatives being implemented in the North West Coastal Growth Corridor as new developments progress.

The GGAP was released for comment in November and since then the City has been engaging with the growers in North Wanneroo to seek input and guidance into a submission to DWER. DWER also held an information session for water licensees to learn about the plan. Representatives from DWER presented an overview of the GGAP to Council at a Forum on 1 February 2022. This also provided the opportunity for Council Members to ask questions regarding the content of the GGAP.

Administration has drafted a submission on the GGAP for Council to consider. The submission consists of a letter to DWER (shown as **Attachment 1**) and a table of more specific comments and recommendations (shown as **Attachment 2**)

The GGAP is open for comment until 28 February 2022 and it is acknowledged that a large number of water users in the City are expected to submit feedback to DWER on the GGAP.

### **Detail**

The GGAP proposes a series of water cuts to users of the groundwater system. For most licensed users, this is proposed to be a 10% reduction from 2028. The reduction for public water supply (WaterCorp) is proposed to be 27% and the sprinkler roster for domestic garden

bore use is proposed to be aligned with the two days per week sprinkler roster for scheme users.

Consistent with the City's Agribusiness Position Paper, Administration agrees with the overall need to reduce groundwater abstraction. However, the impact on the Agribusiness sector of reduced water supply is unacceptable.

The main source of information on the proposed reductions can be found on page 42 of the GGAP in Table 5. The impact of the proposal on each water user category is outlined below.

Note that this report uses the following volume measures for water:

- One Million Litres = 1 Megalitre (ML)
- One thousand million litres = 1 Gigalitre (GL)

### WaterCorp

WaterCorp currently uses 110.8GL of water using 22 licenses (bores), representing 40% of all water abstracted from the Gngangara mound (274.2GL per annum). It is the biggest user of groundwater by a very substantial margin. However, in terms of licensed users only (currently 238.2 GL per annum), WaterCorp usage represents 46.5% of licensed water abstracted.

The GGAP proposes that the WaterCorp reduces its abstraction to 80.7GL per annum and that the total abstraction for licensed users be reduced from 238.2GL per annum to 197.9GL per annum. This would mean that WaterCorp would be extracting 40.8% of the total for licensed users.

The City considers that the current and proposed level of abstraction by WaterCorp is unsustainable and if left unchanged will continue to have the most significant detrimental impact on the groundwater system by far of any user. The City proposes that WaterCorp needs to further reduce its abstraction to ensure that other users are not unfairly impacted by reductions to their capacity to use water for commercial agricultural purposes.

### Agriculture Users

Agriculture users currently abstract 61.9GL of water per annum across 1,820 licenses, representing 26.0% of water abstracted by licensed users. Given the economic benefit of agriculture to the economy in the region, this seems to be a very reasonable proportion given the very large number of users/licenses that benefit from the water and the food production outcomes.

The GGAP proposes that agriculture users reduce abstraction from 61.9GL per annum to 56.5GL per annum. However, analysis of the proposed reductions shows that the impact is very different across the region as outlined in the following table.

*Table 1: Agriculture Users GGAP Proposed Groundwater Allocation Reduction*

<b>Water Use Area</b>	<b>No. of Licenses</b>	<b>Total Licensed (GL/Year)</b>	<b>Proposed Reduction (GL/Year)</b>	<b>New Total Licensed (GL/year)</b>	<b>Resulting ML/year per license Reduction</b>	<b>% Reduction</b>
North Wanneroo	188	12.7	1.3	11.4	6.9	10.24%
East Wanneroo	526	9.8	0.2	9.6	0.4	2.04%
Swan Valley	700	9.8	1	8.8	1.4	10.20%
Gingin	96	14.3	1.4	12.9	14.6	9.79%
Other	310	15.5	1.5	14	4.8	9.68%
<b>Total for agriculture</b>	<b>1,820</b>	<b>61.9</b>	<b>5.4</b>	<b>56.5</b>	<b>3.0</b>	<b>8.72%</b>

*Source: Draft Gngangara Groundwater Allocation Plan p42*

The table indicates that overall, agriculture users would need to reduce abstraction by 5.4GL per annum or 8.7% of the current total agriculture use. However, the East Wanneroo area is proposed to reduce its water abstraction by only 2%.

The resulting mega litres per annum reduction per licensed agriculture user indicates considerable inequity across users. Under the GGAP, North Wanneroo growers would need to reduce on average 6.9 million litres per annum for each license, whereas Swan Valley users would need to reduce by 1.4 million litres per annum per licence. The proposal would result in Gingin agriculture users losing access to 14.6 million litres of water per annum per licence. This inequitable situation would be untenable for the agriculture industry.

Work by DPIRD in 2019 concluded that there were opportunities for growers to be more efficient by modernising their irrigation systems. In 2021, the State Government established a \$600,000 water efficiency infrastructure and technology grants program. Feedback from growers indicates that the grants are unlikely to have any significant impact on water efficient systems infrastructure investment. The best incentive for growers to be more water efficient is to ensure that any efficiency gains are realised through more available water for production increases.

The City of Wanneroo proposes that all agriculture users are made exempt from reductions to their licence and that the required 5.4GL reduction overall is passed on to WaterCorp given that the State needs to be responsible for water infrastructure to ensure equitable supply and that the above 1,820 agriculture licenses should not be unfairly impacted.

There is no mention in the GGAP of the potential for growers to be compensated for any water cuts. The City understands that in other jurisdictions in Australia, compensation is a factor when growers are impacted by water entitlement reductions.

#### Parks, Gardens and Recreation

GGAP proposes a 10% reduction for irrigating parks, gardens and other recreational green spaces (3.4GL/year).

The approach for allocating groundwater for the North West urban corridor was established in the *North West Corridor Water Supply Strategy* (DoW 2014). Because changes to water allocation have already been made, the use of groundwater by the City of Wanneroo, urban developers, schools and other licensees in this area will not be reduced.

Potential impacts of the 10% cut to parks, gardens and recreation in other areas of the City include:

- A need for a reduction in irrigated areas within established parks to be achieved through hydro-zoning - converting existing irrigated turf areas to mulch, trees and water wise plant species on reduced irrigation during establishment and then switching irrigation off to these areas;
- Further hydro-zoning to active sports fields and passive parks to only irrigate sports fields and areas around playgrounds and buildings with reduced or irrigation to other grassed areas;
- Switching irrigation supply off to streetscapes which will result in loss of existing vegetation and visual appeal;
- An ongoing need to prioritise available ground water for the irrigating of active sports fields and reduce irrigation in passive parks;
- Increased annual operating costs to turf management programs to increase renovations and apply more nutrients and wetting agents to encourage deep root growth in turf and increase the water holding capacity in soil profiles; and
- Increased capital costs to install SMART technology including moisture probes and extend the installation of dosing units to passive parks to all parks to increase the effectiveness of irrigation applications.

The City proposes that Parks, Gardens and Recreation green spaces are not subject to 3.4GL per annum cuts and aligned to schools and hospitals with no reductions. This needs to be

considered in the context of the City already committing to exceptional standards of water efficiency in its operations.

#### Other Licensed Users

Schools & Hospitals: no reduction for schools and hospitals, as well as a small number of other specified purposes and locations.

Industry & Mining: 10% reduction for most other licenced water users such as industry and mining (1.4GL/year).

#### Unlicensed stock and domestic use

A reduction to domestic garden bore water use is proposed and will be achieved by aligning the garden bore sprinkler roster with the scheme roster in the Perth/Mandurah area from September 2022 (savings of up to 13.6GL/year by changing to a two-days-a-week roster between 1 September and 31 May).

#### Initiatives and incentives

The draft GGAP also outlines a number of initiatives, incentives and grants designed to support water users to adjust to reductions and encourage all water users to reduce their water usage.

### **Consultation**

DWER sent letters (dated 23 November 2021) to all water licence holders to inform them the draft GGAP has been released for public consultation and to encourage licence holders to provide their feedback. DWER also held a drop-in information session at the Wanneroo Tavern on 15 December 2021 for all licence holders. DWER staff have informed the City that approximately 100 people attended the session in total.

To develop the City's submission, input has been sought from the following internal departments; Advocacy & Economic Development, Strategic Land Use Planning, Property Development, Asset Planning and Parks & Conservation Management. In relation to agricultural users the City has consulted on multiple occasions with the North Wanneroo Growers Group. The City also undertook extensive public consultation in 2019-2020 to develop the endorsed Agribusiness Position Paper and the City's draft submission is consistent and aligned to this endorsed position.

### **Comment**

One of the main objectives of the GGAP is "the maintenance of a reliable water source". A natural water source such as groundwater cannot be considered reliable given there is no control over temperature or rainfall combined with climate change impacts. The GGAP fails to appropriately address how the State Government plans to develop a reliable water source such as a new desalination plant and recycled wastewater treatment plant. Expanded desalination and recycled wastewater infrastructure has the ability to provide a consistently reliable public water supply for Perth and Peel as the population continues to grow. The GGAP relies on reductions to licences for most users which is an unsustainable long term solution as it is expected that climate change in Western Australia will result in a hotter, drier climate further reducing groundwater levels whilst simultaneously increasing irrigation requirements for growers. Whilst WaterCorp has the resources and ability to source water elsewhere, other users do not and rely solely on the groundwater supply.

Administration proposes that the City recommends no impact is acceptable to agricultural licence holders in the Gngangara Groundwater Area. The following provides an overview of the City's draft submission to DWER on the GGAP:

- The Agriculture industry and its individual operators using 1,820 licences have very limited ability to scale up any sort of water infrastructure provision other than utilising the water resource more efficiently – which in most cases is already happening.
- Reductions to licences for these users will impact productivity and profitability.
- Reductions to licences is likely to result in a large number of growers needing to move operations to areas with adequate water supply or losing this economic activity and food production altogether.
- This will have a flow on impact to land use planning for the vacated areas as well as the new areas with associated sustainability impacts.
- Proposed reductions will also have a negative impact on parks, gardens and recreational green spaces.

As an alternative, Administration has included following main points in its submission to DWER for consideration:

- WaterCorp has the capacity in terms of financial and infrastructure development capability to develop alternative water supplies so it can significantly reduce its abstraction of water from the Gngangara groundwater system.
- WaterCorp operating surplus after tax in 2021 was \$879 million.
- WaterCorp annual report indicates that it supplies 269.14 GL of water to the Perth and Peel region. This means that the 110.8 GL abstracted from the Gngangara groundwater system represents 41.7% of ALL Perth and Peel water supply.
- Even with the GGAP proposed reduction to 80.7GL, it would still represent 30% of the total Perth and Peel water supply.
- WaterCorp uses this relatively cheap water source to make its significant profit which should be invested in the development of a reliable water source (desalination and recycled treated wastewater) and public water infrastructure
- The City of Wanneroo recommends WaterCorp immediately commence the required works to deliver the planned Alkimos Desalination Plant in Alkimos by 2028 to replace WaterCorp's unsustainable abstraction from the Gngangara groundwater system. A recycled wastewater treatment plant at Alkimos also needs proper consideration and can be implemented well within the timeframe.
- The City recommends aligning parks, gardens and recreational green spaces with schools and hospitals to be exempt from 3.4GL per annum water reductions.

WaterCorp, DWER and the State Government generally have the capacity to address the above. Noting that Infrastructure Australia has identified "Perth Water Security" including water supply and resilience as national a priority, there should be considerable opportunity for the State Government to seek and receive federal funding to achieve more sustainable water supply outcomes for the State.

Western Australia is still the only state in Australia that has not implemented the National Water Initiative (NWI). Under the NWI, the State Government would need to commit to:

- Prepare comprehensive water plans;
- Achieve sustainable water use in over-allocated or stressed water systems;
- Introduce registers of water rights and standards for water accounting;
- Expand trade in water rights;
- Improve pricing for water storage and delivery; and
- Better manage urban water demands.

This would need to be achieved through appropriate legislation.

The GGAP indicates that licence duration for self-supply water users will remain at 10 years.

Water licenses in other states are granted for significantly longer periods than 10 years under water access entitlements consistent with the NWI. In some cases this access is granted in perpetuity and provides great certainty for industry.

The City recommends that Western Australia implements the NWI with appropriate legislation as a priority and commit to the above operational initiatives.

### Statutory Compliance

N/A

### 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-S05 Water	Moderate
Accountability	Action Planning Option
Director Planning & Sustainability	Manage
Risk Title	Risk Rating
ST-S12 Economic Growth	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 register. Action plans have been developed to manage this risk to support existing management systems.

### Policy Implications

N/A

### Financial Implications

N/A

### Recommendation:-

**That Council ENDORSES the submission to the Department of Water and Environmental Regulation on the Draft Gngangara Groundwater Allocation Plan as detailed in Attachments 1 and 2.**

#### Attachments:

<a href="#">1</a>	Attachment 1 - City of Wanneroo Draft letter of response - Gngangara Groundwater Allocation Plan	22/41401
<a href="#">2</a>	Attachment 2 - Gngangara Groundwater Allocation Plan Submission to DWER - Table of Collated Comments & Recommendations	22/41409



File Ref: 22/27056  
Your Ref: DWERT1428-1  
Enquiries: Steve Marmion

16 February 2022

Don Cummins  
Director Regional Services  
Department of Water and Environmental Resources  
Locked Bag 10, Joondalup DC WA 6919

Dear Mr Cummins

**GNANGARA GROUNDWATER ALLOCATION PLAN: DRAFT FOR PUBLIC COMMENT  
OPEN FOR SUBMISSION**

I write in reference to your letter to the City as a water licence holder dated 23 November 2021 regarding the release of the draft Gnamagara Groundwater Allocation Plan (GGAP) and open public comment period.

The City of Wanneroo values the collaborative relationship with the Department that has been curated over many years and looks forward to continuing this relationship to achieve good water outcomes for water users and our environment.

Of particular note is the work undertaken in 2014, when the City and the Department developed the *North West corridor water supply strategy* (NWCWSS) to guide how the limited shallow groundwater in the area would be shared between the public water supply and the irrigation of parks, gardens and recreational areas. The strategy relies on minimal water use on non-active open space areas such as verges and streetscapes, and optimal water use on active turf areas needed for sport and recreation. The implementation of the NWCWSS has enabled the City to deliver water reduction in the North West corridor and this has been acknowledged in the GGAP, which notes that no further reductions are required for this specific area.

However, 10% cut to groundwater for parks, gardens and recreation in other areas of the City of Wanneroo will have considerable impacts, including but not limited to:

- A need for converting existing irrigated turf areas to mulch, trees and water wise plant species on reduced irrigation during establishment and then switching irrigation off to these areas;
- Switching irrigation supply off to streetscapes which will result in loss of existing vegetation and visual appeal; and
- Increased capital costs to install SMART technology including moisture probes and extend the installation of dosing units to passive parks to all parks to increase the effectiveness of irrigation applications.

The City has achieved Gold Waterwise Council status and has an endorsed Waterwise Council Action Plan (WCAP). The WCAP includes a target to:

City of Wanneroo  
23 Dundee Road  
Wanneroo WA 6065

Postal Address  
Locked Bag 1  
Wanneroo WA 6946

T (08) 9405 5000  
E [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au)

[wanneroo.wa.gov.au](http://wanneroo.wa.gov.au)    



"Reduce total corporate scheme water usage in the City of Wanneroo by 15% by 2024/2025 from 2016/17 levels."

In 2020/21 the City reached and surpassed its target reducing its scheme water use by 30% from the 2016/17 levels.

The City also encourages its residents to reduce their water use, both scheme and groundwater via the delivery of Sustainable Series Program workshops in our Libraries and the WCAP also includes the goal:

"For the community to reduce the per capita water use from 97 kL per person per year to 85 kL per person per year."

The GGAP outlines three objectives that the Plan aims to achieve:

1. Maintain or increase groundwater levels to avoid further damage to water quality and environmental health at important locations;
2. Reduce the rate of groundwater level decline in other locations; and
3. Maintain a reliable water supply.

The City understands the need for reducing abstraction from the groundwater system. However, the inequitable cost burden to growers in North Wanneroo (and other agriculture areas) is not supported. The reliance by WaterCorp and the State Government on the Gnangara Mound to supply water for Perth & Peel is unsustainable. Both temperature and rainfall cannot be controlled and when combined with the effects of climate change, a natural water resource such as the Gnangara Mound cannot be considered a reliable water supply. In this context, objective three "Maintain a reliable water supply" is unlikely to be realised if relying so heavily on the Gnangara groundwater asset.

The City considers the current and proposed level of abstraction by WaterCorp to be unsustainable and if left unchanged will continue to have the most significant detrimental impact on the groundwater system by far of any user. The City recommends further reductions to WaterCorp's abstraction to ensure that other users are not unfairly impacted.

WaterCorp has the capacity in terms of financial and infrastructure development capability to develop alternative water supplies so it can significantly reduce its abstraction of water from the Gnangara groundwater system. The latest WaterCorp annual report indicates that it supplies 269.14 GL of water to the Perth and Peel region. This means that the current 110.8 GL abstracted from the Gnangara groundwater system represents 41.7% of all Perth and Peel water supply. Even with the GGAP proposed WaterCorp reduction, the Gnangara groundwater system would still be providing a very significant proportion of the total Perth and Peel public water supply of around 30% and this is unsustainable.

As an alternative solution to that proposed in the GGAP, the City recommends the below initiatives to achieve the objectives of the Plan:

- All agricultural users be exempt from groundwater abstraction reductions;
- Alternative water sources be developed to ensure a reliable water supply is maintained;
- Construction of the planned Alkimos Desalination Plant be brought forward and completed by 2028;
- Construction of a recycled wastewater plant at Alkimos be delivered;

- The gradual decommissioning of WaterCorp bores located in the Gngangara Mound to allow for stabilisation of groundwater levels in North Wanneroo; and
- Collaboration between DWER, WaterCorp and other state agencies to deliver the above.

The attached table provides additional detailed comments and recommendations from across various departments at the City including Advocacy & Economic Development, Strategic Land Use Planning, Land Development, Asset Planning and Parks & Conservation Management and is submitted with the intention of providing further information and key recommendations to assist the Department in revising the GGAP to a final version.

The table and key recommendations were endorsed by Council at its 15 February 2022 meeting. Please contact Steve Marmion, Manager of Advocacy & Economic Development on 9405 5540 for any clarification required.

Yours sincerely

Daniel Simms  
**Chief Executive Officer**

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
<b>Objectives</b>		
1. Maintain or increase groundwater levels to avoid further damage to water quality and environmental health at important locations	Objective 1 is supported however it should include 2 further sub-objectives to ensure maintenance of key environmental values (i.e. wetlands, subterranean ecosystems, natural vegetation systems) and maintain direct-groundwater dependent land use activities, especially intensive rural activities and food production.	<b>SUPPORT</b>
2. Reduce the rate of groundwater level decline in other locations	Objective 2 is unclear, but in substance there should be an objective to look into innovative multi-dimensional strategies and approaches (science, technologies, economics, institutional values, assumptions and behaviours) that attempt to offset or avoid groundwater level decline.	<b>SUPPORT</b>
3. Maintain a reliable water supply	The City understands the need to reduce abstraction from the groundwater system however the inequitable cost burden to growers in North Wanneroo (and other agricultural areas) is not supported. The reliance on the Gngangara Mound for water supply for Perth & Peel is unsustainable. The Gngangara Mound is not a reliable water source so objective 3 does not make sense.	<b>SUPPORT</b> noting that groundwater is not a reliable water supply and with consideration to the following: The City recommends that other water sources be developed to ensure that a reliable water supply is maintained specifically the planned Alkimos Desalination Plant be fast tracked and completed by 2028 to develop and maintain a reliable water supply for public drinking water for the Perth Metropolitan area. In addition, construction of a wastewater recycling plant at Alkimos needs to be delivered.
<b>Changes to groundwater abstraction for different water users (detailed in section 5)</b>		
<b>Water Corporation:</b> a 27% reduction for the Water Corporation for the integrated water supply scheme (currently 110.8GL – reduce by 30 GL/year)	The City considers that the current and proposed level of abstraction by WaterCorp to be unsustainable and if left unchanged will continue to have the most significant detrimental impact on the groundwater system by far of any user.	<b>NOT SUPPORTED</b> The City recommends WaterCorp abstraction is further reduced to ensure that other users are not unfairly impacted by reductions to their capacity to use water for commercial

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
	<p>Water Corporation has the scale to develop alternative supplies and infrastructure. The existing 110.8 GL being extracted from the Gngangara Mound represents 41.17% of the total 269.14GL supplied to the Perth and Peel Region 9WaterCorp Annual Report). Even if this is reduced to 80.7GL as per the GGAP, it would still represent 30% of the Perth/Peel water supply. This could easily be replaced over time by investment in the planned Alkimos Desalination Plant that could supply between 25GL and 100GL per annum. A wastewater recycling plant could also supplement water supply.</p> <p>WaterCorp has the capacity in terms of financial and infrastructure development capability to develop alternative water supplies so it can significantly reduce its abstraction of water from the Gngangara groundwater system.</p> <p>WaterCorp operating surplus after tax in 2021 was \$879 million.</p> <p>Water Corp uses the relatively cheap Gngangara Mound water source to make its significant profit which should be reinvested into developing and maintaining a reliable water source i.e. Alkimos Desalination Plant and wastewater recycling infrastructure.</p> <p>WaterCorp needs to immediately commence the required works to implement a desalination plant and wastewater recycling plant in Alkimos to replace its unsustainable water abstraction from the Gngangara groundwater system.</p>	<p>agricultural purposes. The City recommends construction of the planned Alkimos Desalination Plant by 2028, construction of a wastewater recycling plant and the gradual decommissioning of WaterCorp bores located in the Gngangara Mound to maintain and increase groundwater levels in North Wanneroo.</p>

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
<p><b>Agriculture:</b> a 10% reduction for the agriculture and horticulture sectors (currently 61.9GL – reduce by 5.4GL/year)</p>	<p>The Agricultural industry and its individual operators using 1,820 licences have very limited ability to scale up any sort of water infrastructure provision other than utilising the water resource more efficiently – which in most cases is already happening. As a result any reduction for the agricultural and horticultural sectors will impact productivity and profitability.</p> <p>A 10% reduction would likely result in a large number of growers needing to move operations to areas with adequate water supply – this will have many impacts including higher transport costs, food miles or may result in loss of these primary producers and this economic activity.</p> <p>This will also have flow on impacts to land use planning for the vacated areas as well as any new areas with associated sustainability impacts. DPLH will need to provide advice on these potential unintended consequences.</p> <p>As a City, planning for North Wanneroo will not be able to be progressed until there is full clarity on water availability.</p>	<p><b>NOT SUPPORTED</b></p> <p>The City recommends all agricultural users be exempt from reductions.</p>
<p><b>Parks/ Gardens / Recreational Green Spaces:</b> 10% reduction for irrigating parks, gardens and other recreational green spaces (3.4GL/year)</p>	<p>In 2014, the City of Wanneroo and the Department of Water developed the North West corridor water supply strategy to guide how the limited shallow groundwater in the area will be shared between the public water supply and the irrigation of parks, gardens and recreational areas. The strategy relies on minimal water use on non-active open space areas such as verges and streetscapes, and optimal water use on active turf areas needed for sport and recreation. It is the City's understanding that obligations for the 10% reduction have already</p>	<p><b>NOT SUPPORTED</b></p> <p>The City recommends Parks/ Gardens and Recreational Green spaces be aligned to and afforded equal water use privileges to schools.</p> <p>Consideration should be given to amalgamating ground water licences across different sub-areas for local governments to provide greater flexibility in how they can respond to the 10 per cent reduction.</p>

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
	<p>been achieved under this strategy and the City's water licences will not be reduced further in the North West Corridor.</p> <p>An additional 10% reduction in other areas of the City would make it difficult to maintain turf areas for large usage public open space sporting grounds to a sufficiently safe standard.</p> <p>Consideration should be given to aligning parks, gardens and recreational green spaces with school grounds and co-located school ovals (i.e. no reductions).</p> <p>Public parks, gardens and recreational green spaces are utilised by a much broader portion of the community and have wider community benefits when compared to schools.</p>	<p>Whilst some local governments will have flexibility in how they respond to the 10 per cent reduction because their water licences cover total take across a groundwater subarea this luxury is not afforded to all local governments, with the City of Wanneroo covering 9 ground water sub-areas.</p> <p>This City would incur significant costs to comply with the proposed reductions through the following impacts:</p> <ul style="list-style-type: none"> <li>• A need for a reduction in irrigated areas within established parks to be achieved through hydro-zoning - converting existing irrigated turf areas to mulch, trees and water wise plant species on reduced irrigation during establishment and then switching irrigation off to these areas;</li> <li>• Further hydro-zoning to active sports fields and passive parks to only irrigate sports fields and areas around playgrounds and buildings with reduced or irrigation to other grassed areas;</li> <li>• Switching irrigation supply off to streetscapes which will result in loss of existing vegetation and visual appeal;</li> <li>• An ongoing need to prioritise available ground water for the irrigating of active sports fields and reduce irrigation in passive parks;</li> </ul>



## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
		<ul style="list-style-type: none"> <li>Increased annual operating costs to turf management programs to increase renovations and apply more nutrients and wetting agents to encourage deep root growth in turf and increase the water holding capacity in soil profiles; and</li> <li>Increased capital costs to install SMART technology including moisture probes and extend the installation of dosing units to passive parks to all parks to increase the effectiveness of irrigation applications.</li> </ul>
<b>Industry &amp; Mining:</b> 10% reduction for most other licenced water users such as industry and mining (1.4GL/year)	In most cases industry has access to and the ability to pay for scheme water.	<b>SUPPORT</b> if these users have access to other water sources to minimise any potential economic impact and ability for future growth of industry.
<b>Domestic Garden Bores:</b> a reduction to domestic garden bore water use achieved by aligning the garden bore sprinkler roster with the scheme roster in the Perth/Mandurah area from September 2022 (savings of up to 13.6GL/year by changing to a two-days-a-week roster between 1 September and 31 May).	The City welcomes the alignment of domestic garden bores to the scheme roster. Consideration could be given to phasing out domestic garden bores over time and all residential households be subject to the same watering roster/restrictions using scheme water only.	<b>SUPPORT</b>
<b>Schools &amp; Hospitals:</b> no reduction for schools and hospitals, as well as a small number of other specified purposes and locations.	Public parks, gardens and recreational green spaces are utilised by a much broader portion of the community and have wider community benefits when compared to schools and should therefore be aligned and treated accordingly.	<b>SUPPORT</b> no reduction for hospitals. <b>SUPPORT</b> no reduction for schools with consideration to the following: The City recommends aligning public parks, gardens and recreational green spaces with school grounds and co-located school ovals and treating these users equally.
<b>Initiatives to support water users adjusting to cuts</b>		



## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
Invest \$750,000 in targeted programs in North Wanneroo to support the horticulture industry	<p>This is a superficial and temporary solution that is both short sighted and insufficient to address long term issues. Growers are already incentivised to be as efficient as practically possible where it makes economic sense to do so, as this results in productivity and profitability gains in their business. This reduction is not about improving efficiency this reduction is about reducing abstraction and in relation to the North Wanneroo Growers these are not necessarily linked.</p> <p>This program does not address the development or maintenance of a reliable water source to alleviate future reductions or provide water to allow growth of businesses in North Wanneroo.</p> <p>WaterCorp will not achieve its reduction through improvements to efficiencies as it can achieve the reduction by sourcing water elsewhere and has the capacity to do this. The agriculture users do not have these options. WaterCorp has access to significant capital and annual profits made from on-selling water that can be reinvested in public water infrastructure and the development of reliable water sources such as desalination and wastewater recycling.</p>	<p><b>SUPPORT</b> with consideration to the following:</p> <p>The City recommends WaterCorp abstraction is further reduced to a sustainable level to ensure that other users are not unfairly impacted by reductions to their capacity to use water for commercial agricultural purposes. The City recommends construction of the planned Alkimos Desalination Plant by 2028, construction of a wastewater recycling plant at Alkimos and the gradual decommissioning of WaterCorp bores located in the Gngangara Mound to maintain and increase groundwater levels in North Wanneroo.</p>
Advise land developers in Perth's new growth areas on opportunities to access tradeable water entitlements, water sensitive urban design and , where needed options for additional water supplies.	Introducing tradeable water entitlements risks 'commodifying' natural water resources. Given that a range of legitimate activities are dependent on 'cheap water' (e.g. food production, peri-urban rural activities) or others, in contrast, able to afford 'expensive water' (e.g. new urban residential development, high tech industry), the implications of introducing 'economic competition' (i.e. a market	<p><b>PARTIALLY SUPPORTED</b></p> <p>Water sensitive urban design and options for additional water supply supported. However, tradeable water entitlements are risky and need to be investigated more.</p>

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
	place for water rights) is to ensure that various existing land uses will lose out in the resultant competition for water. The allocation of natural water resources should NOT be determined by, or excessively influenced by 'open market' forces.	
Launch a new Waterwise irrigation training program for Gold status Waterwise Council's in partnership with Water Corporation and Irrigation Australia Limited Western Australia.	The City's Waterwise Council Action Plan includes an action for all relevant staff to attend the relevant irrigation training provided/ available.	<b>SUPPORT</b>
Help schools, businesses, local government and the community through targeted Waterwise programs.	Water Corporation's Waterwise Schools Program does provide support however more funding would be welcome particularly in the form of incentives.	<b>SUPPORT</b>
Assist the community to improve water literacy and reduce water use through public education campaigns.	The City delivers water related education workshops through the Sustainable Series Program delivered in collaboration with our Libraries.	<b>SUPPORT</b>
Provide advice to all water use sectors on water use efficiency.	Water Corporation also runs a Waterwise Business Program. The City doesn't have sufficient funding to undertake specific water use sector education, however any enquiries addressed to the City on the matter are attended to and advice given as appropriate. Advice would need to be provided by experts in the given sector, practical and useful and not duplicate resources already available.	<b>SUPPORT</b>
Adjust groundwater subarea boundaries in the Swan Valley and establish water trading rules to support priority agriculture.	Will this be introduced for all areas? See Comment above relating to tradeable water entitlements.	<b>SUPPORT with caution</b>
Provide assistance to households to make their gardens more Waterwise, including incentives to invest in smart	The City would welcome this and promote any such assistance or program to the community.	<b>SUPPORT</b>

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
irrigation technology and spring sprinkler system check-ups.		
<b>General Comments</b>		
Waterwise Council status and targets that support the GGAP	<p>The City of Wanneroo has achieved Gold Waterwise Council status and has an endorsed Waterwise Council Action Plan with scheme water reduction target:</p> <p>"Reduce total corporate scheme water usage in the City of Wanneroo by 15% by 2024/2025 from 2016/17 levels".</p> <p>In 2020/21 the City reached and surpassed its target reducing its scheme water use by 30% from the 2016/17 levels.</p> <p>The City's scheme water use has been fluctuating over the years and this is expected as the City grows and expands so accommodate over 150,000 additional residents by 2041.</p> <p>The City also encourages its residents to reduce their water use, both scheme and groundwater.</p> <p>The City has a goal for the community to reduce the per capita water use from 97 kL per person per year to 85 kL per person per year. In 2020/21 the community consumption was 93 kL per person per year.</p> <p>The City is a growing council with new parks and public open spaces being established or handed over from developers each year. For this reason the City's groundwater usage goal is to 'Comply with annual Ground Water Licence allocations issued annually by the Department of Water and Environmental Regulation' which is perhaps not as ambitious as it potentially could be.</p>	N/A

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
	The City continues to pursue efficiencies as standard practice.	
Water use efficiency (general comment from Parks & Conservation Management)	Users such as the City of Wanneroo are actively looking to reduce their irrigation use in anticipation of proposed reductions. Will users who have already made savings in anticipation be subject to the recouping of unused entitlements followed by a 10% reduction in licence volumes? This approach would penalise the most efficient users and negate the efforts undertaken to make improvements to water use efficiency.	<b>Clarification required</b>
Future water levels	Modelling needs to consider what will happen to future levels of water in areas such as lake Badgerup. Any assets (for example a boardwalk) that are constructed in these areas will need to be delivered with an understanding of future water levels.	<b>Clarify future water levels at all lake locations.</b>
City of Wanneroo Agri-Business Position Paper	City provided paper to multiple agencies including DWER and the Minister. A range of suggested solutions for the development of climate independent water supplies were proposed for investigation. The GGAP refers to potential solutions such as Managed Aquifer Recharge and Desalination but does not offer any explanation or plan as to how these could be implemented to enable users to continue to use current appropriate levels of affordable groundwater for business purposes.	A range of other potential solutions need to be properly investigated and incorporated into a long term plan and solution for implementation so that a blanket cut to important commercial groundwater users such as agriculture is not required. DWER needs to work more collaboratively with WaterCorp to develop solutions. Signing up Western Australia to the National water Initiative may be the required catalyst to ensure that this happens.
National Water Initiative	Western Australia is still the <u>only</u> state in Australia that has not signed up to the National Water Initiative (NWI). In other states where water cuts to commercial users (such as agriculture related businesses) are determined to be required,	Western Australia needs to sign up to and implement the NWI to enable consistency across Australia regarding water resource use and allocation. This should be implemented with appropriate industry

## Draft Gngangara Groundwater Allocation Plan – City of Wanneroo Submission to DWER

22/27051

Elements of the Draft Gngangara Water Allocation Plan	City of Wanneroo Comment	City of Wanneroo Recommendation
	<p>appropriate compensation is provided. Water access entitlements in other states need to be clearly specified under the NWI.</p> <p>Under the NWI, the State government would need to commit to:</p> <ul style="list-style-type: none"> <li>• prepare comprehensive water plans</li> <li>• achieve sustainable water use in over-allocated or stressed water systems</li> <li>• introduce registers of water rights and standards for water accounting</li> <li>• expand trade in water rights</li> <li>• improve pricing for water storage and delivery</li> <li>• better manage urban water demands.</li> </ul> <p>The GGAP indicates that licence duration for self-supply water users will remain at 10 years. Water licenses in other states are granted for significantly longer periods than 10 years under water access entitlements. In some cases this access is granted in perpetuity.</p>	<p>consultation including the Water Resources Reform Reference Group as well as other industry representatives.</p> <p>Growers should be to be granted licences for longer than 10 years to enable certainty and longer term planning consistent with other states and the NWI.</p>
Collaboration across government	The supply of water to meet the wide range of needs in the community is the responsibility of all levels of government but predominantly the State Government. In order to meet the needs of the community, appropriate cross agency collaboration on developing integrated planning for water is required.	The GGAP needs to consider in much more detail the works that need to be implemented by WaterCorp to ensure appropriate levels of water provision for all users. This needs to be done in collaboration with all state agencies.

## Governance & Legal

### CE02-02/22 Local Government Act 1995 Reform Submission

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File Ref: 30736V04 – 22/39358  
Responsible Officer: Chief Executive Officer  
Attachments: 1

#### Issue

To consider the City of Wanneroo's (the **City**) response to the Department of Local Government, Sport and Cultural Industries (the **Department**) discussion paper on proposed reforms to the *Local Government Act 1995*.

#### Background

The Department of Local Government, Sport and Cultural Industries (the **Department**) is proposing major changes to the *Local Government Act 1995* (the **Act**) and Regulations, which in their view will provide for a stronger, more consistent framework for local government across Western Australia.

The reforms are based on the findings and recommendations of a number of reports and consultation undertaken over the past five years, and according to the Department represent the most significant package of reforms to local government in Western Australia since the *Local Government Act 1995* was introduced more than 25 years ago.

#### Detail

The proposed reforms are based on six themes:

- Earlier intervention, effective regulation and stronger penalties.
  - Reducing red tape, increasing consistency and simplicity.
  - Greater transparency and accountability.
  - Stronger local democracy and community engagement.
  - Clear roles and responsibilities.
  - Improved financial management and reporting.
- 
- i) The reforms will introduce new measures to proactively address dysfunction in local government earlier including the establishment of a new Local Government Inspector, who will be appointed to investigate and manage complaints, and will have the powers of a standing inquiry.
  - ii) The Inspector will be supported by specialist independent monitors who can be appointed to work within a local government to resolve problems. Local governments will also be able to proactively request the assistance of monitors, who will have a range of expertise such as governance, financial management and conflict resolution.
  - iii) A separate Conduct Panel will replace the existing Standards Panel. The Conduct Panel will review more serious complaints and assess evidence provided by the Local Government Inspector.
  - iv) The Conduct Panel will have powers to impose stronger penalties. Under the current Act, there are limited penalties for certain types of non-compliance with the Act. Councillors could be suspended for up to three months for breaching the Act or regulations on more than one occasion. If a councillor has been suspended multiple times, they could become disqualified from office.

- v) Disqualified councillors will not be eligible for sitting fees or allowances or be able to attend meetings. Councillors who do not complete mandatory training within a certain timeframe will also not be able to receive sitting fees or allowances.
- vi) Amendments are proposed to encourage and enable local governments, especially smaller regional local governments, to share resources, including Chief Executive Officers and senior employees.
- vii) Councils will be required to record meetings and make them available online. Larger local governments will be required to livestream meetings and make video recordings available as public archives. Council meeting recordings will need to be published at the same time as the meeting minutes.
- viii) New online registers will be set up to provide greater accountability to ratepayers covering areas such as leases, community grants, contracts and declared conflicts of interest.
- ix) Increased community engagement including direct election of mayors in larger local governments, the introduction of preferential voting and new rules which will outline the number of elected members on any given council, based on population within the local government.
- x) Reforms to crack down on the use of 'sham leases'.
- xi) The introduction of a mandatory state-wide caretaker period for all local governments.
- xii) A new requirement for all local governments to implement a rates and revenue strategy to provide ratepayers with greater clarity around the setting of rates.
- xiii) The role and responsibilities of councillors and local government CEOs will be further defined in the Act, helping provide a clearer delineation between the functions of council and the CEO.
- xiv) Cutting red tape by streamlining procedures, approvals and local laws across local government.

## Consultation

WALGA are concurrently consulting with the local government sector on the reform proposals. As a Council endorsed position will not be finalised to meet the WALGA deadline, a draft submission will be provided to WALGA by 28 January 2022 subject to Council's endorsement at its Council meeting on 15 February 2022. The Department's deadline is 25 February 2022.

The City's submissions are informed by several rounds of previous submissions made by the City in 2019 and 2020, as well as those previously provided by both WALGA and the local Government Professionals Association.

Following discussions at the Council Forum meeting of 31 January 2022, the submission has been slightly amended under the following sections:-

- 2.3 Introduce Innovation Provisions.
- 3.1 Recoding and Live-Streaming of All Council Meetings.
- 3.3 Clearer Guidance for Matters that may be confidential.
- 5.2 Greater Role clarity:
  - 5.2.1 Mayor or Presidents Role.
- 5.7 Remove WALGA from the Act.
- 6.6 Audit Committees.



## **Comment**

The Department suggests that the reform proposals are designed to deliver significant benefits for residents and ratepayers, small business, industry, elected members and professionals working in the sector.

The Department intends that the reforms will make sure that the decision-making process is transparent and accountable, help local governments do more for their ratepayers by removing the burden of red tape where possible, and implement changes that improve the democratic process and encourage more community engagement.

The City's submission is informed by its internal policies and procedures and several rounds of submissions previously provided to the Department on this point by the City, WALGA and the Local Government Professionals Association.

## **Statutory Compliance**

*Local Government Act 1995*

## **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**

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**

Changes to legislation may impact Council policies and these will be reviewed once the legislative reforms are finalised.

## **Financial Implications**

Any changes to legislation requiring a change in process may result in a subsequent financial impost to the City.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **ENDORSES** the City of Wanneroo's submission in response to the Department of Local Government, Sport and Cultural Industries discussion paper on proposed reforms to the *Local Government Act 1995*; and
2. **NOTES** that subject to Council's decision in respect of 1 above, the City of Wanneroo's submission will be forwarded to Department of Local Government, Sport and Cultural Industries and the Western Australian Local Government Association.

Attachments:

[1](#). Attachment 1 - Local Government Act 1995 Review and Reforms Submission February 2022 21/530499

CURRENT PROVISIONS	PROPOSED REFORMS	WALGA AND L G PROFESSIONALS POSITION	CITY OF WANNEROO PREVIOUS POSITIONS	CURRENT SUBMISSION
THEME 1: EARLY INTERVENTION, EFFECTIVE REGULATION AND STRONGER PENALTIES				
1.1 Early Intervention Powers				
<ul style="list-style-type: none"> <li>The Act provides the means to regulate the conduct of local government staff and council members and sets out powers to scrutinise the affairs of local government. The Act provides certain limited powers to: <ul style="list-style-type: none"> <li>Suspend or dismiss councils</li> <li>Appoint Commissioners</li> <li>Suspend or, order remedial action (such as training) for individual councillors.</li> </ul> </li> <li>The Act also provides the Director General with the power to: <ul style="list-style-type: none"> <li>Conduct Authorised Inquiries</li> <li>Refer allegations of serious or recurrent breaches to the State Administrative Tribunal</li> <li>Commence prosecution for an offence under the Act.</li> </ul> </li> <li>Authorised Inquiries are a costly and a relatively slow response to significant issues. Authorised Inquiries are currently the only significant tool for addressing significant issues within a local government.</li> <li>The Panel Report, City of Perth Inquiry, and the Select Committee Report made various recommendations related to the establishment of a specific office for local government oversight.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to establish a Chief Inspector of Local Government (the Inspector), supported by an Office of the Local Government Inspector (the Inspectorate).</li> <li>The Inspector would receive minor and serious complaints about elected members.</li> <li>The Inspector would oversee complaints relating to local government CEOs.</li> <li>Local Governments would still be responsible for dealing with minor behavioural complaints.</li> <li>The Inspector would have powers of a standing inquiry, able to investigate and intervene in any local government where potential issues are identified.</li> <li>The Inspector would have the authority to assess, triage, refer, investigate, or close complaints, having regard to various public interest criteria – considering laws such as the <i>Corruption, Crime and Misconduct Act 2003</i>, the <i>Occupational Safety and Health Act 1984</i>, the <i>Building Act 2011</i>, and other legislation.</li> <li>The Inspector would have powers to implement minor penalties for less serious breaches of the Act, with an appeal mechanism.</li> <li>The Inspector would also have the power to order a local government to address non-compliance with the Act or Regulations.</li> <li>The Inspector would be supported by a panel of Local Government Monitors (see item 1.2).</li> <li>The existing Local Government Standards Panel would be replaced with a new Conduct Panel (see item 1.3).</li> <li>Penalties for breaches to the Local Government Act and Regulations will be reviewed and are proposed to be generally strengthened (see item 1.4).</li> <li>These reforms would be supported by new powers to more quickly resolve issues within local government (see items 1.5 and 1.6).</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Items 1.1, 1.2 and 1.3 <u>generally align</u> with WALGA Advocacy Position 2.6.8 - 'Establish Office of Independent Assessor'</p> <p><i>The Local Government sector supports:</i></p> <ol style="list-style-type: none"> <li>1. <i>Establishing an Office of the Independent Assessor to replace the Standards Panel to provide an independent body to receive, investigate and assess complaints against Elected Members and undertake inquiries.</i></li> <li>2. <i>Remove the CEO from being involved in processing complaints.</i></li> <li>3. <i>That an early intervention framework of monitoring to support Local Governments be provided with any associated costs to be the responsibility of the State Government.</i></li> <li>4. <i>An external oversight model for local level behavioural complaints made under Council Member, Committee Member and Candidate Codes of Conduct, that is closely aligned to the Victorian Councillor Complaints Framework.</i></li> </ol> <p>Comment</p> <p>The Local Government sector is in favour of early intervention and a swift response to potentially disruptive or dysfunctional behaviours. The Proposed Reforms state 'Local Governments would still be responsible for dealing with minor behavioural complaints' and therefore do not go as far as the Sector's recent request for an external oversight model for the independent assessment of local level complaints (State Council Res: 264.5/2021 – September 2021). However this will be mitigated with the Inspector able to respond to a Local Government having unresolved matters by appointing a monitor to assist the Local Government.</p> <p>It is expected the Local Government Inspector would be funded by the State Government, however it is noted that the cost of the Local Government Monitors and the Conduct Panel would be borne by the Local Government concerned.</p> <p>Recommendation</p>	<p>Submission on 6 February 2018 (CE03-02/18)</p> <p>It is considered appropriate and good governance that the Minister have the authority to issue a remedial notice which the local government must comply with however the local government should be afforded the right to:</p> <ul style="list-style-type: none"> <li>discuss the remedial notice with the Minister;</li> <li>determine the appropriate approach to comply with the remedial notice; or</li> <li>object to the remedial notice and have access to an appeal mechanism.</li> </ul> <p>It is considered appropriate for local governments to have the ability to make a request to the Minister or the Director General for assistance with issues that are beyond the expertise or resources of the respective local government.</p> <p>Submission on 5 March 2019 (CE03-02/19)</p> <p>The Act should enable an external person to be appointed to work with a local government's administration to improve governance and resolve problems however early intervention when requested by the local government (without the need for a breach to have occurred) is preferable.</p> <p>The Department should not only seek compliance or act as an enforcement agency but instead be supportive and assist with capacity building.</p> <p>The appointed person's authority to be restricted to providing advice and support, especially by making recommendations to the Council. The State Government should pay for the appointed person unless the assistance of the appointed person is specifically required by the local government, which the local government should then pay.</p> <p>Where the appointed external person has been appointed at the request of the Council, the costs associated with the appointment is to be carried by the local government.</p> <p>Submission on 22 September 2020 (CE03-09/20)</p>	<p><u>GENERALLY SUPPORTED</u></p> <p>It is generally supported that the Office of the Local Government Inspector is created as an independent oversight agency with the authority to deal with complaints about Council's, Council Members and CEOs.</p> <p>However, the Office of the Local Government Inspector's authority and jurisdiction <u>must include minor behavioural complaints</u> to ensure that local governments are removed from the complaints handling and determination process as this is a key area that leads to and has significant potential for Council dysfunction. It is unsustainable and inappropriate for complainants and respondents to be decision makers in such situations, and the anomaly in usual due process created by Division 3 must be rectified.</p> <p>There needs to be an integration of functions under one Inspector including the jurisdiction for receiving and dealing with complaints, approving confidential sessions etc.</p>

CURRENT PROVISIONS	PROPOSED REFORMS	WALGA AND L G PROFESSIONALS POSITION	CITY OF WANNEROO PREVIOUS POSITIONS	CURRENT SUBMISSION
		<p>1. Support the proposed reforms as they align with the sectors position on external oversight and support.</p> <p>2. Request the Minister to explore alternate mechanisms for resolving local level complaints.</p> <p><u>L G Professionals Position</u> Noted. This measure is intended to improve local government staff and elected member conduct.</p> <p>It would be useful to fully understand the reporting and accountability relationships between the Inspector, Minister, Director General, Inspectorate, Conduct Panel and Department of Local Government, together with the level of resourcing available to enable the Inspector and Inspectorate to function effectively.</p> <p>LG Professionals WA remains opposed to the concept of local governments dealing with minor behavioural complaints as suggested in dot point 4. We feel strongly that this is contrary to best practice and the principle of objectivity. The process of dealing with complaints that arise from breaches of behavioural standards is best dealt with independently.</p> <p>It is unclear how dot point 3 would work and what type of complaint would give rise to an external investigation?</p>	<p>Complaints about the conduct of the CEO should be considered by the current oversight agencies such as the PSC or CCC. Issues in relation to CEO performance are to be addressed through the performance review process.</p> <p>AND</p> <p>The Office of the Inspector of Local Government remit should be limited to:</p> <ul style="list-style-type: none"> <li>• assume regulatory function of the Department</li> <li>• replace the Standards Panel</li> <li>• receive complaints and referrals to investigate, assess and inquire into local government matters as directed by the Minister</li> <li>• report to the Minister where in Inspector's opinion a local government may be failing to provide good government or Council member/s impeding the ability for the local government to do so</li> <li>• bring legal proceedings against Council members and employees for failing to comply with legislative obligations or the Code</li> <li>• The Department should be resourced to provide an advisory function to support local government.</li> </ul> <p><i>Submission on 4 December 2020 (CE01-12/20)</i></p> <p>A local government or Council should not have the obligation to investigate, manage, determine complaints regarding behavioural breaches. All complaints under these Regulations (The Model Code of Conduct Regulations) should be investigated and determined by the Standards Panel or through an independent investigative body (as recommended by the City of Perth Inquiry Report), not through Council or the respective local government.</p> <p>Local governments have extremely limited investigative powers and no power to compel council members or committee members to engage in an investigation process.</p> <p>There is the potential to render a local government CEO's position as untenable in circumstances where a CEO is required to undertake an investigation of a member of their employer body(council member) and report the findings to council for determination.</p>	

CURRENT PROVISIONS	PROPOSED REFORMS	WALGA AND L G PROFESSIONALS POSITION	CITY OF WANNEROO PREVIOUS POSITIONS	CURRENT SUBMISSION
			<p>Further, the costs of engaging independent investigators can be significant. Both the Local Government Act Review Panel and the City of Perth Inquiry recommend that an independent body with both investigative and enforcement powers, be established to manage, investigate and determine complaints and allegations of breach. The City considers this the most appropriate complaints handling model.</p> <p><i>Submission to the Select Committee Inquiry on 15 August 2019 (CE01-08/19)</i></p> <p>Consideration should be given to the role of the CEO in managing and investigating complaints against Elected Members and it should be clear that the CEO is the key advisor to Elected Members and Council and it is not part of the CEO's role to resolve complaints relating to Elected Member conduct.</p> <p>The CEO has a statutory obligation to report minor and serious misconduct in accordance with the Corruption, Crime and Misconduct Act 2003 however any investigation of alleged serious misconduct by Elected Members should be undertaken by an external agency.</p> <p>Council employs, reviews the performance and terminates the employment of CEO. It is both impractical and problematic for a CEO to have any responsibility to manage and/or deal with conduct issues involving Elected Members, who participate in the Council decision-making process impacting directly on the CEO's employment.</p>	
1.2 Local Government Monitors				
<ul style="list-style-type: none"> <li>There are currently no legislative powers for the provision of monitors/ temporary advisors.</li> <li>The DLGSC provides support and advice to local governments, however there is no existing mechanism for pre-qualified, specialised assistance to manage complex cases.</li> </ul>	<ul style="list-style-type: none"> <li>A panel of Local Government Monitors would be established.</li> <li>Monitors could be appointed by the Inspector to go into a local government and try to resolve problems.</li> <li>The purpose of Monitors would be to proactively fix problems, rather than to identify blame or collect evidence.</li> <li>Monitors would be qualified specialists, such as: <ul style="list-style-type: none"> <li>Experienced and respected former Mayors, Presidents, and CEOs - to act as mentors and facilitators</li> <li>Dispute resolution experts - to address the breakdown of professional working relationships</li> <li>Certified Practising Accountants and other financial specialists - to assist with financial management and reporting issues</li> </ul> </li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>As above</p> <p><u>LG Professionals Position</u></p> <p>Noted.</p> <p>Monitors will be activated by the Inspector where a need has been identified based on an investigation of a complaint.</p> <p>Local Governments - <i>either the Council or the CEO</i> - can also make a request for assistance, but the parameters for such a request are not yet defined.</p> <p>It is unlikely that monitors will be usable as a general consulting resource, net of their role in conjunction with the Inspectorate.</p> <p>The costs of activating monitors as a consequence of the Inspector's investigations</p>	<p><i>Submission on 5 March 2019 (CE03-02/19)</i></p> <p>Establishment of an Office of the Independent Assessor</p> <ul style="list-style-type: none"> <li>Be an independent body to receive, investigate and assess complaints against elected members and undertake inquiries. This removes the CEO from being involved in processing and determining complaints.</li> <li>Be a statutory appointment by the Governor.</li> <li>Upon assessment, refer the complaint back to the council (behaviour-related), the State Administrative Tribunal (SAT) (serious breaches), or to another appropriate body (such as, Corruption and Crime Commission, Public Sector Commission, Ombudsman) according to the subject of the complaint.</li> </ul>	<p><u>GENERALLY SUPPORTED</u></p> <p>Whilst advice and early intervention is welcomed, the role and scope of authority of a Local Government Monitor must be clearly defined and be consistent with the Ombudsman's processes.</p> <p>Query whether Local Government Monitors have authority and jurisdiction to assist with local level behavioural complaints. Regardless of where this responsibility is delegated, the resolution of Division 3 complaints <i>must not</i> be attributed to local governments.</p> <p>Clarification is required on details such as costs of Monitors and relationship with other agencies such as Ombudsman and Audit (eg Case Study 1).</p>

CURRENT PROVISIONS	PROPOSED REFORMS	WALGA AND L G PROFESSIONALS POSITION	CITY OF WANNEROO PREVIOUS POSITIONS	CURRENT SUBMISSION
	<ul style="list-style-type: none"> <li>○ Governance specialists and lawyers - to assist councils resolve legal issues</li> <li>○ HR and procurement experts - to help with processes like recruiting a CEO or undertaking a major land transaction.</li> <li>• Only the Inspector would have the power to appoint Monitors.</li> <li>• Local governments would be able to make requests to the Inspector to appoint Monitors for a specific purpose.</li> </ul> <p>Monitor Case Study 1 – Financial Management</p> <p>The Inspector receives information that a local government is not collecting rates correctly under the <i>Local Government Act 1995</i>. Upon initial review, the Inspector identifies that there may be a problem. The Inspector appoints a Monitor who specialises in financial management in local government. The Monitor visits the local government and identifies that the system used to manage rates is not correctly issuing rates notices. The Monitor works with the local government to rectify the error, and issue corrections to impacted ratepayers.</p> <p>Monitor Case Study 2 – Dispute Resolution</p> <p>The Inspector receives a complaint from one councillor that another councillor is repeatedly publishing derogatory personal attacks against another councillor on social media, and that the issue has not been able to be resolved at the local government level. The Inspector identifies that there has been a relationship breakdown between the two councillors due to a disagreement on council.</p> <p>The Inspector appoints a Monitor to host mediation sessions between the councillors. The Monitor works with the councillors to address the dispute. Through regular meetings, the councillors agree to a working relationship based on the council's code of conduct. After the mediation, the Monitor occasionally makes contact with both councillors to ensure there is a cordial working relationship between the councillors.</p>	<p>will likely be borne by the LG and will fall outside of the adopted budget parameters.</p> <p>If a CEO determines to request the urgent engagement of a monitor to address a problem, it should be within the scope of the CEO to do so without the need for an existing budget provision.</p>	<ul style="list-style-type: none"> <li>• Replace the Standards Panel by investigating and making determinations on Rules of Conduct breaches. SAT will determine the penalties.</li> <li>• Amongst other powers, have the power to investigate, to order compulsory mediation and to deal with abuses of process.</li> <li>• Be required to notify the CEO and council of any matters on a confidential basis.</li> <li>• Consideration should be given to the appropriate recognition and management of complaints by an elected member against a CEO or other senior officer, with one option for these to be investigated by the Office of the Independent Assessor.</li> <li>• Consideration should be given to the appropriate recognition and management of complaints by an elected member against a CEO or other senior officer, with one option for these to be investigated by the Office of the Independent Assessor.</li> </ul> <p>There should be a power under the Act for the appointment of an acting CEO to temporarily take the place of a CEO if an investigation by the Office of Independent Assessor reveals serious deficiencies in the way the local government is administered.</p>	

1.3 Conduct Panel				
<ul style="list-style-type: none"> <li>The Local Government Standards Panel was established in 2007 to resolve minor breach complaints relatively quickly and provide the sector with guidance and benchmarks about acceptable standards of behaviour.</li> <li>Currently, the Panel makes findings about alleged breaches based on written submissions.</li> <li>The City of Perth Inquiry report made various recommendations that functions of the Local Government Standards Panel be reformed.</li> </ul>	<ul style="list-style-type: none"> <li>The Standards Panel is proposed to be replaced with a new Local Government Conduct Panel.</li> <li>The Conduct Panel would be comprised of suitably qualified and experienced professionals. Sitting councillors will not be eligible to serve on the Conduct Panel.</li> <li>The Inspector would provide evidence to the Conduct Panel for adjudication.</li> <li>The Conduct Panel would have powers to impose stronger penalties – potentially including being able to suspend councillors for up to three months, with an appeal mechanism.</li> <li>For very serious or repeated breaches of the Local Government Act, the Conduct Panel would have the power to recommend prosecution through the courts.</li> <li>Any person who is subject to a complaint before the Conduct Panel would have the right to address the Conduct Panel before the Panel makes a decision.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>As above</p> <p><u>LG Professionals Position</u></p> <p>Noted.</p> <p>It will be important for the Conduct Panel to be able to demonstrate its effectiveness and timeliness.</p>	<p><i>Submission on 6 February 2018 (CE03-02/18)</i></p> <p>A Conduct Review Committee would provide a triage service for complaints however it would seem that this would be a waste of resources.</p> <p>A preferable model would be to appropriately resource the Standards Panel to deal with all complaints and to provide the Standards Panel the authority to recommend alternative dispute resolution including mediation.</p> <p>As a minimum there should be three members of the Standards Panel including a member with legal experience, a former (not serving) Elected Member or senior local government officer with extensive local government experience and an independent member (from either the Department or the Public Sector Commission).</p> <p>There should be a pool of Standards Panel members from which the Department Director General will alternatively select to be on the Standards Panel when the Standard Panels sits.</p> <p>The Standards Panel should have the authority proposed for the Review Committee.</p> <p>The jurisdiction of the Standards Panel to include acting as a judiciary and enforcement body in relation to the Code, standards of ethical conduct and behaviours and for good governance. The Standards Panel to also have the authority to stand down individual Council Members whose behaviour brings the local government into disrepute.</p> <p>The Standards Panel should have the authority proposed for the Review Committee.</p> <p>The Standards Panel should have the authority to impose mediation on the parties including other forms of alternative dispute resolution where the matter is suitable to be resolved in that manner.</p>	<p><u>SUPPORTED</u></p> <p>It is appropriate that the Conduct Panel would have authority and jurisdiction to make enquiries (through the Office of the Local Government Inspector) in respect of matters and have the authority to impose stronger penalties. This should include Division 3 <u>and</u> 4 Complaints. It is highly problematic, unsustainable and improper for a complainant and/or a respondent to also be a decision maker, and the anomaly created by Division 3 <i>must</i> be rectified, with the jurisdiction of resolving such complaint removed from local government.</p> <p>Clarification should be provided in regards to the relationship and distinction between this role and that of the Inspector.</p>
1.4 Review of Penalties				
<ul style="list-style-type: none"> <li>There are currently limited penalties in the Act for certain types of non-compliance with the Local Government Act.</li> </ul>	<ul style="list-style-type: none"> <li>Penalties for breaching the Local Government Act are proposed to be strengthened.</li> <li>It is proposed that the suspension of councillors (for up to three months) is established as the main penalty where a councillor breaches the Local Government Act or Regulations on more than one occasion.</li> <li>Councillors who are disqualified would not be eligible for sitting fees or allowances.</li> </ul>	<p><u>Current Local Government Position WALGA)</u></p> <p>Items 1.4 and 1.5 <u>expand upon</u> Advocacy Position 2.6.9 - 'Stand Down Proposal'</p> <p><i>WALGA supports, in principle, a proposal for an individual elected member to be 'stood down' from their duties when they are under investigation, have been charged, or when their continued presence prevents Council from properly discharging its functions or affects the Council's reputation, subject to further policy development work being undertaken. Further</i></p>	<p><i>Submission on 5 March 2019 (CE03-03/19)</i></p> <p>Question: Depending on the nature of the allegation, different parties are responsible for receiving allegations of breaches of the Act. Should the Department responsible for local government be responsible for receiving all allegations of breaches of the Act?</p> <p>Response: Yes but also consider the Victorian model and the role of a Local Government</p>	<p><u>SUPPORTED</u></p> <p>Stronger penalties for breach of the Local Government Act is supported.</p> <p>It is suggested that should a Council Member be disqualified more than twice, then that Council Member should remain disqualified for a minimum of a full election cycle.</p>



	<p>They will also not be able to attend meetings, or use their official office (such as their title or council email address).</p> <ul style="list-style-type: none"> <li>It is proposed that a councillor who is suspended multiple times may become disqualified from office.</li> <li>Councillors who do not complete mandatory training within a certain timeframe will also not be able to receive sitting fees or allowances.</li> </ul>	<p><i>policy development of the Stand Down Provisions must involve active consultation with WALGA and specific consideration of the following issues of concern to the Sector:</i></p> <ol style="list-style-type: none"> <li><i>That the Department of Local Government endeavour to ensure established principles of natural justice and procedural fairness are embodied in all aspects of the proposed Stand Down Provisions; and</i></li> <li><i>That activities associated with the term 'disruptive behaviour', presented as reason to stand down a defined Elected Member on the basis their continued presence may make a Council unworkable, are thoroughly examined and clearly identified to ensure there is awareness, consistency and opportunity for avoidance.</i></li> </ol> <p>Comment The Local Government sector has long-standing advocacy positions supporting stronger penalties as a deterrent to disruptive Council Member behaviours. Clear guidance will be required to ensure there is consistent application of the power given to Presiding Members.</p> <p>Recommendation Supported</p> <p><u>LG Professionals Submission</u></p> <p>Noted.</p> <p>Clarification required regarding timing of implementation, especially with regards to mandatory training requirements - currently 12 months. Will penalties apply automatically on expiration of deadlines?</p> <p>Discussion with the Minister's Office has clarified that <u>dot point 3 should refer to "Councillors who are suspended"</u> rather than "Councillors who are disqualified".</p>	Commissioner and the oversight body for local government.	
1.5 Rapid Red Card Resolutions				
<ul style="list-style-type: none"> <li>Currently, local governments have different local laws and standing orders that govern the way meetings run. Presiding members (Mayors and Presidents) are reliant on the powers provided in the local government standing orders local laws.</li> <li>Differences between local governments is a source of confusion about the powers that presiding members have to deal with disruptive behaviours at council meetings.</li> <li>Disruptive behaviour at council meetings is a very common cause of complaints. Having the Presiding Member be able to deal with these problems should more quickly resolve problems that occur at council meetings.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that Standing Orders are made consistent across Western Australia (see item 2.6). Published recordings of all meetings would also become standard (item 3.1).</li> <li>It is proposed that Presiding Members have the power to "red card" any attendee (including councillors) who unreasonably and repeatedly interrupt council meetings. This power would: <ul style="list-style-type: none"> <li>Require the Presiding Member to issue a clear first warning</li> <li>If the disruptions continue, the Presiding Member will have the power to "red card" that person, who must be silent for the rest of the meeting. A councillor issued with a red card will still</li> </ul> </li> </ul>	<p><u>Current Local Government Position WALGA)</u></p> <p>As above</p> <p><u>LG Professionals Submission</u></p> <p>Noted.</p> <p>The "Red Card" proposal adds emphasis to the power of the Presiding Member to enforce behavioural standards.</p> <p>Clarification was sought from the Minister on management of poor Presiding Member conduct, and he emphasised that the power for Council to dissent from the Presiding Member's rulings would be part of the model Standing Orders.</p> <p>Whilst poor Presiding Member behaviour should be escalated to the Inspectorate, this will not</p>	As above	<p><u>SUPPORTED</u></p> <p>Model Standing Orders that are consistent across all local governments is supported.</p> <p>The model must be robust and deal effectively with Council Member conduct at Council Meetings. In particular, special consideration in any model clauses must be given to the manner in which unacceptable behaviour can be controlled.</p> <p><u>NOT SUPPORTED</u></p> <p>Red card system is not supported as the Presiding Member should have the powers under the Standing Orders to deal with</p>

	<p>vote, but must not speak or move motions</p> <ul style="list-style-type: none"> <li>○ If the person continues to be disruptive, the Presiding Member can instruct that they leave the meeting.</li> <li>• Any Presiding Member who uses the “red card” or ejection power will be required to notify the Inspector.</li> <li>• Where an elected member refuses to comply with an instruction to be silent or leave, or where it can be demonstrated that the presiding member has not followed the law in using these powers, penalties can be imposed through a review by the Inspector.</li> </ul>	address behavioural issues at the time that they occur.		<p>disruptive and unreasonable behaviour of Council Members.</p> <p>Diminishing the capacity to engage on other items not related to a ‘red card’ incident presents governance risks and is inappropriate. The notion that an elected member may be ‘gagged’ may diminish community comfort in local government processes.</p>
1.6 Vexatious Complaint Referrals				
<ul style="list-style-type: none"> <li>• No current provisions.</li> <li>• The Act already provides a requirement for Public Question Time at council meetings.</li> </ul>	<ul style="list-style-type: none"> <li>• Local governments already have a general responsibility to provide ratepayers and members of the public with assistance in responding to queries about the local government’s operations. Local governments should resolve queries and complaints in a respectful, transparent and equitable manner.</li> <li>• Unfortunately, local government resources can become unreasonably diverted when a person makes repeated vexatious queries, especially after a local government has already provided a substantial response to the person’s query.</li> <li>• It is proposed that if a person makes repeated complaints to a local government CEO that are vexatious, the CEO will have the power to refer that person’s complaints to the Inspectorate, which after assessment of the facts may then rule the complaint vexatious.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 1.6 <u>expands upon</u> Advocacy Position 2.6.11 – ‘Vexatious complainants in relation to FOI applications’.</p> <p><i>WALGA advocates for the Freedom of Information Act 1992 (WA) to be reviewed, including consideration of:</i></p> <ol style="list-style-type: none"> <li>1. <i>Enabling the Information Commissioner to declare vexatious applicants similar to the provisions of section 114 of the Right to Information Act 2009 (QLD);</i></li> <li>2. <i>Enabling an agency to recover reasonable costs incurred through the processing of a Freedom of Information access application where the application is subsequently withdrawn; and</i></li> <li>3. <i>Modernisation to address the use of electronic communications and information.</i></li> </ol> <p>Comment</p> <p>The Act has been expanded significantly in recent years to permit an increased level of public involvement, scrutiny and access to information relating to the decisions, operations and affairs of Local Government in WA. Introducing a means to limit capacity for unreasonable complainants to negatively impact Local Governments will provide a necessary balance between the openness and transparency of the sector and the reasonable entitlement of citizens to interact with their Local Government.</p> <p>Recommendation Supported</p> <p>L G Professionals Submission Noted.</p> <p>Declaring complaints to be vexatious should in the first instance be determined locally, and then perhaps appealable to the inspectorate. In discussions with the LG Professionals WA</p>	<p><i>Submission on 5 March 2019 (CE03-02/19)</i></p> <p>Local governments should have the autonomy to develop their complaint management policies, however should consider best practice (Ombudsman Guidelines) and apply Australian Standards.</p> <p>Local governments should deal with complaints through their established mechanisms (including appeals and reviews) and refer to external oversight bodies (Ombudsman and the Department) when those mechanisms have been exhausted.</p> <p>There is a clear need for statutory provisions and procedures to be established to assist local governments in dealing with vexatious and frivolous complainants, to ensure the appropriate balance is achieved in providing natural justice and procedural fairness to the complainant and the resource intensive investigations undertaken to deal with the complaint.</p> <p>It is not considered appropriate to establish a new statutory body as the WA Ombudsman provides sufficient guidance in this respect. Once the head of power is in place, this must be supported by robust guidelines from the DLGSC to ensure Local Governments are adequately equipped and supported to make a decision based on the guidelines.</p>	<p><u>SUPPORTED</u></p> <p>Provisions in the Local Government Act to deal with vexatious, persistent and unreasonable complaints is strongly supported.</p> <p>However, it is critical that there be clear alignments between the Act and the Ombudsman’s Complaint Guidelines, as the reform proposal does not currently align, and is likely to create confusion and tension.</p>

		Board the Minister was open to exploring this idea further.		
1.7 Minor Other Reforms				
<ul style="list-style-type: none"> <li>Other minor reforms are being considered to enhance the oversight of local government.</li> <li>Ministerial Circulars have traditionally been used to provide guidance to the local government sector.</li> </ul>	<ul style="list-style-type: none"> <li>Potential other reforms to strengthen guidance for local governments are being considered.</li> <li>For example, one option being considered is the potential use of sector-wide guidance notices. Guidance notices could be published by the Minister or Inspector, to give specific direction for how local governments should meet the requirements of the Local Government Act and Regulations. For instance, the Minister could publish guidance notices to clarify the process for how potential conflicts of interests should be managed.</li> <li>It is also proposed (see item 1.1) that the Inspector has the power to issue notices to individual local governments to require them to rectify non-compliance with the Act or Regulations.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 1.7 <u>aligns</u> with Advocacy Position 2.6 - 'Support DLGSC as service provider / capacity builder'</p> <p><i>WALGA supports the continuance of the Department of Local Government, Sport and Cultural Industries as a direct service provider of compliance and recommend the Department fund its capacity building role through the utilisation of third party service providers. In addition, WALGA calls on the State Government to ensure there is proper resourcing of the Department of Local Government, Sport and Cultural Industries to conduct timely inquiries and interventions when instigated under the provisions of the Local Government Act 1995.</i></p> <p>Comment</p> <p>Operational guidance from the Department of Local Government, Sport and Cultural Industries leads to consistent understanding and application of statutory provisions by Local Government. The proposed reform that the Inspector issue non-compliance notices appears to replicate the Minister's powers under Section 9.14A – 'Notice to prevent continuing contravention'</p> <p>Recommendation</p> <p>Supported</p> <p><u>L G Professionals Submission</u></p> <p>Noted.</p> <p>Guidance notices and templates should be prepared in consultation with LG Professionals WA and WALGA to ensure operational suitability and adaptability across the range of capacities that exist in the sector.</p> <p>The Minister should not be seen as the author/publisher of any of these guidance resources, as it risks politicising the advice. Initial implementation guidance should come from the Director General and subsequent corrective guidance should come from the Inspector.</p> <p>Any guidance advice should be cognisant of its resourcing implications.</p>		<u>SUPPORTED</u>
THEME 2: REDUCING RED TAPE, INCREASING CONSISTENCY AND SIMPLICITY				
2.1 Resource Sharing				

<ul style="list-style-type: none"> <li>The Act does not currently include specific provisions to allow for certain types of resource sharing – especially for sharing CEOs.</li> <li>Regional local governments would benefit from having clearer mechanisms for voluntary resource-sharing.</li> </ul>	<ul style="list-style-type: none"> <li>Amendments are proposed to encourage and enable local governments, especially smaller regional local governments, to share resources, including Chief Executive Officers and senior employees.</li> <li>Local governments in bands 2, 3 or 4 would be able to appoint a shared CEO at up to two salary bands above the highest band. For example, a band 3 and a band 4 council sharing a CEO could remunerate to the level of band 1.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> Item 2.1 aligns with Advocacy Position 2.6 – Local Government Legislation – ‘Avoid red tape and ‘de-clutter’ the extensive regulatory regime that underpins the Local Government Act’ and Advocacy Position 2.3.1 - ‘Regional Collaboration’.</p> <p><i>Local Governments should be empowered to form single and joint subsidiaries, and beneficial enterprises. In addition, compliance requirements of Regional Councils should be reviewed and reduced.</i></p> <p>Comment The proposed reforms will rely upon statutory provisions that enable and enhance regional collaboration. Recent over-regulation of Regional Subsidiaries in 2016 resulted in no subsidiaries being formed since that time.</p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u></p> <p>Supported.</p> <p>The flexibility for sharing and remunerating CEOs needs to be reflected across all LG staff.</p> <p>Compliance reviews and “Red Tape Reduction” will be necessary across a range of legislation and regulation, not just the Local Government Act, to make resource sharing truly effective.</p> <p>The proposal should be applied to systems as much as staff. Common systems – payroll, finance, ICT, etc – simplifies and enables the joint usage of staff.</p> <p>This proposal should be designed around creating the capacity to establish a fully integrated shared service function between multiple LGs as the ultimate expression of resource sharing.</p> <p>It may also be useful to establish a role for the Inspector in promulgating or terminating arrangements, given the multi-organisational impacts of such decisions.</p> <p>The proposal could also link to the innovation proposal and a principle based on sustainability, whereby collaboration between Local Governments (<i>beyond boundaries and geographic restrictions</i>) is encouraged.</p>	<p><u>Submission 05 March 2021 (CEO3-03/19)</u> The Act currently treats all local governments the same, regardless of their size and capacity. Through their peak bodies, the local government sector has long advocated for amendments which provide a tailored approach to local government governance to allow for the differences in capacity that are found across the State.</p> <p>Additional support by the Department may be required for those local governments that do not have the capacity or limited resources.</p> <p><u>Submission on 22 September 2021 (CEO3-09/20)</u></p> <p><i>The Local Government Standards Panel recommendation included:-</i> ..... <i>there is a need for mechanisms in the new Act that would, on the one hand, encourage small councils to combine their efforts ‘upwards’ through regional cooperation and/or mergers, and on the other, enable large councils to devolve some of their responsibilities ‘downwards’ in order to promote effective community governance .....</i></p> <p>And</p> <p><i>a) The regional council model is discontinued. b) A flexible model of joint (regional) and single (local) subsidiaries be introduced in order to enable collaboration between local governments; and/or involvement of local government in economic development including commercial activities.</i></p> <p><u>City Submission:</u> It is appropriate to consider that the authority and powers to establish and to provide Council Controlled Organisations should be provided to Regional Subsidiaries noting that WALGA’s 2012 “Metropolitan Local Government Review” submission stated:- The third key plank of the Association’s position on shared services is for Local Governments to be enabled to establish Council Controlled Organisations (CCOs). This model is available to Local Governments in New Zealand where they are used for a variety of purposes. The model allows one or more Local Governments to establish a Local Government owned commercial organisation.</p> <p>In New Zealand, CCOs are employed: “to carry out a broad range of functions where (in the opinion of the shareholding local authorities) the efficiency of delivering such functions would be enhanced by the creation of professionally governed entities established for the specific purpose and where the appropriate consultation and oversight measures are in place.”</p>	<p><u>SUPPORTED</u></p> <p>Local governments especially smaller local governments should be encouraged and have the authority to share resources where it provides a benefit to each of the LGs however this should be at the LG’s discretion as to whether this is in their best interests.</p>
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2.2 Standardisation of Crossovers				
<ul style="list-style-type: none"> <li>Approvals and standards for crossovers (the section of driveways that run between the kerb and private property) are inconsistent between local government areas, often with very minor differences.</li> <li>This can create confusion and complexity for homeowners and small businesses in the construction sector.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to amend the <i>Local Government (Uniform Local Provisions) Regulations 1996</i> to standardise the process for approving crossovers for residential properties and residential developments on local roads.</li> <li>A Crossover Working Group has provided preliminary advice to the Minister and DLGSC to inform this.</li> <li>The DLGSC will work with the sector to develop standardised design and construction standards.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Comment</p> <p>WALGA developed the Template Crossover Guideline and Specification resource in 2017 and have been part of the Minister's working group on red tape reduction that has been looking at standardisation of crossovers.</p> <p>Recommendation</p> <p>Supported</p> <p>L G Professionals Submission</p> <p>Noted.</p> <p>Requirements need to consider both metro and rural/remote contexts.</p>		<p><u>SUPPORTED</u></p> <p>A consistent approach to the approvals and standards for cross-overs is supported contingent on the ability for the local government sector to determine the standardisation criteria.</p>
2.3 Introduce Innovation Provisions				
<ul style="list-style-type: none"> <li>The <i>Local Government Act 1995</i> currently has very limited provisions to allow for innovations and responses to emergencies to (such as the Shire of Bruce Rock Supermarket).</li> </ul>	<ul style="list-style-type: none"> <li>New provisions are proposed to allow exemptions from certain requirements of the <i>Local Government Act 1995</i>, for: <ul style="list-style-type: none"> <li>Short-term trials and pilot projects</li> <li>Urgent responses to emergencies.</li> </ul> </li> </ul>	<p><u>Current Local Government Position</u></p> <p>There is currently no advocacy position in relation to Item 2.3.</p> <p>Comment</p> <p>It is arguable communities expect all levels of Government will apply innovative solutions to complex and emerging issues difficult to resolve by traditional means. Exemptions constructed</p>		<p><u>SUPPORTED</u></p> <p>Red-tape stifles innovation so any reform that removes red-tape to encourage innovation is supported. By way of example, the City of Wanneroo was extremely hampered by the procurement provisions of the Act in making competitive bids under the Federal Smart Cities program, particularly when competing against other jurisdictions. Similarly, when</p>

		<p>with appropriate checks and balances, particularly where expenditure of public funds are concerned, has potential to facilitate efficient and effective outcomes.</p> <p>Recommendation Supported <u>L G Professionals Submission</u> Supported.</p> <p>LG Professionals WA encourages the capacity for LGs to explore new and innovative approaches in an experimental environment.</p>		<p>trialling community programs and 'pop up' or temporary events, greater flexibility and agility will allow for more dynamic and innovative outcomes.</p>
2.4 Streamline Local Laws				
<ul style="list-style-type: none"> <li>Local laws are required to be reviewed every eight years.</li> <li>The review of local laws (especially when they are standard) has been identified as a burden for the sector.</li> <li>Inconsistency between local laws is frustrating for residents and business stakeholders.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that local laws would only need to be reviewed by the local government every 15 years.</li> <li>Local laws not reviewed in the timeframe would lapse, meaning that old laws will be automatically removed and no longer applicable.</li> <li>Local governments adopting Model Local Laws will have reduced advertising requirements.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> Items 2.4, 2.5 and 2.6 <u>expand upon</u> Advocacy Position 2.6.35 - 'Local law-making process should be simplified'.</p> <p><i>The Local Law making process should be simplified as follows:</i></p> <ul style="list-style-type: none"> <li><i>The requirement to give state-wide notice should be reviewed, with consideration given to Local Governments only being required to provide local public notice;</i></li> <li><i>Eliminate the requirement to consult on local laws when a model is used;</i></li> <li><i>Consider deleting the requirement to review local laws periodically. Local Governments, by administering local laws, will determine when it is necessary to amend or revoke a local law; and</i></li> <li><i>Introduce certification of local laws by a legal practitioner in place of scrutiny by Parliament's Delegated Legislation Committee.</i></li> </ul> <p>Comment Proposed reforms meet the Sector's preference for simplified local law-making processes. Model local laws are supported, whilst recognising the models themselves will require review by State Government departments with the relevant head of power. For example, the Model Local Law (Standing Orders) 1998 formed the basis of many Local Government meeting procedures local laws but no review was completed. This model was superseded by individual local laws with added contemporary provisions. This pattern will repeat itself if model local laws are not reviewed to remain contemporary to the Sector's requirements.</p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u> Supported.</p>	<p><u>Submission on 5 March 2019 (CE03-03/19)</u> Inconsistency of local laws is an ongoing concern, with differences between local governments regarding content, as well as mechanism and practices to enforce them. Inconsistencies and different approaches by local governments may constitute a burden for businesses and the community.</p> <p>The standardisation of local laws is supported as long as the ability of local governments to make individual alterations and determinations is retained to address specific community issues. This will assist in avoiding the lengthy and procedural local law process.</p> <p>Consider that WALGA develops model local laws.</p> <p>Remove the requirement to consult on model local laws when they are adopted in their entirety. Only provide public notice on its adoption, implementation and where local laws differ from the model.</p> <p>Consideration to be given to removing the need for state-wide public notice.</p>	<p><u>SUPPORTED</u></p> <p>The City of Wanneroo is constantly reviewing its local laws to ensure alignment with changes to legislation and community expectations however increasing the legislative period to review local laws from 8 years to 15 years is welcomed, notwithstanding a local government can always review their local laws earlier.</p> <p>Reducing the legislative advertising requirements when adopting model local laws is supported.</p> <p>The City supports a higher requirement for monitoring local laws but does not support the automatic 'lapsing' of local laws where they are not reviewed on time. Whilst noting that the intent of such a reform may encourage local governments to more proactively review local laws, or allow irrelevant and outdated local laws to be removed, there are more appropriate mechanisms such as warnings and penalties which would facilitate review without resulting in a risk that critical legislation lapse unknowingly or unintentionally, having problematic consequences to enforcement, public safety and general servicing.</p>

		Model local laws should be scalable to ensure they are appropriate for all local governments.		
2.5 Simplifying Approvals for Small Business and Community Events				
<ul style="list-style-type: none"> <li>Inconsistency between local laws and approvals processes for events, street activation, and initiatives by local businesses is frustrating for business and local communities.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed reforms would introduce greater consistency for approvals for:               <ul style="list-style-type: none"> <li>alfresco and outdoor dining</li> <li>minor small business signage rules</li> <li>running community events.</li> </ul> </li> </ul>	<u>Current Local Government Position (WALGA)</u> As above <u>L G Professionals Submission</u> Noted		<u>SUPPORTED</u> A consistent approach to the approvals and regulatory regime for alfresco dining, small business signage and community events is supported.
2.6 Standardised Meeting Procedures, Including Public Question Time				
<ul style="list-style-type: none"> <li>Local governments currently prepare individual standing order local laws.</li> <li>The <i>Local Government Act 1995</i> and regulations require local governments to allocate time at meetings for questions from the public.</li> <li>Inconsistency among the meeting procedures between local governments is a common source of complaints.</li> </ul>	<ul style="list-style-type: none"> <li>To provide greater clarity for ratepayers and applicants for decisions made by council, it is proposed that the meeting procedures and standing orders for all local government meetings, including for public question time, are standardised across the State.</li> <li>Regulations would introduce standard requirements for public question time, and the procedures for meetings generally.</li> <li>Members of the public across all local governments would have the same opportunities to address council and ask questions.</li> </ul>	<u>Current Local Government Position (WALGA)</u> As above <u>L G Professionals Submission</u> Noted Standardisation can create a more simplified regulatory environment but can also create “one-size-fits-all” problems across the sector. Whilst meeting procedures can be considered relatively common at a basic level, being able to retain flexibility to adapt to local style and preference is also important.		<u>SUPPORTED</u> As a minimum standard. There should be the ability for local governments to contextualise as appropriate.
2.7 Regional Subsidiaries				
<ul style="list-style-type: none"> <li>Initiatives by multiple local governments may be managed through formal Regional Councils, or through less formal “organisations of councils”, such as NEWROC and WESROC.</li> <li>These initiatives typically have to be managed by a lead local government.</li> <li>In 2016-17, provisions were introduced to allow for the formation of Regional Subsidiaries. Regional Subsidiaries can be formed in line with the <i>Local Government (Regional Subsidiaries) Regulations 2017</i>.</li> <li>So far, no Regional Subsidiary has been formed.</li> </ul>	<ul style="list-style-type: none"> <li>Work is continuing to consider how Regional Subsidiaries can be best established to:               <ul style="list-style-type: none"> <li>Enable Regional Subsidiaries to provide a clear and defined public benefit for people within member local governments</li> <li>Provide for flexibility and innovation while ensuring appropriate transparency and accountability of ratepayer funds</li> <li>Where appropriate, facilitate financing of initiatives by Regional Subsidiaries within a reasonable and defined limit of risk</li> <li>Ensure all employees of a Regional Subsidiary have the same employment conditions as those directly employed by member local governments.</li> </ul> </li> </ul>	<u>Current Local Government Position (WALGA)</u> Item 2.7 <u>aligns</u> with Advocacy Position 2.3.1 - ‘Regional Collaboration’ <i>Local Governments should be empowered to form single and joint subsidiaries, and beneficial enterprises. In addition, compliance requirements of Regional Councils should be reviewed and reduced.</i> Comment Under the Regional Subsidiary model, two or more Local Governments are able to establish a regional subsidiary to undertake a shared service function on behalf of its constituent Local Governments. The model provides increased flexibility when compared to the Regional Local Government model because regional subsidiaries are primarily governed and regulated by a charter rather than legislation. While the regional subsidiary model’s governance structure is primarily representative, the model also allows independent and commercially focussed directors to be appointed to the board of management. A key advantage of the regional subsidiary model is the use of a charter, as opposed to legislation, as the primary governance and regulatory instrument. Accordingly, the legislative provisions governing the establishment of regional subsidiaries should be	<u>Submission: 10 October 2017 (CE02-10/17)</u> Regional subsidiaries should be permitted to borrow from financial institutions with the implementation of appropriate financial management regulations to mitigate risk. It is considered appropriate for regional subsidiaries to be allowed to borrow money from other member councils providing that appropriate financial management regulations are implemented. Appropriate to provide Regional Subsidiaries the powers and authority that would otherwise be provided to Council Controlled Organisations considering that the Act and Regulations already provide for Regional Subsidiaries notwithstanding the current restrictions in place. The legislation should allow for local governments to create Council Controlled Organisations to undertake provision of services in a competitive market providing that the requirements of the National Competition Policy are met and appropriate financial management regulations are implemented.	<u>SUPPORTED</u> Improvements to the regional subsidiary provisions are supported. Additionally, it is submitted that Regional Subsidiaries should be empowered to own, hold, purchase, sell and/or develop land, and undertake trading on said land.



		<p>light, leaving most of the regulation to the regional subsidiary charter, which can be adapted to suit the specific circumstances of each regional subsidiary.</p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u></p> <p>Noted.</p> <p>Regional subsidiaries should be maximised as vehicles for efficient and effective collective activity. Maximising the flexibility of the structure and at the same time ensuring appropriate accountability and transparency is best achieved through the establishment of specific requirements within the Charter that establishes the Subsidiary, rather than standardised regulation.</p>		
Theme 3: Greater Transparency & Accountability				
3.1 Recordings and Live-Streaming of All Council Meetings				
<ul style="list-style-type: none"> <li>Currently, local governments are only required to make written minutes of meetings.</li> <li>While there is no legal requirement for livestreaming or video or audio recording of council meetings, many local governments now stream and record their meetings.</li> <li>Complaints relating to behaviours and decisions at meetings constitute a large proportion of complaints about local governments.</li> <li>Local governments are divided into bands with the largest falling in bands 1 and 2, and smaller local governments falling bands 3 and 4. The allocation of local governments into bands is determined by The Salaries and Allowances Tribunal based on factors<sup>1</sup> such as: <ul style="list-style-type: none"> <li>Growth and development</li> <li>Strategic planning issues</li> <li>Demands and diversity of services provided to the community</li> <li>Total expenditure</li> <li>Population</li> <li>Staffing levels.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that all local governments will be required to record meetings.</li> <li>Band 1 and 2 local governments would be required to livestream meetings, and make video recordings available as public archives.</li> <li>Band 1 and 2 are larger local governments are generally located in larger urban areas, with generally very good telecommunications infrastructure, and many already have audio-visual equipment.</li> <li>Band 1 and 2 local governments would be required to livestream meetings, and make video recordings available as public archives.</li> <li>Several local governments already use platforms such as YouTube, Microsoft Teams, and Vimeo to stream and publish meeting recordings.</li> <li>Limited exceptions would be made for meetings held outside the ordinary council chambers, where audio recordings may be used.</li> <li>Recognising their generally smaller scale, typically smaller operating budget, and potential to be in more remote locations, band 3 and 4 local governments would be required to record and publish audio recordings, at a minimum. These local governments would still be encouraged to livestream or video record meetings.</li> <li>All council meeting recordings would need to be published at the same time as the</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 3.1 <u>expands upon</u> Advocacy Position 2.6 – ‘Promote a size and scale compliance regime’ and Advocacy Position 2.6.31 - ‘Attendance at Council Meetings by Technology’</p> <p><i>A review of the ability of Elected Members to log into Council meetings should be undertaken.</i></p> <p>Comment</p> <p>Local Governments introducing electronic meeting procedures and the means for remote public attendance in response to the COVID-19 pandemic led to a swift uptake of streaming Council meetings. The proposed reform that Band 1 and 2 Local Governments will only be problematic where technical capability such as reliable bandwidth impact the district.</p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u></p> <p>Noted.</p> <p>It is understood that the rationale for this provision is to capture better evidence of discussions and interactions at meetings. The act of recording, storing, and uploading large audio or video files may have resourcing implications for some LGs.</p> <p>Proposals to record/stream meetings include lesser requirements on tier 3 &amp; 4 LGs.</p>	<p>Submission on 6 February 2018 (CE03-02/18) Live streaming of meetings is not supported.</p> <p>Submission on 5 March 2019 (CE03-02/19) Local governments should have the autonomy to determine if Council meetings should be live streamed however consider the risks of doing so. However certain protections should be in place.</p> <p>Local governments should have the autonomy to determine the rules for recording confidential items in minutes and the publication of unconfirmed council meeting minutes.</p>	<p><u>SUPPORTED</u></p> <p>The recording with audio and visual live streaming of Briefing Sessions and Council Meetings is supported notwithstanding the costs will be borne by the respective local governments.</p> <p><u>NOT SUPPORTED</u></p> <p>Matters discussed and debated confidentially and behind closed doors should not be recorded except for the outcome of Council’s decision.</p> <p>Whilst the notion of recording confidential items <i>in principle</i> may not be objected to, the fact that such recordings would become a corporate record and subject to disclosure under the Freedom of Information Act is of great concern. It is noted that the threshold and extent of what can be considered ‘confidential’ is being raised by the proposed reforms, leaving only exceptional instances such as where legal matters or sensitive commercial matters, or indeed matters where complaints by or about members of the public might be discussed. Councillors need to be able to debate freely during these times without fear of jeopardising the local government’s position (legally or commercially) or diminishing privacy rights and the like. Accordingly, such a provision <i>could only be</i></p>

<sup>1</sup> See page 3 of the [2018 Salaries and Allowance Tribunal Determination](#)

	meeting minutes. Recordings of all confidential items would also need to be submitted to the DLGSC for archiving.	Further, if meetings are live-streamed, why would such recordings need to wait until the meeting Minutes are published before being published as suggested in dot point 8?		<i>supported</i> if legislation was drafted to ensure that such a recording would not be a 'record' subject to the Freedom of Information Act or equivalent. Even then, all local governments are under the jurisdiction of the State Records Act so it is not clear the reason or purpose of the Department archiving confidential recordings.
3.2 Recording All Votes in Council Minutes				
<ul style="list-style-type: none"> <li>A local government is only required to record which councillor voted for or against a motion in the minutes of that meeting if a request is made by an elected member at the time of the resolution during the meeting.</li> <li>The existing provision does not mandate transparency.</li> </ul>	<ul style="list-style-type: none"> <li>To support the transparency of decision-making by councillors, it is proposed that the individual votes cast by all councillors for all council resolutions would be required to be published in the council minutes, and identify those for, against, on leave, absent or who left the chamber.</li> <li>Regulations would prescribe how votes are to be consistently minuted.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is currently no advocacy position in relation to Item 3.2. Comment There is an evolving common practice that Council Minutes record the vote of each Council Member present at a meeting. Recommendation Supported</p> <p><u>L G Professionals Submission</u> Noted. However, the legislation should be empowering. It should prescribe that the votes of each Councillor be identified but the regulations should not go to the minutiae of prescribing exactly how this is minuted.</p>		<p><u>SUPPORTED</u></p> <p>Recording of individual votes in minutes is supported and is the current practice at the City of Wanneroo.</p>
3.3 Clearer Guidance for Matters that may be Confidential				
<ul style="list-style-type: none"> <li>The Act currently provides broad definitions of what type of matters may be discussed as a confidential item.</li> <li>There is limited potential for review of issues managed as confidential items under the current legislation.</li> </ul>	<ul style="list-style-type: none"> <li>Recognising the importance of open and transparent decision-making, it is considered that confidential meetings and confidential meeting items should only be used in limited, specific circumstances.</li> <li>It is proposed to make the Act more specific in prescribing items that may be confidential, and items that should remain open to the public.</li> <li>Items not prescribed as being confidential could still be held as confidential items only with the prior written consent of the Inspector.</li> <li>All confidential items would be required to be audio recorded, with those recordings submitted to the DLGSC.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is currently no advocacy position in relation to Item 3.3. Comment Clarifying the provisions of the Act has broad support within the sector. New reforms requiring Local Governments to video or audio record Council meetings (Item 3.1) will add to the formal record of proceedings that includes written Minutes. While being supported, the requirement to provide audio recordings of confidential matters to the DLGSC is queried on the basis that written and audio records can be readily accessed from a Local Government if required. Recommendation Supported</p> <p><u>L G Professionals Submission</u> Noted. How does dot point 4 relate to the proposal to live-stream at 3.1? If matters are confidential and the public is asked to leave, why does the Department only want audio recordings here for Band 1 &amp; 2 local governments, and not audio-visual recordings?</p>	<u>No previous submissions presented</u>	<p><u>SUPPORTED</u></p> <p>It is supported that provisions in the Local Government Act should provide absolute clarity in respect of matters that Council can debate confidentially and behind closed doors.</p> <p><u>NOT SUPPORTED</u></p> <p>Matters discussed and debated confidentially and behind closed doors should not be recorded except for the outcome of Council's decision.</p> <p>Whilst the notion of recording confidential items <i>in principle</i> may not be objected to, the fact that such recordings would become a corporate record and subject to disclosure under the Freedom of Information Act is of great concern. It is noted that the threshold and extent of what can be considered 'confidential' is being raised by the proposed reforms, leaving only exceptional instances such as where legal matters or sensitive commercial matters, or indeed matters where complaints by or about members of the public might be discussed. Councillors need to be able to debate freely during these times without fear of jeopardising the local</p>

		Will the Local Government retain a copy of the confidential audio recordings and thereby keep a complete audio of the full meeting?		government's position (legally or commercially) or diminishing privacy rights and the like. Accordingly, such a provision <i>could only be supported</i> if legislation was drafted to ensure that such a recording would not be a 'record' subject to the Freedom of Information Act or equivalent. Even then, all local governments are under the jurisdiction of the State Records Act so it is not clear the reason or purpose of the Department archiving confidential recordings.  Further, provisions in legislation should provide for clear criteria without the requirement for an 'inspector' to approve confidential items.
3.4 Additional Online Registers				
<ul style="list-style-type: none"> <li>Local governments are required to provide information to the community through annual reports, council minutes and the publication of information online.</li> <li>Consistent online publication of information can substitute for certain material in annual reports.</li> <li>Consistency in online reporting across the sector will provide ratepayers with better information.</li> <li>These registers supplement the simplification of financial statements in Theme 6.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to require local governments to report specific information in online registers on the local government's website. Regulations would prescribe the information to be included. The following new registers, each updated quarterly, are proposed: <ul style="list-style-type: none"> <li>Lease Register to capture information about the leases the local government is party to (either as lessor or lessee)</li> <li>Community Grants Register to outline all grants and funding provided by the local government</li> <li>Interests Disclosure Register which collates all disclosures made by elected members about their interests related to matters considered by council</li> <li>Applicant Contribution Register accounting for funds collected from applicant contributions, such as cash-in-lieu for public open space and car parking</li> <li>Contracts Register that discloses all contracts above \$100,000.</li> </ul> </li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is currently no advocacy position in relation to Item 3.4.</p> <p>Comment This proposal follows recent Act amendments that ensure a range of information is published on Local Government websites. WALGA has sought clarity that the contracts register excludes contracts of employment.</p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u> Noted.</p> <p>Whilst the need for transparency is understood, the number of occurrences for these registers in tier 3 &amp; 4 LGs is likely to be small and therefore the annual publication of these registers at the time of the AGM is considered a more reasonable course of action for smaller local governments.</p> <p>It is presumed that the legislation will require quarterly updates as a minimum. It would be far easier, and more transparent, in larger local governments to update these registers on an ongoing basis.</p> <p>If a local government leases houses to tenants, the Minister has indicated that there is no intention to make these leases public.</p>		<p><u>SUPPORTED</u></p> <p>It is supported to make information easily accessible and readily available through a local government's website.</p> <p>A threshold on grant funding should be decided before there is a requirement to enter information into a publically available register.</p>
3.5 Chief Executive Officer Key Performance Indicators (KPIs) be Published				
<ul style="list-style-type: none"> <li>It is a requirement of the <i>Local Government Act 1995</i> that CEO performance reviews are conducted annually.</li> <li>The Model Standards for CEO recruitment and selection, performance review and termination require that a local government must review the</li> </ul>	<ul style="list-style-type: none"> <li>To provide for minimum transparency, it is proposed to mandate that the KPIs agreed as performance metrics for CEOs: <ul style="list-style-type: none"> <li>Be published in council meeting minutes as soon as they are agreed prior to (before the start of the annual period)</li> <li>The KPIs and the results be published in the minutes of the performance</li> </ul> </li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is currently no advocacy position in relation to Item 3.5.</p> <p>Comment In principle, this proposal has some merit and would be particularly effective if all CEO KPIs consistently reflect Strategic Community Plans and Corporate Business Plans of Local Governments, together with KPIs reflective of</p>	<p><i>Submission: 10 October 2017 (CE02-10/17)</i></p> <p>All the Elected Members should be involved in the performance review of the CEO with the assistance of an independent external consultant chosen by Council at the discretion of the Council.</p>	<p><u>NOT SUPPORTED</u></p> <p>Transparency on key performance indicators for a local government are set out in the Corporate Business Plan, Strategic Community Plan and reported in the Annual Report.</p>

<p>performance of the CEO against contractual performance criteria.</p> <ul style="list-style-type: none"> <li>Additional performance criteria can be used for performance review by agreement between both parties.</li> </ul>	<p>review meeting (at the end of the period)</p> <ul style="list-style-type: none"> <li>The CEO has a right to provide written comments to be published alongside the KPIs and results to provide context as may be appropriate (for instance, the impact of events in that year that may have influenced the results against KPIs).</li> </ul>	<p>the CEO's statutory functions under Section 5.41 of the Act. This approach would inform the community of the CEO's performance related to the strategic direction and operational function of the Local Government.</p> <p>In practice, the drafting of statutory provisions will require sensitive consideration of certain KPIs i.e. those relating to issues affecting the workplace or identified risk-based concerns, to reflect the way Audit Committees currently deal with some internal control, risk and legislative compliance issues confidentially. This approach will protect the interests of Local Governments and other parties associated with such KPIs. It would be prudent for exemptions to be provided, based on matters of confidentiality.</p> <p>The proposed reforms and recent Act amendments signal a clear intent to permit closer community involvement and scrutiny of Local Government. However, negative consequences are likely if Local Government Council's responsibility as the employing authority of the CEO became blurred due to perceived community entitlement to comment, question and influence KPIs and the performance review process.</p> <p>Additionally, the publication of CEO KPI's will elevate this employment position to a high degree of public scrutiny seldom evident in the public or private sector, if at all. It is worth investigating whether the proposed reforms considered whether this factor could impact on the recruitment of CEO's, particularly from outside the Local Government sector.</p> <p>The results of performance reviews should be confidential information between the employer and employee and should not be published and should remain within the confidential human resource records of the organisation.</p> <p>Recommendation</p> <ol style="list-style-type: none"> <li>1. Conditionally Support the reporting of CEO KPIs that are consistent with the strategic direction and operational function of the Local Government, subject to exemptions for publishing KPI's of a confidential nature;</li> <li>2. Do not support the results of performance reviews being published.</li> </ol> <p><u>L G Professionals Submission</u></p> <p>Dispute.</p> <p>The Minister's rationale for this proposal centres on the role of the CEO in implementing the Council's Community Plan, however it is the Council that should be publicly accountable for the achievement of the Community Plan, rather than the CEO.</p>	<p>Regional local governments would benefit from the services of an external consultant. CEO performance reviews should occur at least annually.</p> <p><i>Submission on 6 February 2018 (CE03-02/18)</i></p> <p>All Elected Members should be involved in the performance review of the CEO with the assistance of an independent external consultant chosen by Council at the discretion of the Council.</p> <p>It is considered appropriate for an external party to assist a local government to resolve issues when there is a requirement to remove the CEO and the appointment of a replacement CEO.</p> <p>The appointed person's authority to be restricted to providing advice and support, especially by making recommendations to the Council.</p> <p>The State Government should pay for the appointed person unless the assistance of the appointed person is specifically requested by the local government, which the local government would pay.</p> <p>It is considered appropriate that the appointed person be only authorised to provide advice, support and make recommendations to the Council or the Minister.</p> <p><i>Submission on 17 November 2020 (CE02-11/20)</i></p> <p>Reconfirm Council's previous submission and support repeal of the requirement for local government to consider the performance review of the CEO and replace with model standard providing consistency.</p> <p>AND</p> <p>Note that a level of confidentiality is required to discuss the outcome of the review and to address any issues.</p>	<p>It is a function of Council and the CEO to determine and agree the CEOs KPIs and for Council to undertake a performance review of the CEO in accordance with the agreed KPIs. This is not a function of the community. Further, the performance (including any issues with performance) of a CEO should be confidential between the CEO (employee) and Council (employer).</p> <p>The City of Wanneroo echoes the submissions of the Local Government Professionals Association in noting that: the CEO's accountability is to the Council and therefore the CEO's KPI performance should be treated within an HR context.</p>
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Theme 4: Stronger Local Democracy and Community Engagement				
4.1 Community and Stakeholder Engagement Charters				
<ul style="list-style-type: none"> <li>There is currently no requirement for local governments to have a specific engagement charter or policy.</li> <li>Many local governments have introduced charters or policies for how they will engage with their community.</li> <li>Other States have introduced a specific requirement for engagement charters.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to introduce a requirement for local governments to prepare a community and stakeholder engagement charter which sets out how local government will communicate processes and decisions with their community.</li> <li>A model Charter would be published to assist local governments who wish to adopt a standard form.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Items 4.1 and 4.2 <u>generally align</u> with Advocacy Position 2.6.34 - 'Support responsive, aspirational and innovative community engagement principles'</p> <p><i>The Local Government sector supports:</i></p> <ol style="list-style-type: none"> <li><i>Responsive, aspirational and innovative community engagement principles</i></li> <li><i>Encapsulation of aims and principles in a community engagement policy, and</i></li> <li><i>The option of hosting an Annual Community Meeting to present on past performance and outline future prospects and plans.</i></li> </ol> <p>Comment</p> <p>As indicted in Item 4.1 commentary, many Local Governments have already developed stakeholder engagement charters, or similar engagement strategies, that reflect their unique communities of interest.</p> <p>The development of guidance by the DLGSC, based on standards such as the International Standard for Public Participation practice, is supported in favour of taking a prescriptive approach or conducting a survey for the sake of a survey.</p> <p>Item 4.2 has potential to provide benchmarking of community satisfaction levels across Band 1 and 2 Local Governments.</p> <p>Recommendation</p> <p>Supported</p> <p><u>L G Professionals Submission</u></p> <p>Noted.</p> <p>The benefit of Community &amp; Stakeholder Engagement Charters lies in clarity of expectations around engagement and consultation, together with the ability to craft a</p>	<p><i>Submission on 5 March 2019 (CE03-02/19)</i></p> <p>Local governments should determine the level of community engagement that meets the requirements of their community. Can consider a minimum standard or consultation requirement but need to be specifically defined with appropriate parameters.</p> <p>Prudent local governments will adopt community engagement policies to ensure that they are cognisant of community needs and expectations and should be reviewed regularly. A basic definition, minimum standard and parameters should suffice for Local Governments to adapt a community engagement charter and policy reflective of their community, its demographic, diversity, etc.</p> <p>Engagement is to be fit-for-purpose: It is dependent on the engagement purpose. There are times that Local Government is simply informing the community not looking for comments to support a decision. Needs to be a clear distinction between informing, consulting and engaging.</p>	<p><u>SUPPORTED</u></p> <p>The City's Community Engagement Policy and supporting Management Procedure currently provides guiding principles for community engagement to ensure consistent, meaningful and best practice engagement is carried out within the City. An Engagement Charter would set the principles from a community perspective and its development is supported.</p> <p>It is important to continue to allow some innovation in this area so any charter must be at principle level.</p>

		locally appropriate process. Much of the process in the current Act and Regulations is prescriptive and diminishes the incentive for a policy based approach, making this requirement appear cursory.		
4.2 Ratepayer Satisfaction Surveys (Band 1 and 2 local governments only)				
<ul style="list-style-type: none"> <li>Many local governments already commission independent surveying consultants to hold a satisfaction survey of residents/ratepayers.</li> <li>These surveys provide valuable data on the performance of local governments.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to introduce a requirement that every four years, all local governments in bands 1 and 2 hold an independently-managed ratepayer satisfaction survey.</li> <li>Results would be required to be reported publicly at a council meeting and published on the local government's website.</li> <li>All local governments would be required to publish a response to the results.</li> </ul>	As above	No previous submission	<p><u>SUPPORTED</u></p> <p>The City currently conducts a survey every two years: a community perceptions survey and a business perceptions survey and the 2021 Australian Liveability Consensus conducted by PlaceScore.</p> <p>It is however suggested that a more service specific approach be adopted more in line with commercial practices. The feedback received could be better used to improve service delivery.</p> <p>Regardless, the survey should not be a standardised form, as each local government may have different discretionary services.</p>
4.3 Introduction of Preferential Voting				
<ul style="list-style-type: none"> <li>The current voting method for local government elections is first past the post.</li> <li>The existing first-past-the-post does not allow for electors to express more than one preference.</li> <li>The candidate with the most votes wins, even if that candidate does not have a majority.</li> <li>Preferential voting better captures the precise intentions of voters and as a result may be regarded as a fairer and more representative system. Voters have more specific choice.</li> </ul>	<ul style="list-style-type: none"> <li>Preferential voting is proposed be adopted as the method to replace the current first past the post system in local government elections.</li> <li>In preferential voting, voters number candidates in order of their preferences.</li> <li>Preferential voting is used in State and Federal elections in Western Australia (and in other states). This provides voters with more choice and control over who they elect.</li> <li>All other states use a form of preferential voting for local government.</li> </ul>	<p><u>Current Local Government Position</u> Item 4.3 <u>does not align</u> with Advocacy Position 2.5.1 – ‘First Past the Post voting system’</p> <p><i>The Local Government sector supports:</i></p> <ol style="list-style-type: none"> <li><i>Four year terms with a two year spill</i></li> <li><i>Greater participation in Local Government elections</i></li> <li><i>The option to hold elections through:</i> <ul style="list-style-type: none"> <li><i>Online voting</i></li> <li><i>Postal voting, and</i></li> <li><i>In-person voting</i></li> </ul> </li> <li><i>Voting at Local Government elections to be voluntary</i></li> <li><i>The first past the post method of counting votes</i></li> </ol> <p>Comment It should be noted that the sector's advocacy against compulsory voting and “All in All out” 4 year terms has been successful and these items are not included in the reform proposals.</p> <p>The introduction of preferential voting will be a return to the system of voting prior to the <i>Local Government Act</i> 1995. The Local Government Advisory Board reported on voting systems in</p>	<p><i>Submission on 22 September 2020 (CE03-09/20)</i> Voting to remain as “First past the Post”.</p> <p>The City's submission to Council on 5 March 2019 (CE03-02/19) included the following statements:</p> <p>“First Past the Post is the preferred method as it is commonly understood by the community at large. Considering that if a whole new Council or a substantial portion of a new Council is elected it would take significant time before that Council would become an effective decision making body. Note that this change, combined with preferential voting has the potential to encourage factional and political alliances.</p> <p>Council disagrees that Council elections should be held every four years rather than every two years with all council members being elected at the same time.</p>	<p><u>NOT SUPPORTED</u></p> <p>Preferential voting is not supported as it encourages factions and candidate tickets with the significant potential for poor candidate behaviour, increase in complaints and Council dysfunction post-election.</p> <p><u>ADDITIONAL COMMENT</u></p> <p>It is recommended that the Western Australian Electoral Commission establish a process to periodically review the quality and integrity of processes that are followed in respect to the conducting of postal elections by the Commission.</p>

		<p>2006 ('Local Government Structural Reform in Western Australia: Ensuring the Future Sustainability of Communities') and provided the following comments in support of both first past the post voting and preferential voting:</p> <p><i>'Comments in support of retaining first past the post include:</i></p> <ul style="list-style-type: none"> <li>• Quick to count. Preferential voting is time consuming to count.</li> <li>• Easily understood.</li> <li>• Removes politics out of campaigning. Preferential will encourage alliances formed for the distribution of preferences and party politics into local government.</li> <li>• Preferential voting allows election rigging through alliances or 'dummy' candidates.</li> <li>• In a preferential system, the person that receives the highest number of first preference votes does not necessarily get elected.'</li> </ul> <p><i>'Comments in support of replacing first past the post include:</i></p> <ul style="list-style-type: none"> <li>• Preferential voting is more democratic and removes an area of confusion.</li> <li>• Preferential voting ensures that the most popular candidates are elected who best reflect the will of the voters.</li> <li>• Preferential system should be introduced. In FPP elections, candidates work together to get votes for each other. Preferential would make it more difficult for this practice to take place.</li> <li>• FPP does not adequately reflect the wishes of electors when there are three candidates or more.</li> <li>• FPP is unsuitable when there is more than one vacancy.</li> <li>• Allows for a greater representation from a range of interest groups and prevents domination of elections by mainstream party politics.'</li> </ul> <p>The Sector supports first past the post voting for its simplicity and fundamental apolitical nature, therefore the proposed reforms are not supported.</p> <p>Feedback is sought to ensure the advocacy position for first past the post elections remains the preferred option.</p> <p>Recommendation Not currently supported - Local Government feedback requested</p>		
4.4 Public Vote to Elect the Mayor and President				
<ul style="list-style-type: none"> <li>• The Act currently allows local governments to have the Presiding Member (the Mayor or President) elected either:</li> </ul>	<ul style="list-style-type: none"> <li>• Mayors and Presidents of all local governments perform an important public leadership role within their local communities.</li> </ul>	<u>Current Local Government Position</u>	<p><i>Submission on 5 March 2019 (CE03-02/19)</i> Local governments can determine how the Mayor/President is elected once the district is established. The Act already has provisions for</p>	<p><u>SUPPORTED</u></p> <p>This is the current practice at the City of Wanneroo.</p>



<ul style="list-style-type: none"> <li>by the electors of the district through a public vote; or</li> <li>by the council as a resolution at a council meeting.</li> </ul>	<ul style="list-style-type: none"> <li>Band 1 and 2 local governments generally have larger councils than those in bands 3 and 4.</li> <li>Accordingly, it is proposed that the Mayor or President for all band 1 and 2 councils is to be elected through a vote of the electors of the district. Councils in bands 3 and 4 would retain the current system.</li> <li>A number of Band 1 and Band 2 councils have already moved towards Public Vote to Elect the Mayor and President in recent years, including City of Stirling and City of Rockingham.</li> </ul>	<p>Item 4.4 does not align with Advocacy Position 2.5.2 - 'Election of Mayors and Presidents be at the discretion of Local Government.'</p> <p><i>Local Governments should determine whether their Mayor or President will be elected by the Council or elected by the community.</i></p> <p>Comment</p> <p>There are 43 Band 1 and 2 Local Governments with 22 popularly electing the Mayor or President:</p> <p style="padding-left: 40px;">Band 1 - 15 Band 2 - 7</p> <p>The remaining 21 Local Governments have a Council-elected Mayor or President. The cited examples of the City of Rockingham and City of Stirling electors determining by referendum to change the process for electing the Mayor are examples of the current system working as intended. There is no evidence of elector support for uniform direct election of Mayors.</p> <p>Recommendation Not currently supported - Local Government feedback requested</p>	<p>Council to determine how the Mayor/President is elected.</p> <p>Should electors propose to change the method of election for the Mayor then it is suggested that the number of electors or the percentage total of electors required to do so should be reviewed in line with population growth.</p>	<p>Given the significant cost to conduct an election, It is requested that reforms be considered to allow the office of the Mayor to remain unfilled with the approval of the Electoral Commissioner (legislatively the Deputy Mayor may perform the functions of the mayor) until the next Ordinary Election under specific circumstances, for example, where there is less than 2 years remaining in the Mayor's term of office.</p>
4.5 Tiered Limits on the Number of Councillors				
<ul style="list-style-type: none"> <li>The number of councillors (between 5-15 councillors) is decided by each local government, reviewed by the Local Government Advisory Board, and if approved by the Minister.</li> <li>The Panel Report recommended electoral reforms to improve representativeness.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to limit the number of councillors based on the population of the entire local government.</li> <li>Some smaller local governments have already been moving to having smaller councils to reduce costs for ratepayers.</li> <li>The <u>Local Government Panel Report</u> proposed:             <ul style="list-style-type: none"> <li>For a population of up to 5,000 – five councillors (including the President)</li> <li>population of between 5,000 and 75,000 – five to nine councillors (including the Mayor/President)</li> <li>population of above 75,000 – nine to fifteen councillors (including Mayor).</li> </ul> </li> </ul>	<p><u>Current Local Government Position</u></p> <p>Item 4.5 does not align with Advocacy Position 2.5.1 – 'Councils consist of between six and 15 (including the Mayor/President)'</p> <p><i>Local Governments being enabled to determine the number of Elected Members required on the Council between six and 15 (including the Mayor/President)</i></p> <p>Comment</p> <p>The proposed reform to restrict Local Governments with populations under 5,000 to 5 Council Members does not reflect the varied communities of interest within this grouping. Some Local Governments are essentially regional centres such as the Shires of Katanning (9), Dandaragan (9), Merredin (9), Moora (9) and Northampton (9) (current Councillor numbers bracketed).</p> <p>Local Governments such as the Shire of Ngaanyatjaraku (9) manage substantial land areas, manage isolated communities such as the Shire of Meekatharra (7) and culturally diverse communities such as the Shire of Christmas Island (9).</p> <p>Some Local Governments with populations up to 5,000 warrant a greater number of Councillors to effectively share the representative role that Council Members play within their communities.</p>	<p><u>Submission on 5 March 2019 (CE03-02/19)</u></p> <p>The number of members that a council has should be linked to the local government's population.</p>	<p><u>GENERALLY SUPPORTED</u></p> <p>This is generally supported but a review of the Special and Absolute Majority provisions is required.</p>

		<p>The additional proposed reforms in population categories over 5,000 generally reflect the current Councillor numbers.</p> <p>Recommendation</p> <p>Recommend 5 to 7 Council Members for populations up to 5,000 and support the remaining proposed reforms.</p>		
4.6 No Wards for Small Councils (Band 3 and 4 Councils only)				
<ul style="list-style-type: none"> <li>A local government can make an application to be divided into wards, with councillors elected to those wards.</li> <li>Only about 10% of band 3 and 4 local governments currently have wards.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that the use of wards for councils in bands 3 and 4 is abolished.</li> <li>Wards increase the complexity of elections, as this requires multiple versions of ballot papers to be prepared for a local government's election.</li> <li>In smaller local governments, the population of wards can be very small.</li> <li>These wards often have councillors elected unopposed, or elect a councillor with a very small number of votes. Some local governments have ward councillors elected with less than 50 votes.</li> <li>There has been a trend in smaller local governments looking to reduce the use of wards, with only 10 councils in bands 3 and 4 still having wards.</li> </ul>	<p><u>Current Local Government Position</u></p> <p>There are no advocacy positions in relation to Items 4.6, 4.7, 4.8 or 4.9.</p> <p>Comment</p> <p>The proposed reform to discontinue wards in Band 3 and 4 Local Governments brings alignment with the majority and provides that affected Local Governments will no longer have to conduct 8 year ward reviews or make representation to the Local Government Advisory Board to revert to a no wards system.</p> <p>Remaining proposed reforms will improve and clarify election processes.</p> <p>Recommendation</p> <p>Supported</p>	<p>Previous City Submission on 5 March 2019 (CE03-03/19)</p> <p><u>Question:</u></p> <p>"Should a local government be required to have a ward structure if it reaches a certain population threshold."</p> <p>Response:</p> <p>Local governments should have the autonomy to determine irrespective of population.</p> <p>Question: "Should a local government with fewer than 800 people not have wards"</p> <p>Response: Local governments should have the autonomy to determine irrespective of population.</p> <p>Question: Should the number of members that a council has be linked to the local governments population.</p> <p>Response: Supported.</p>	<p><u>NOT SUPPORTED</u></p> <p>Individual local governments should have to autonomy to determine this and how best to represent their precise district.</p>
4.7 Electoral Reform – Clear Lease Requirements for Candidate and Voter Eligibility				
<ul style="list-style-type: none"> <li>A person with a lease in a local government district is eligible to nominate as a candidate in that district.</li> <li>A person with a lease in a local government district is eligible to apply to vote in that district.</li> <li>The City of Perth Inquiry Report identified a number of instances where dubious lease arrangements put to question the validity of candidates in local government elections, and subsequently their legitimacy as councillors.</li> </ul>	<ul style="list-style-type: none"> <li>Reforms are proposed to prevent the use of "sham leases" in council elections. Sham leases are where a person creates a lease only to be able to vote or run as a candidate for council.</li> <li>The City of Perth Inquiry Report identified sham leases as an issue.</li> <li>Electoral rules are proposed to be strengthened: <ul style="list-style-type: none"> <li>A minimum lease period of 12 months will be required for anyone to register a person to vote or run for council.</li> <li>Home based businesses will not be eligible to register a person to vote or run for council, because any residents are already the eligible voter(s) for that address.</li> <li>Clarifying the minimum criteria for leases eligible to register a person to vote or run for council.</li> </ul> </li> <li>The reforms would include minimum lease periods to qualify as a registered business (minimum of 12 months), and the exclusion of home based businesses (where the resident is already eligible) and very small sub-leases.</li> </ul>	As above	<p>Previous City Submission on 5 March 2019 (CE03-03/19)</p> <p>Question: Should people who lease rateable property in a district be entitled to vote.</p> <p>Response: Yes as that person resides in the local government district and should have a say in who represents their interests.</p> <p>Question: Should Corporations that own property in a district be entitled to vote.</p> <p>Response:</p> <p>Yes as a corporation is a legal entity and should have a say in who represents their interests.</p> <p>Question: Should Corporations that lease property be entitled to vote.</p> <p>Response: Yes as a corporation is a legal entity and should have a say in who represents their interests.</p> <p>Question: Should Occupiers of land, for example, commercial lease holders, be eligible to vote.</p> <p>Response: Yes as that occupier has an interest in the land within the local government</p>	<p><u>SUPPORTED</u></p> <p>It is supported that the Western Australian Electoral Commission or the Office of the Local Government Inspector to have the authority to enforce and deal with complaints, including the regulatory and prohibition on the use of sham leases.</p> <p>Regulations should be more precise than saying "sham leases" without clarification. It is suggested that a leased area meet a size for an office at a minimum.</p>

	<ul style="list-style-type: none"> <li>The basis of eligibility for each candidate (e.g. type of property and suburb of property) is proposed to be published, including in the candidate pack for electors.</li> </ul>		<p>district and should have a say in who represents their interests.</p> <p>Submission on 22 September 2020 (CE03-09/20) Oppose the replacement of franchise voting with the requirement for respective local governments to be required to introduce mechanisms as this will lead to inconsistency of voting systems and mechanisms within the local government sector</p> <p>The City's submission to Council on 5 March 2019 (CE03-02/19) included the following statements: -</p> <p>People who own land but who do not live in a District, who lease rateable property or corporations that lease property should be eligible to vote.</p>	
4.8 Reform of Candidate Profiles				
<ul style="list-style-type: none"> <li>Candidate profiles can only be 800 characters, including spaces. This is equivalent to approximately 150 words.</li> </ul>	<ul style="list-style-type: none"> <li>Further work will be undertaken to evaluate how longer candidate profiles could be accommodated.</li> <li>Longer candidate profiles would provide more information to electors, potentially through publishing profiles online.</li> <li>It is important to have sufficient information available to assist electors make informed decisions when casting their vote.</li> </ul>	As above	No previous submissions made	<p><u>NOT SUPPORTED</u></p> <p>The City of Wanneroo is not aware of any evidence to suggest that the current method is ineffective.</p> <p>Further, candidates are able to engage with the public and explain their platforms in a variety of ways (via social media, letter drops and the like), and a cap on candidate profile length does not diminish that.</p>
4.9 Minor Other Electoral Reforms				
<ul style="list-style-type: none"> <li>Other minor reforms are proposed to improve local government elections.</li> </ul>	<ul style="list-style-type: none"> <li>Minor other electoral reforms are proposed to include: <ul style="list-style-type: none"> <li>The introduction of standard processes for vote re-counts if there is a very small margin between candidates (e.g. where there is a margin of less than 10 votes a recount will always be required)</li> <li>The introduction of more specific rules concerning local government council candidates' use of electoral rolls.</li> </ul> </li> </ul>	As above	No previous submissions made	<p><u>SUPPORTED</u></p> <p>Standard and consistent rules (legislative provisions) in relation to the voting process and use of electoral rolls is supported.</p>
Theme 5: Clear Roles and Responsibilities				
5.1 Introduce Principles in the Act				
<ul style="list-style-type: none"> <li>The Act does not currently outline specific principles.</li> <li>The Act contains a short "Content and Intent" section only.</li> <li>The Panel Report recommended greater articulation of principles</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed to include new principles in the Act, including: <ul style="list-style-type: none"> <li>The recognition of Aboriginal Western Australians</li> <li>Tiering of local governments (with bands being as assigned by the Salaries and Allowances Tribunal)</li> <li>Community Engagement</li> <li>Financial Management.</li> </ul> </li> </ul>	<p><u>Current Local Government Position</u> Item 5.1 <u>generally aligns</u> with Advocacy Position 2.6 - Legislative Intent <i>Provide flexible, principles-based legislative framework.</i></p> <p>Recommendation Supported</p>	<p><u>Submission on 6 February 2018 (CE03-02/18)</u> Although the Act provides for local governments to operate under the principle of 'general competence' and was intended to provide a broad outcomes-based framework, there are sections that are "too high level".</p> <p>Council Members have a range of obligations not captured in legislation. There is a need for clarity regarding the broader obligations that Council, Council</p>	<p><u>SUPPORTED</u></p> <p>Clearly articulated principles set out in the Local Government Act is supported and should include a principle relating to the long-term sustainability of a district.</p>

			Members, the CEO and Administration are required to comply with.  Council's focus should continue to be at the strategic and policy level with the CEO's focus on establishing and maintaining an appropriate organisational structure to implement Council's strategic direction. The Act should clearly define and articulate the distinction between the strategic and operational areas and functions and the respective roles of Council, Mayor/President, Councillor and CEO.	
5.2 Greater Role Clarity				
<ul style="list-style-type: none"> <li>The Act provides for the role of council, councillor, mayor or president and CEO.</li> <li>The role of the council is to: <ul style="list-style-type: none"> <li>govern the local government's affairs</li> <li>be responsible for the performance of the local government's functions.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The <u>Local Government Act Review Panel</u> recommended that roles and responsibilities of elected members and senior staff be better defined in law.</li> <li>It is proposed that these roles and responsibilities are further defined in the legislation.</li> <li>These proposed roles will be open to further consultation and input.</li> <li>These roles would be further strengthened through Council Communications Agreements (see item 5.3).</li> </ul>	<p><u>Current Local Government Position</u></p> <p>Item 5.2 <u>aligns</u> with Advocacy Position 2.6.36 - 'Roles and Responsibilities'</p> <p><i>That clarification of roles and responsibilities for Mayors/ Presidents, Councillors and CEOs be reviewed to ensure that there is no ambiguity.</i></p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u></p> <p>Noted.</p> <p>Care needs to be taken to ensure roles do not become too prescriptive.</p>	<p><u>Refer Section 5.1</u></p> <p>Irrespective of the size, demographic or location of the local government the legislative obligations and requirements for Council Members must be the same. The base level competencies required of a Council Member are dictated by the requirements of their role.</p>	<p><u>SUPPORTED</u></p> <p>Including greater clarity of the role of Council, Mayor, Councillors and the CEO in the Local Government Act is supported.</p>
	<p>5.2.1 - Mayor or President Role</p> <ul style="list-style-type: none"> <li>It is proposed to amend the Act to specify the roles and responsibilities of the Mayor or President.</li> <li>While input and consultation will inform precise wording, it is proposed that the Act is amended to generally outline that the Mayor or President is responsible for: <ul style="list-style-type: none"> <li>Representing and speaking on behalf of the whole council and the local government, at all times being consistent with the resolutions of council</li> <li>Facilitating the democratic decision-making of council by presiding at council meetings in accordance with the Act</li> <li>Developing and maintaining professional working relationships between councillors and the CEO</li> <li>Performing civic and ceremonial duties on behalf of the local government</li> <li>Working effectively with the CEO and councillors in overseeing the delivery of the services, operations, initiatives and functions of the local government.</li> </ul> </li> </ul>	As above	No previous specific submission	<p><u>SUPPORTED</u></p> <p>Including greater clarity of the role of Council, Mayor, Councillors and the CEO in the Local Government Act is supported.</p> <p>It should be clearly articulated that the Mayor has a leadership role to ensure that the Council acts as a functional governing body. Accordingly, there should be a clearly expressed statutory role (and consequent protections) for the Mayor to manage Council culture.</p> <p>The use of the word 'delivery' is questioned – the Mayor's role should not relate to the delivery of services, as this is clearly a role of the CEO. As noted above, the Mayor should be given a statutory leadership role to ensure the Council is acting in a functional way which does not diminish the CEO's capacity to oversee the delivery of the services, operations, initiatives and functions of the local government.</p>
	<p>5.2.2 - Council Role</p> <ul style="list-style-type: none"> <li>It is proposed to amend the Act to specify the roles and responsibilities of the Council,</li> </ul>	<p><u>Local Government Position (WALGA)</u></p> <p>As above</p>	<p><i>Submission on 22 September 2021 (CE03-09/20)</i></p>	<p><u>SUPPORTED</u></p>

	<p>which is the entity consisting of all of the councillors and led by the Mayor or President.</p> <ul style="list-style-type: none"> <li>While input and consultation will inform precise wording, it is proposed that the Act is amended to generally outline that the Council is responsible for: <ul style="list-style-type: none"> <li>Making significant decisions and determining policies through democratic deliberation at council meetings</li> <li>Ensuring the local government is adequately resourced to deliver the local governments operations, services and functions - including all functions that support informed decision-making by council</li> <li>Providing a safe working environment for the CEO;</li> <li>Providing strategic direction to the CEO;</li> <li>Monitoring and reviewing the performance of the local government.</li> </ul> </li> </ul>	<p><u>L G Professionals Submission</u></p> <p>Noted.</p> <p>It is pleasing to see reference made to providing a safe working environment for the CEO. The Minister has indicated that the Inspector will have initial responsibility for any investigation relating to this issue.</p> <p>Legislation will need to detail what happens if a safe working environment is not provided.</p> <p>The Council Role should also include a specific reference to recruiting and employing the CEO.</p>	<p>... Council determines service level standards and allocation of budget but the CEO determines the allocation of human resources.</p> <p>Further clarity is required to ensure that the role of Council and the CEO is clear on this point.</p> <p>.... under harmonised Work Health and Safety legislation the person conducting a business or undertaking (PCBU) owes an obligation to ensure a safe work place. It is arguable that Council would have a role to provide a safe work place for Councillors and the CEO, and whilst Council will have a role in respect of the entire organisation, the CEO is responsible for providing a safe work environment for all employees, volunteers, visitors and any other person captured under the harmonised legislation.</p> <p>Further legislative clarity is required to ensure alignment with Council's obligations and harmonised OSH legislation.</p>	<p>Including greater clarity of the role of Council, Mayor, Councillors and the CEO in the Local Government Act is supported.</p> <p>It is noted that Council will have a clear obligation to provide a safe working environment for the CEO however this will need to align with the requirements of the Work Health and Safety Act.</p> <p><u>NOT SUPPORTED</u></p> <p>To the extent that a Council's role would be to ensure that a local government is 'adequately resourced', it instead should be reinforced that the allocation of resources must be such to <i>enable</i> the CEO to run the local government. As drafted, the proposed reform risks blurring the line between the roles, and is important to reiterate that it is not for a Council to be involved in how an organisation is structured or how staff are resourced.</p> <p>Further, Council should not have a role in the appointment or dismissal of senior employees. There should be a clear role for the CEO to employ staff and to implement decisions supported by the budget.</p>
5.2.3 - Elected Member (Councillor) Role	<ul style="list-style-type: none"> <li>It is proposed to amend the Act to specify the roles and responsibilities of all elected councillors.</li> <li>While input and consultation will inform precise wording, it is proposed that the Act is amended to generally outline that every elected councillor is responsible for: <ul style="list-style-type: none"> <li>Considering and representing, fairly and without bias, the current and future interests of all people who live, work and visit the district (including for councillors elected for a particular ward)</li> <li>Positively and fairly contribute and apply their knowledge, skill, and judgement to the democratic decision-making process of council</li> <li>Applying relevant law and policy in contributing to the decision-making of the council</li> <li>Engaging in the effective forward planning and review of the local governments' resources, and the performance of its operations, services, and functions</li> <li>Communicating the decisions and resolutions of council to stakeholders and the public</li> <li>Developing and maintaining professional working relationships with all other councillors and the CEO</li> </ul> </li> </ul>	<p><u>Local Government Position (WALGA)</u></p> <p>As above</p> <p><u>L G Professionals Submission</u></p> <p>Noted</p> <p>Also suggest a responsibility to support decisions made by Council, to try to address the issue of Councillors covertly or overtly undermining decisions which they did not individually support.</p>	<p><u>Submission on 10 October 2017 (CE02-10/17)</u></p> <p>Elected Members are democratically elected by their constituents and are "taken as they are" irrespective of their skills, knowledge and experience.</p> <p>The following is a list of baseline competencies that are considered appropriate for an Elected Member to have to perform their role:</p> <ul style="list-style-type: none"> <li>Sound financial Awareness.</li> <li>Understanding and engaging with the community.</li> <li>Understanding risk.</li> <li>Learning for others – mentoring.</li> <li>Strategic thinkin and planning.</li> <li>Sound understanding of legislation and operation of local government.</li> </ul> <p>Irrespective of the size, demographic or location of the local government the legislative obligations and requirements for Elected Members must be the same.</p> <p>The base level competencies required of an Elected Member are dictated by the requirements of their role.</p>	<p><u>SUPPORTED</u></p> <p>Including greater clarity of the role of Council, Mayor, Councillors and the CEO in the Local Government Act is supported.</p> <p>Further, whilst it is generally supported that an Elected Member should only use their respective titles when 'performing their role in an official capacity', this is likely to create confusion and conflict if it is not expressly clear how 'performing their role in an official capacity' is to be defined, how this would be policed (and by whom) and what the consequences are for a breach. Further, consideration should be given to how this impacts the application of a Code of Conduct, and the extent to which that applies if a Councillor, Committee Member or Candidate is 'not performing their role in an official capacity'. If this cannot be expressly defined, then it should be excluded, and instead dealt with at a policy level or via Ministerial circular.</p>

	<ul style="list-style-type: none"> <li>○ Maintaining and developing their knowledge and skills relevant to local government</li> <li>○ Facilitating public engagement with local government.</li> <li>• It is proposed that elected members should not be able to use their title (e.g. "Councillor", "Mayor", or "President") and associated resources of their office (such as email address) unless they are performing their role in their official capacity.</li> </ul>			
	<p>5.2.4 - CEO Role</p> <ul style="list-style-type: none"> <li>• The <i>Local Government Act 1995</i> requires local governments to employ a CEO to run the local government administration and implement the decisions of council.</li> <li>• To provide greater clarity, it is proposed to amend the Act to specify the roles and responsibilities of all local government CEOs.</li> <li>• While input and consultation will inform precise wording, it is proposed that the Act is amended to generally outline that the CEO of a local government is responsible for: <ul style="list-style-type: none"> <li>○ Coordinating the professional advice and assistance necessary for all elected members to enable the council to perform its decision-making functions</li> <li>○ Facilitating the implementation of council decisions</li> <li>○ Ensuring functions and decisions lawfully delegated by council are managed prudently on behalf of the council</li> <li>○ Managing the effective delivery of the services, operations, initiatives and functions of the local government determined by the council</li> <li>○ Providing timely and accurate information and advice to all councillors in line with the Council Communications Agreement (see item 5.3)</li> <li>○ Overseeing the compliance of the operations of the local government with State and Federal legislation on behalf of the council</li> <li>○ Implementing and maintaining systems to enable effective planning, management, and reporting on behalf of the council.</li> </ul> </li> </ul>	<p><u>Local Government Position (WALGA)</u></p> <p>As above</p> <p><u>L G Professionals Submission</u></p> <p>Noted</p> <p>The CEO Role should also include a professional development requirement to maintain and/or improve on the requisite skills required for the role.</p> <p>The CEO should be specifically identified as being responsible for the employment and management of all human resources retained by the organisation.</p>	<p><i>Submission on 6 February 2018 (CE03-02/18)</i></p> <p>All local government staff are employed by the CEO and the CEO, as a CEO executive function, can exercise the discretion as to the recruitment of all employees.</p> <p>It is not considered appropriate for Council Members or Council to be involved in the appointment, dismissal or performance management of any employee except for the CEO.</p>	<p><u>SUPPORTED</u></p> <p>Including greater clarity of the role of Council, Mayor, Councillors and the CEO in the Local Government Act is supported.</p> <p>The Local Government Act must set out a clear delineation between the functions and roles of Council, Council Members and the CEO. Noting the submission relating to a statutory leadership role for the Mayor, this should be supported by the CEO having referral powers to the Mayor in the event that culture or behaviour is diminishing the CEO's capacity to fulfil their functions, or is otherwise diminishing the functionality of a local government.</p> <p>The CEO is required to manage costs. If a request from a Council Member requires considerable resources plus / or is not directly related to the role of a Councillor, the CEO should be able to decline the request.</p>
5.3 Council Communication Agreements				
<ul style="list-style-type: none"> <li>• The Act provides that council and committee members can have access to any information held by the local government that is relevant to the performance of the member in their functions.</li> </ul>	<ul style="list-style-type: none"> <li>• In State Government, there are written Communication Agreements between Ministers and agencies that set standards for how information and advice will be provided.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>There is no advocacy position in relation to Item 5.3.</p> <p>Comment</p>		<p><u>NOT SUPPORTED</u></p> <p>The requirement for a Communication Agreement between the Council and the CEO is not supported as there should be unambiguous provisions included in the Local</p>

<ul style="list-style-type: none"> <li>The availability of information is sometimes a source of conflict within local governments.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that local governments will need to have Council Communications Agreements between the council and the CEO.</li> <li>These Council Communication Agreements would clearly specify the information that is to be provided to councillors, how it will be provided, and the timeframes for when it will be provided.</li> <li>A template would be published by DLGSC. This default template will come into force if a council and CEO do not make a specific other agreement within a certain timeframe following any election.</li> </ul>	<p>The availability of information not already in the public domain to Councillors under Section 5.92 of the Act can become contentious in the absence of a clear statement in support of the function the Council Member is performing. This can place CEO's in the invidious position of ruling on the availability of a record of the Local Government, when it is also their function under Section 5.41(h) of the Act to <i>'ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law'</i>.</p> <p>Consistent availability of information motivates this proposed reform and it does not appear that individual Council Communication Agreements will be a means to that end. There is a better case for a uniform approach in the form of a regulated Agreement, in much the same way that the Communication Agreements between Ministers and agencies are based on provisions of the <i>Public Sector Management Act 1994</i>.</p> <p>Recommendation Support a consistent, regulated Communications Agreement.</p> <p><u>L G Professionals Submission</u></p> <p>Noted</p> <p>Perhaps this requirement should have the status of a formally adopted Council policy and included in the Council Policy Manual, rather than differentiated as an "Agreement"?</p> <p>Our observation is that dealing with the Council is more like dealing with a parliament than dealing with a single Minister.</p>		<p>Government Act relating to the provision of information to Council and Council Members so that there are clear expectations and transparency aligned to a consistent approach across the local government sector.</p> <p>Clear criteria is required to support Council members communications with Administration so as not to divert disproportionate time and resources.</p>
5.4 Local Governments May Pay Superannuation Contributions for Elected Members				
<ul style="list-style-type: none"> <li>Elected members are eligible to receive sitting fees or an annual allowance.</li> <li>Superannuation is not paid to elected members. However, councillors can currently divert part of their allowances to a superannuation fund.</li> <li>Councils should be reflective and representative of the people living within the district. Local governments should be empowered to remove any barriers to the participation of gender and age diverse people on councils.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that local governments should be able to decide, through a vote of council, to pay superannuation contributions for elected members. These contributions would be additional to existing allowances.</li> <li>Superannuation is widely recognised as an important entitlement to provide long term financial security.</li> <li>Other states have already moved to allow councils to make superannuation contributions for councillors.</li> <li>Allowing council to provide superannuation is important part of encouraging equality for people represented on council – particularly for women and younger people.</li> <li>Providing superannuation to councillors recognises that the commitment to elected office can reduce a person's opportunity to undertake employment and earn superannuation contributions.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is no advocacy position in relation to Item 5.4.</p> <p>Comment WALGA was in the process of consulting with the sector when this reform was announced. The feedback to date from Local Governments varied. The proposed discretionary approach will permit Local Governments to exercise general competence powers to make their own determination on paying superannuation to Council Members.</p> <p>Recommendation Supported</p>		<p><u>SUPPORTED</u></p> <p>This is supported as local governments should be able to determine if Council Members should receive superannuation.</p>
5.5 Local Governments May Establish Education Allowances				



<ul style="list-style-type: none"> <li>Local government elected members must complete mandatory training.</li> <li>There is no specific allowance for undertaking further education.</li> </ul>	<ul style="list-style-type: none"> <li>Local governments will have the option of contributing to the education expenses for councillors, up to a defined maximum value, for tuition costs for further education that is directly related to their role on council.</li> <li>Councils will be able to decide on a policy for education expenses, up to a maximum yearly value for each councillor. Councils may also decide not to make this entitlement available to elected members.</li> <li>Any allowance would only be able to be used for tuition fees for courses, such as training programs, diplomas, and university studies, which relate to local government.</li> <li>Where it is made available, this allowance will help councillors further develop skills to assist with making informed decisions on important questions before council, and also provide professional development opportunities for councillors.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 5.5 <u>generally aligns</u> with Advocacy Position 2.8 - Elected Member Training</p> <p><i>Support Local Governments being required to establish an Elected Member Training Policy to encourage training and include budgetary provision of funding for Elected Members;</i></p> <p>Comment</p> <p>The proposal augments recent Act amendments that require Local Governments to adopt a professional development policy for Council Members. Many Local Governments now budget for training requirements that align with the policy statement.</p> <p>Recommendation Supported</p>	<p><u>Submission on 10 October 2017 (CE02-10/17)</u></p> <p>The State Government should provide funding for training for Elected Members inclusive of course fees and associated travel costs.</p> <p>Training should not be compulsory nor be a legislative obligation. There is no such requirement for State Parliamentarians and therefore there should not be a requirement for Elected Members.</p> <p>It is not appropriate to penalise an Elected Member who chooses not to participate or complete mandatory training.</p> <p>It is considered appropriate that there be a legislative obligation for a local government CEO to deliver a comprehensive induction program aligned to core competencies for newly Elected Members which covers base level competencies but also contextualised for the respective local governments.</p>	<p><u>SUPPORTED</u></p> <p>Education and training for Council Members is supported and it is the current practice of the City of Wanneroo to have a policy position and budget allowance available for this purpose.</p> <p>Departmental and/or Ministerial circulars may also have a role to play in training and education.</p>
5.6 Standardised Election Caretaker period				
<ul style="list-style-type: none"> <li>There is currently no requirement for a formal caretaker period, with individual councils operating under their own policies and procedures.</li> <li>This is commonly a point of public confusion.</li> </ul>	<ul style="list-style-type: none"> <li>A statewide caretaker period for local governments is proposed.</li> <li>All local governments across the State would have the same clearly defined election period, during which: <ul style="list-style-type: none"> <li>Councils do not make major decisions with criteria to be developed defining 'major'</li> <li>Incumbent councillors who nominate for re-election are not to represent the local government, act on behalf of the council, or use local government resources to support campaigning activities.</li> <li>There are consistent election conduct rules for all candidates.</li> </ul> </li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>There is no advocacy position in relation to Item 5.6</p> <p>Comment</p> <p>WALGA developed a template Caretaker Policy in 2017 on request for a consistent approach. There are no known instances where Caretaker Policy have led to unforeseen or unmanageable consequences impacting on decision-making functions.</p> <p>Recommendation Supported</p>	<p><u>Submission on 5 March 2019 (CE03-03/19)</u></p> <p>Local governments should in principle, be required to adopt a caretaker period that restricts council from making major decisions during a local government election period however care needs to be exercised considering that State Government has elections every 4 years and local government elections are every 2 years. So with 50% of Council continuing there is the potential for major disruption when there is so much business required to run the Council</p> <p><u>Submission on 22 September 2020 (CE03-09/20)</u></p> <p>Whilst the idea of a caretaker policy is supported, this is impossible to practically implement if the whole Council is up for election every four years and all Council Members will be subject to the caretaker policy. The Caretaker Policy should not be mandatory.</p> <p>Considering that if a whole new Council or a substantial portion of a new Council is elected it would take significant time before that Council would become an effective decision making body.</p> <p>Combined with preferential voting there is the potential to encourage factional and political alliances.</p> <p>The City's submission to Council on 5 March 2019 (CE03-02/19) on Phase 2 of the Local Government Act 1995 Review included the following statements: -</p>	<p><u>SUPPORTED</u></p> <p>A consistent approach across the local government sector to the care-taker period is supported as long as local government can still operate and meet Act requirements.</p>

			Council disagrees that Council elections should be held every four years rather than every two years with all council members being elected at the same time.	
5.7 Remove WALGA from the Act				
<ul style="list-style-type: none"> <li>The Western Australian Local Government Association (WALGA) is constituted under the <i>Local Government Act 1995</i>.</li> <li>The Local Government Panel Report and the Select Committee Report included this recommendation.</li> </ul>	<ul style="list-style-type: none"> <li>The <u>Local Government Panel Report</u> recommended that WALGA not be constituted under the <i>Local Government Act 1995</i>.</li> <li>Separating WALGA out of the Act will provide clarity that WALGA is not a State Government entity.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is no advocacy position in relation to Item 5.7.</p> <p>Comment WALGA is conducting its own due diligence on this proposal, previously identified in the Local Government Review Panel Report. The outcome of this reform would require a transition of WALGA from a body constituted under the Act to an incorporated association. It is important to the Local Government sector that the provisions relating to the mutual self-insurance scheme and tender exempt prequalified supply panels remain in the Act and are not affected by this proposal. Further work is being carried out by WALGA to fully understand the effect this proposal will have on WALGA and the sector.</p> <p>Recommendation WALGA to undertake its due diligence on this proposal and advise the sector accordingly.</p>	<p><i>Submission on 22 September 2020 (CE03-09/20)</i></p> <p>SUPPORT CONDITIONALLY</p> <p>Subject to any legislative change not impacting WALGA continuing to provide the WALGA's Preferred Supplier Program and mutual insurance coverage.</p> <p>Note that more transparency is required in respect of the Preferred Supplier Program.</p>	<p><u>SUPPORTED CONDITIONALLY</u></p> <p>Support is subject to any legislative change not impacting WALGA continuing to provide the WALGA's Preferred Supplier Program and mutual insurance coverage.</p> <p>Note that more transparency is required in respect of the Preferred Supplier Program.</p>
5.8 CEO Recruitment				
<ul style="list-style-type: none"> <li>Recent amendments introduced provisions to standardise CEO recruitment.</li> <li>The recruitment of a CEO is a very important decision by a local government.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that DLGSC establishes a panel of approved panel members to perform the role of the independent person on CEO recruitment panels.</li> <li>Councils will be able to select an independent person from the approved list.</li> <li>Councils will still be able to appoint people outside of the panel with the approval of the Inspector.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u> There is no advocacy position in relation to Item 5.8.</p> <p>Comment The proposed reform augments the CEO Standards in relation to recruitment introduced in February 2021.</p> <p>Recommendation Supported</p>	<p><i>Submission on 6 February 2018 (CE03-02/18)</i> The Public Sector Commission should be required to provide guidelines for local governments in recruiting and selecting CEOs. Local governments should be able to seek assistance if they do not have the requisite skills or experience to undertake the recruitment and selection of the CEO.</p> <p><i>Submission on 17 November 2020 (CEO2-11/20)</i></p> <p>The Public Sector Commission should be involved in the recruitment of local government CEOs to ensure a consistent approach across the sector as well as given some alignment to Public Sector Recruitment standards including diversity issues.</p> <p>AND</p>	<p><u>PARTIALLY SUPPORTED</u></p> <p>The City of Wanneroo agrees that an independent person should be appointed to a CEO recruitment panel, noting that that person should have no voting rights and also not be able to be the Chair. Their role should be clearly articulated as one that provides support to ensure processes and procedures are appropriately followed and that the agreed policies and assessment approach is followed.</p> <p>To ensure a consistent approach across the sector, there should be alignment to Public Sector Recruitment standards including those relating to diversity issues.</p>

			<p>Reconfirm Council's previous submission and note that the Public Sector Commission's role should be to monitor that the standards are met by local governments recruiting, reviewing the performance of and appointing a CEO.</p> <p>AND</p> <p>The job description form for a local government CEO should be reviewed by Public Sector Commission and advice provided to the respective local government before adoption to ensure a standard and consistent approach across the sector.</p> <p>AND</p> <p>Support the establishment of a selection panel for the appointment of the CEO. Note that the Public Sector Commission should be involved in the selection panel. Local governments should also engage a qualified recruitment consultant to assist Council with the CEO recruitment process.</p>	
Theme 6: Improved Financial Management and Reporting				
6.1 Model Financial Statements and Tiered Financial Reporting				
<ul style="list-style-type: none"> <li>The financial statements published in the Annual Report is the main financial reporting currently published by local governments.</li> <li>Reporting obligations are the same for large (Stirling, Perth, Fremantle) and small (Sandstone, Wiluna, Dalwallinu) local governments, even though they vary significantly in complexity.</li> <li>The Office of the Auditor General has said that some existing reporting requirements are unnecessary or onerous - for instance, information that is not relevant to certain local governments, or that is a duplicate of other published information.</li> </ul>	<ul style="list-style-type: none"> <li>The Minister strongly believes in transparency and accountability in local government. The public rightly expects the highest standards of integrity, good governance, and prudent financial management in local government.</li> <li>It is critically important that clear information about the financial position of local governments is openly available to ratepayers. Financial information also supports community decision-making about local government services and projects.</li> <li>Local governments differ significantly in the complexity of their operations. Smaller local governments generally have much less operating complexity than larger local governments.</li> <li>The Office of the Auditor General has identified opportunities to improve financial reporting, to make statements clearer, and reduce unnecessary complexity.</li> <li>Recognising the difference in the complexity of smaller and larger local governments, it is proposed that financial reporting requirements should be tiered – meaning that larger local governments will have greater financial reporting requirements than smaller local governments.</li> <li>It is proposed to establish standard templates for Annual Financial Statements for band 1 and 2 councils, and simpler, clearer financial statements for band 3 and 4.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Items 6.1 and 6.2 <u>generally align</u> with Advocacy Position 2.6 – Support a size and scale compliance regime and Advocacy Position 2.6.24 – Financial Management and Procurement.</p> <p><i>The Local Government sector:</i></p> <ol style="list-style-type: none"> <li>1. <i>Requests the Minister for Local Government to direct the Department of Local Government to prepare a Model set of Financial Statements and Annual Budget Statements for the Local Government sector, in consultation with the Office of the Auditor General.</i></li> <li>2. <i>Requests the Department of Local Government to re-assess the amount of detail required to be included in annual financial reports, in particular for small and medium sized entities as suggested by the Office of Auditor General.</i></li> </ol> <p>Comment</p> <p>The Sector has a long-standing position for a broad review of the financial management and reporting provisions of the Act, which remain largely unchanged since commencing in 1996.</p> <p>Recommendation</p> <p>Supported</p> <p><u>L G Professionals Submission</u></p> <p>Supported</p>	<p><u>No previous submission specific to this matter.</u></p>	<p><u>GENERALLY SUPPORTED</u></p> <p>Transparency and accountability in local government is supported. Improved financial reporting should be implemented with an appropriate level of planning.</p> <p>Standards templates for financial reporting is supported however it is not clear how such templates will accommodate the complexity of large local governments reporting requirements.</p> <p>DLGSC should provide a greater level of support to smaller and regional local governments to meet financial transparency, accountability and reporting requirements.</p>

	<ul style="list-style-type: none"> <li>Online Registers, updated quarterly (see item 3.4), would provide faster and greater transparency than current annual reports. Standard templates will be published for use by local governments.</li> <li>Simpler Strategic and Financial Planning (item 6.2) would also improve the budgeting process.</li> </ul>			
6.2 Simplify Strategic and Financial Planning				
<ul style="list-style-type: none"> <li>Requirements for plans are outlined in the Local Government Financial Management and Administration Regulations.</li> <li>There is also the Integrated Planning and Reporting (IPR) framework.</li> <li>While many councils successfully apply IPR to their budgeting and reporting, IPR may seem complicated or difficult, especially for smaller local governments.</li> </ul>	<ul style="list-style-type: none"> <li>Having clear information about the finances of local government is an important part of enabling informed public and ratepayer engagement and input to decision-making.</li> <li>The framework for financial planning should be based around information being clear, transparent, and easy to understand for all ratepayers and members of the public.</li> <li>In order to provide more consistency and clarity across the State, it is proposed that greater use of templates is introduced to make planning and reporting clearer and simpler, providing greater transparency for ratepayers.</li> <li>Local governments would be required to adopt a standard set of plans, and there will be templates published by the DLGSC for use or adaption by local governments.</li> <li>It is proposed that the plans that are required are: <ul style="list-style-type: none"> <li>Simplified Council Plans that replace existing Strategic Community Plans and set high-level objectives, with a new plan required at least every eight years. These will be short-form plans, with a template available from the DLGSC</li> <li>Simplified Asset Management Plans to consistently forecast costs of maintaining the local government's assets. A new plan will be required at least every ten years, though local governments should update the plan regularly if the local government gains or disposes of major assets (e.g. land, buildings, or roads). A template will be provided, and methods of valuations will be simplified to reduce red tape</li> <li>Simplified Long Term Financial Plans will outline any long term financial management and sustainability issues, and any investments and debts. A template will be provided, and these plans will be required to be reviewed in detail at least every four years</li> <li>A new Rates and Revenue Policy (see item 6.3) that identifies the approximate value of rates that will need to be collected in future years (referencing the Asset Management Plan and Long Term Financial Plan) – providing a forecast to</li> </ul> </li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>As above</p> <p><u>L G Professionals Position</u></p> <p>Supported.</p> <p>Whilst it is acknowledged that these are simply proposals at this stage, more detail is needed to understand transitional arrangements to the new strategic plans, how templates will recognise sector diversity, and the value thresholds and structure of Service &amp; Project proposals.</p>	<p><i>Submission on 5 March 2019 (CE03-02/19)</i></p> <p>A local government should be free to conduct its long-term and operational planning in whatever manner it wishes. Reviewing plans is considered business as usual however the local government should determine when reviews are required.</p> <p>Local governments should be required to publish measures of success in implementing their long-term and operational plans and these should be included in the Annual Report.</p> <p>The State Government should use local government Integrated Planning and Reporting documents to inform policy and service delivery and all local government plans, including Local Public Health Plans, Disability Access Plans and Town Planning Schemes, should be combined under Integrated Planning and Reporting.</p> <p>The community should be actively involved in the development of the Strategic Community Plan and the local government to be able to demonstrate this.</p> <p>IPR should ensure that service levels are transparent for customers as this will also help explain the cost of delivering such services.</p> <p>Strategic Community Plan: Supportive of some minimum standards or parameters in respect to planning, be it tiered or otherwise for varying sizes of local governments then elaborate and adopt an approach to suit.</p> <p>Supportive and see some value of publishing “appropriate” and “fair” KPIs to measure levels of success as a means for benchmarking – both from community’s perspective and local government comparisons.</p> <p>Supportive of State Government using local government documents to better inform their policy and service delivery – collaboration, awareness.</p> <p>Supportive (where possible) of integration of plans – may not be across the board, but grouped and integrated where feasible.</p>	<p><u>PARTIALLY SUPPORTED</u></p> <p>Transparency and accountability in local government is supported.</p> <p>Standard template plans for reporting is supported however this should not restrict larger local governments from developing and using more comprehensive and detailed plans.</p> <p>DLGSC should provide a greater level of support to smaller and regional local governments to meet financial transparency, accountability and reporting requirements instead of oversimplifying the process.</p> <p>Level 1 and 2 local governments should be more sophisticated in their planning both in strategic planning and especially financial planning given large asset bases needing future renewal/replacement.</p> <p>Reforms should consider the WALGA Systemic Sustainability Study Report.</p> <p>There is limited prescription at the moment so if a local government wants to do a simple LTFP they can. Given the sustainability of local governments requires a long term and integrated view it is not considered good governance to continue to simplify the important issue of planning. More discussion and detail welcomed.</p>

	<p>ratepayers (updated at least every four years)</p> <ul style="list-style-type: none"> <li>○ The use of simple, one-page Service Proposals and Project Proposals that outline what proposed services or initiatives will cost, to be made available through council meetings. These will become Service Plans and Project Plans added to the yearly budget if approved by council. This provides clear transparency for what the functions and initiatives of the local government cost to deliver. Templates will be available for use by local governments.</li> </ul>		<p>Community should be:</p> <ol style="list-style-type: none"> <li>Involved in development of strategic plan.</li> <li>Provided with opportunity for some level of feedback through drafting process at least.</li> <li>Notified (published) of local government plans and reports.</li> <li>Able to assess a local government's success in achieving priorities – e.g. through an aligned, periodic Community Satisfaction Survey or the like.</li> </ol> <p>With respect to meeting community engagement requirements when developing their IPR documents, would suggest the need to demonstrate the community has been engaged in the development of and completion of draft plans, including an effort and evidence it is representative of the community's diverse population.</p> <p>Submission on 22 September 2020 (CE03-09/20).</p> <p>The governance principles and compliance requirements should be same irrespective of the size or capability of the local government, however for smaller or less capable local governments, the Department should provide advice and support. Further, a tiered-system could be appropriate for regional local governments if it is limited to specific aspects and does not denigrate from minimum compliance requirements.</p>	
6.3 Rates and Revenue Policy				
<ul style="list-style-type: none"> <li>Local governments are not required to have a rates and revenue policy.</li> <li>Some councils defer rate rises, resulting in the eventual need to drastically raise rates to cover unavoidable costs – especially for the repair of infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>The Rates and Revenue Policy is proposed to increase transparency for ratepayers by linking rates to basic operating costs and the minimum costs for maintaining essential infrastructure.</li> <li>A Rates and Revenue Policy would be required to provide ratepayers with a forecast of future costs of providing local government services.</li> <li>The Policy would need to reflect the Asset Management Plan and the Long Term Financial Plan (see item 6.2), providing a forecast of what rates would need to be, to cover unavoidable costs.</li> <li>A template would be published for use or adaption by all local governments.</li> </ul> <p>The <u>Local Government Panel Report</u> included this recommendation.</p>	<p><u>Current Local Government Position</u></p> <p>Item 6.3 <u>generally aligns</u> with Advocacy Position 2.1.6 - Rate Setting and WALGA's <u>Rate Setting Policy Statement</u>.</p> <p><i>Councils' deliberative rate setting processes reference their Integrated Planning Framework – a thorough strategic, financial and asset management planning process – and draw upon the community's willingness and capacity to pay.</i></p> <p>Recommendation Supported</p>	<p>Submission on 5 march 2019 (CE03-03/19)</p> <p>Question: Should Local governments be required to prepare a Rates and Revenue Strategy each financial year.</p> <p>Response: Local governments should have a Rates and Revenue Strategy, however to prepare this document each financial year is excessive.</p> <p>A Rates and Revenue Strategy should be mandatory with a review to be carried out every 3 years. Local governments already have a Long Term Financial Plan which includes Revenue Policy.</p> <p>Question: Should the value of the property continue to be used to partially determine the value of the rates payable.</p> <p>Response: This disperses the impost of rates evenly. Consider how a property in a lower socio economic suburb be charged the same level of rates as a property in a more affluent suburb.</p>	<p><u>SUPPORTED</u></p> <p>A Rates and Revenue Policy needs to integrate with an Expenditure and Assets Management and Reserve Policy.</p> <p>For example, the City of Wanneroo has a budget policy which sets the principles for the annual and longer term budgeting including Rates.</p>

			<p>This is the best method to clearly give comparative application to normalisation of property rateability. It is considered appropriate that there are more than one method to value land considering the type of land and its use.</p> <p>The model applied by local Governments in the Eastern States seems to have merit but requires further investigation.</p> <p>Question: Should all types of rateable property pay the same rate in the dollar, regardless of how the land is used.</p> <p>Response: For a local government that has a diverse rate base that includes GRV Residential, Commercial/Industrial and Vacant Land as well as UV Residential, Commercial /Industrial, Vacant Land and Rural/Mining uniformly rating would not be fair and equitable to all ratepayers.</p> <p>There are strategic reasons for differences. Consider that industrial may be undesirable in some areas.</p> <p>Question: Currently, local governments are required to seek Ministerial approval when seeking to impose a rate in the dollar that is more than twice the lowest of its other rating categories. What is your preferred approach to differential rates?</p> <p>Response: If the local government applies the rules of equity, transparency and fairness then Ministerial approval should not be required.</p> <p>Question: Should all land be subject to rates?</p> <p>Response: The properties that are currently rate exempt still utilise the works and services provided by the local government, therefore they should be contributing to the cost of the provision. This would spread the rate burden across all properties.</p> <p>It should be noted that the properties that receive a rate exemption are usually high end users of the works and services provided by a local government at the expense of other ratepayers. The rate burden should be distributed evenly across all property owners.</p> <p>There should be equity and fairness in rating or exemption of these types of facilities in the same way that there is a whole of state approach to the provision of rebates and deferments for pensioners.</p> <p>It is considered appropriate that there is more than one method to value land considering the type of land and its use. The model applied by the Eastern States local governments seems to have merit but requires further investigation</p>	
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			The Act should allow for differential rating to enable a differential rate to be applied on the basis of the length of time a property has remained in an undeveloped state.	
6.4 Monthly Reporting of Credit Card Statements				
<ul style="list-style-type: none"> <li>No legislative requirement.</li> <li>Disclosure requirements brought in by individual councils have shown significant reduction of expenditure of funds.</li> </ul>	<ul style="list-style-type: none"> <li>The statements of a local government's credit cards used by local government employees will be required to be tabled at council at meetings on a monthly basis.</li> <li>This provides oversight of incidental local government spending.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>There is no advocacy position in relation to Item 6.4.</p> <p>Comment</p> <p>This proposed reform reflects widespread common practice for credit card transactions to be included in monthly financial reports and lists of accounts paid.</p> <p>Recommendation</p> <p>Supported</p>	<p><u>No previous submission specific to this matter</u></p>	<p><u>PARTIALLY SUPPORTED</u></p> <p>Greater transparency and accountability is supported and credit card statements can be presented to Council meeting as part of the Warrant of Payments, noting that the Warrant of Payments includes all payments made (including credit card transactions).</p> <p>This method has been acknowledged as being appropriate by the Office of the Auditor General.</p>
6.5 Amended Financial Ratios				
<ul style="list-style-type: none"> <li>Local governments are required to report seven ratios in their annual financial statements.</li> <li>These are reported on the MyCouncil website.</li> <li>These ratios are intended to provide an indication of the financial health of every local government.</li> </ul>	<ul style="list-style-type: none"> <li>Financial ratios will be reviewed in detail, building on work already underway by the DLGSC.</li> <li>The methods of calculating ratios and indicators will be reviewed to ensure that the results are accurate and useful.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 6.5 <u>aligns</u> with Advocacy Position 2.6.25 - Review and reduce financial ratios.</p> <p><i>Advocate to the Minister for Local Government to amend the Local Government (Financial Management) Regulations 1996 to prescribe the following ratios:</i></p> <p>a. <i>Operating Surplus Ratio,</i>  b. <i>Net Financial Liabilities Ratio,</i>  c. <i>Debt Service Coverage Ratio, and</i>  d. <i>Current Ratio.</i></p> <p>Recommendation</p> <p>Supported</p> <p><u>L G Professionals Submission</u></p> <p>Supported</p>	<p><u>No previous submission specific to this matter</u></p>	<p><u>SUPPORTED</u></p> <p>The review of the financial ratios is supported noting that the financial ratios must take into consideration the accurate financial position and be a useful measure.</p> <p>Financial Ratios need to reflect the diversity of the sector and not be a 'same size fits all'.</p> <p>For example, the assets sustainability ratio does not work well for growth councils.</p>



6.6 Audit Committees				
<ul style="list-style-type: none"> <li>Local governments must establish an Audit Committee that has three or more persons, with the majority to be council members.</li> <li>The Audit Committee is to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under the Act.</li> <li>The Panel Report identified that Audit Committees should be expanded, including to provide improved risk management.</li> </ul>	<ul style="list-style-type: none"> <li>To ensure independent oversight, it is proposed the Chair of any Audit Committee be required to be an independent person who is not on council or an employee of the local government.</li> <li>Audit Committees would also need to consider proactive risk management.</li> <li>To reduce costs, it is proposed that local governments should be able to establish shared Regional Audit Committees.</li> <li>The Committees would be able to include council members but would be required to include a majority of independent members and an independent chairperson.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 6.6 <u>does not align</u> with Advocacy Position 2.2.4 – Accountability and Audit <i>That audit committees of Local Government, led and overseen by the Council, have a clearly defined role with an Elected Member majority and chair.</i></p> <p>Comment</p> <p>The Sector's view is well established, that the Council must maintain, and be seen by the community to have, majority involvement and investment in the purpose of an Audit Committee. There is sector support for some independent members on the Audit Committee, however not a majority.</p> <p>The dual effect of the proposed reform is to guarantee a place for a majority of independent persons on Audit Committees, with the additional requirement that an independent person Chair this Committee. Presently, not all Local Government Audit Committees are able to include an independent person. This may be for a variety of reasons not least of which is a lack of suitable, available candidates with the required qualification, skill and experience. It would be counter-productive if the proposed reforms led to the appointment of unsuitable independent persons to a skills-based role. The concept of Regional Audit Committees has apparent merit in this case but there is no detail regarding practicalities; for example, is the Regional Audit Committee intended to include the same independent persons who will meet separately with each Local Government within the region?</p> <p>There is too little certainty that the imperative question of appropriate representation will be managed as a consequence of the proposed reforms for it to be supported.</p> <p>The proposal for the Audit Committees to also consider proactive risk management is supported.</p> <p>Recommendation</p> <ol style="list-style-type: none"> <li>Do not support majority independent members of the Audit Committee</li> <li>Support Audit Committees of Local Government with an Elected Member majority including independent members, and to consider proactive risk management issues.</li> </ol> <p><u>L G Professionals Submission</u></p> <p>Many local governments will be unable to obtain the services of an increased number of suitably skilled independent members, certainly without substantial cost. In these circumstances an Audit committee with a majority of independent</p>	<p><u>Submission on 5 march 2019 (CE03-03/19)</u></p> <p>Best practice guidance for audit committees refer to requiring independent skilled person(s) as a member of the committee however if the majority membership is independent of Council this could lead to a disconnect between the committee and Council. Council's role is to oversee risk and improvements.</p>	<p><u>PARTIALLY SUPPORTED</u></p> <p>Independent oversight of the Audit and Risk Committee including independent member/s is supported. It is noted that independent member/s instead of an independent Chair may provide greater oversight as the Chair's predominate role is to Chair the Audit and Risk Committee meeting.</p> <p>The City's current Audit and Risk Committee proactively considers enterprise risk management.</p> <p>Consideration should be given to how this relates to the role of the CEO and to whom an independent person might report.</p> <p>Suggest that there be at least one independent member or more but with Council member majority. This would ensure that the accountability is still with the Council.</p>

		<p>members and an independent Chair seems unrealistic.</p> <p>Regional Audit Committees will introduce additional costs and challenges around travel for elected members and staff and may not allow for adequate consideration of each local government's unique situation.</p> <p>Modern communications technology could facilitate meetings, however reliance on "Zoom" style meetings is marginal in many rural and remote areas of the state.</p> <p>Options for the structure and membership of Audit committees should reflect the operational and locational diversity of the sector.</p> <p>Including a risk management requirement is supported.</p>		
6.7 Building Upgrade Finance				
<ul style="list-style-type: none"> <li>The local government sector has sought reforms that would enable local governments to provide loans to property owners to finance for building improvements.</li> <li>This is not currently provided for under the Act.</li> <li>The Local Government Panel Report included this recommendation.</li> </ul>	<ul style="list-style-type: none"> <li>Reforms would allow local governments to provide loans to third parties for specific building improvements - such as cladding, heritage and green energy fixtures.</li> <li>This would allow local governments to lend funds to improve buildings within their district.</li> <li>Limits and checks and balances would be established to ensure that financial risks are proactively managed.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>Item 6.7 <u>aligns</u> with Advocacy Position 2.6.26 - Building Upgrade Finance.</p> <p><i>The Local Government Act 1995 should be amended to enable a Building Upgrade Finance mechanism in Western Australia.</i></p> <p>Comment</p> <p>Building Upgrade Finance would enable Local Governments to guarantee finance for building upgrades for non-residential property owners. In addition to building upgrades to achieve environmental outcomes, Local Governments have identified an opportunity to use this approach to finance general upgrades to increase the commercial appeal of buildings for potential tenants. In this way, BUF is viewed as means to encourage economic investment to meet the challenges of a soft commercial lease market and achieve economic growth.</p> <p>Recommendation Supported</p>	<u>No previous submission specific to this matter</u>	<p><u>NOT SUPPORTED</u></p> <p>Local governments are not lending agencies, which is appropriate. There would be a significant cost impact to develop an appropriate framework and it could allow for problematic community expectations.</p> <p>There are also other statutory mechanisms that allow for a loan (or equivalent) to be provided in emergencies or for conservation purposes. For example, section 84 of the Heritage Act 2018 allows the Heritage Council to provide (inter alia) financial assistance to ensure certain buildings are appropriately conserved. Such financial assistance arises in very specific circumstances, and therefore should be managed by the niche organisations to which the requirement relates, such as the Heritage Council or Building Commission, not local government.</p> <p>In addition if a local government were to be a lender it would need very strong financial planning in place which conflicts with item 6.2.</p>
6.8 Cost of Waste Service to be Specified on Rates Notices				
<ul style="list-style-type: none"> <li>No requirement for separation of waste changes on rates notice.</li> <li>Disclosure will increase ratepayer awareness of waste costs.</li> <li>The Review Panel Report included this recommendation.</li> </ul>	<ul style="list-style-type: none"> <li>It is proposed that waste charges are required to be separately shown on rate notices (for all properties which receive a waste service).</li> <li>This would provide transparency and awareness of costs for ratepayers.</li> </ul>	<p><u>Current Local Government Position (WALGA)</u></p> <p>There is no advocacy position in relation to Item 6.8.</p> <p>Comment</p> <p>This proposed reform will require a relatively simple calculation,</p> <p>Recommendation Supported</p> <p><u>L G Professionals Submission</u></p>	<u>No previous submission specific to this matter</u>	<p><u>SUPPORTED</u></p> <p>It is supported that waste charges be shown separately on rate notices and this is the current practice at the City of Wanneroo.</p>

		<p>Noted.</p> <p>Given there will be direct comparisons between local governments, it will be important to ensure that there is a consistent manner of calculation. Any endorsed costing methodology should not be overly prescriptive and should be easy to understand.</p>		
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## CE03-02/22 COVID-19 Pandemic Authorisations

File Ref:	9167V06 – 22/13299
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	Nil
Previous Items:	<p>CE01-04/20 - Decisions During COVID-19 Pandemic - Ordinary Council - 07 Apr 2020 7:00pm</p> <p>CS04-04/20 - To Consider Rent Abatements to City's Tenants Due to the Economic Impact of the COVID-19 Pandemic - Ordinary Council - 07 Apr 2020 7:00pm</p> <p>CE02-06/20 - Decisions During COVID-19 Pandemic - Easing of Restrictions and Changes to Authorisations and Delegations - Ordinary Council - 02 Jun 2020 7:00pm</p> <p>SCS01-07/20 - Adoption of the 2020/21 - 2023/24 Corporate Business Plan and 2020/21 Annual Budget - Special Council - 20 Jul 2020 6:00pm (Special)</p> <p>SCS02-07/20 - Community Support and Financial Assistance Framework - Special Council - 20 Jul 2020 6:00pm (Special)</p> <p>SCS03-07/20 - Enterprise Funding Policy - Special Council - 20 Jul 2020 6:00pm (Special)</p> <p>SCS04-07/20 - Amendment to Financial Hardship - Collection of Rates and Service Charges Policy - Special Council - 20 Jul 2020 6:00pm (Special)</p> <p>CE04-08/20 - Decisions During COVID-19 Pandemic and Delegations and Authorisations - Ordinary Council - 25 Aug 2020 7:00pm</p> <p>CE01-03/21 - Decisions during COVID-19 Pandemic and Delegations and Authorisations - Ordinary Council - 16 Mar 2021 6:00pm</p>

### Issue

That Council:-

1. note that the expanded authorisations and delegations extended to the CEO through resolution 2 of (CE01-03/21) will lapse at the 15 February 2022 Ordinary Council meeting;
2. consider extending authorisations to the CEO relating to the reduction of the quorum for Council Meetings and changes to services (including ceasing or providing new services) and service levels as deemed appropriate by the Chief Executive Officer.

### Background

In March 2020, in response to the COVID-19 Pandemic the Minister for Emergency Services declared a **State of Emergency** in Western Australia (WA); the Minister for Health declared a **Public Health State of Emergency** in WA; and the Governor-General of Australia declared that a **Human Biosecurity Emergency** exists in Australia in accordance with the Biosecurity Act 2015 (Cth).

In response, Council adopted several expanded authorisations and delegations to ensure that the City could with agility, effectively and efficiently respond to and manage the City's

operations during the COVID-19 Pandemic and provide the necessary assistance to the community.

Low numbers of COVID-19 infections however prompted the WA State Government to remove most of the enforced restrictions resulting in the expanded authorisations and delegations being revoked with the exception of those adopted at the 16 March 2021 Council meeting.

A 'Stay at Home and Closure Direction' issued pursuant to section 61, 67 and 72A of the *Emergency Management Act 2005* was subsequently issued on 24 April 2021.

On 29 April 2021, the CEO advised Council Members through a memorandum that it was not proposed to implement Council's resolution of 16 March 2021 in its entirety other than the authorisation to the CEO to make any and all changes to services (including ceasing or providing new services) and service levels as deemed necessary by the CEO to ensure compliance with the Directions.

The following facilities were affected:

- The Customer Service Centres (Civic Centre, Clarkson Library and YTRAC).
- City libraries.
- Wanneroo Regional Museum.
- Buckingham House and Cockman House.
- Wanneroo Gallery.
- Aquamotion and Kingsway Indoor Stadium.
- All City community centres, youth centres and sporting facilities.
- Public BBQs.
- Playgrounds, including Kingsway Splash Pad.
- Enclosed dog parks.
- Carramar and Marangaroo Golf Courses.

In addition, the Wangara Greens Recycling Facility was closed for specific days as well as the Community Waste Drop-off Weekend.

The following programs were also cancelled or postponed –

- GOLD Program.
- Youth Outreach Program.
- Marangaroo Summer Sideshow.
- the City's Annual General Meeting.

## Detail

It is not proposed to request an extension to the expanded delegations and authorisations adopted at the 16 March 2021 Council meeting with the exception of authorisations to the Chief Executive Officer relating to:-

- Changes to services (including ceasing or providing new services) and service levels; and
- Reduction of the number required for a quorum.

The decision to implement Council's resolution will be exercised by the CEO contingent on the extent of a COVID outbreak that could affect providing services and facilities, the ability to hold in-person meetings or the ability to achieve a quorum due to illness or the requirement to self-isolate.

Council is to note that in addition to the above authorisations, it may become necessary to conduct council meetings, special council meetings and committee meetings (including audit committee meetings) by electronic means.

Statistics from the eastern states suggest that there is the strong likelihood that Western Australia will experience severe impacts resulting from a COVID outbreak. There are currently a number of cases across the state with those numbers increasing daily.

At the time of writing this report, New South Wales had 337,818 and Queensland 109,524 active cases. South Australia opened its borders to the rest of the nation on 23 November 2021 and had its first Omicron spread in the community on 10 December 2021 when there was 53 active COVID-19 cases of any kind and three weeks later, it eclipsed 10,000 cases. Tasmania opened its borders on 15 December 2021 and went from 11 active cases on 20 December 2021, to 198 cases a week later, 1686 the week after that and by Monday 10 January 2022 the numbers rose to 7917.

With cases numbers climbing in the Eastern States, labour shortages are becoming evident as people are required to isolate due to contracting COVID 19, which in turn affects the supply of goods and services.

Local authorities in the Eastern States are impacted by staff absences, which are particularly acute in adult social care, children's services and waste collection services. Its membership body, the Local Government Association, said that councils were concerned that existing staff shortages "could get worse".

The following expanded authorisations are proposed to be effective from the date of this Council resolution for a period of six months until more is known on the Omicron variant and associated modelling by State Government.

### **Council Meetings**

Amendments in March 2020 to the *Local Government (Administration) Regulations 1996 (Regulations)* enabled council meetings, special council meetings and committee meetings (including audit committee meetings) to be held online or via telephone during a public health emergency or a state of emergency. The amendments also enabled either individual council members or the entire council to participate in meetings remotely.

Given that a COVID 19 outbreak will pose a risk to the health and well-being of Council Members, staff and the public, Council is to note that the Chief Executive Officer in consultation with the Mayor and subject to direction notices from the WA State Government may determine that meetings of Council will need to be conducted via electronic means in accordance with the Regulations. Public notices and additional advertising of this arrangement will be provided in advance for public information and in accordance with statutory legislation.

As Briefing sessions and Council meetings are usually open to the public to attend, these will be recorded, with consideration of Regulation 14E(3)(b)(iii) of the Regulations and a broadcast of these meetings will be made accessible to the public on the City's website.

The Recording and Access to Recordings of Council meetings policy provides that the CEO is authorised to make a broadcast of the audio recording of such meetings accessible to the public as soon as practicable after the meeting.

### **Ordinary Council Meeting – Quorum**

Council, through Resolution CE01-04/20 authorised the CEO to make an application to the Minister to reduce the number of Council Member offices to achieve a quorum in circumstances

where a quorum cannot be achieved. This authorisation has lapsed, however as the COVID-19 Pandemic continues to pose a threat, Administration recommends that it be re-instated.

### **Services and Service Levels**

Council granted a number of delegations and authorisations to the CEO in relation to operational issues of the City which will expire at the 15 February 2022 Council meeting, however, given the potential for a COVID-19 outbreak, it is prudent for Council to consider granting an authorisation to the CEO to make any and all changes to services (including ceasing or providing new services) and service levels as deemed necessary by the Chief Executive Officer.

All Council Members will be notified of decisions made and enacted during any given period on a monthly basis through the Council Members Portal.

### **Community Consultation**

Considering that our community will be focused on the impact of any COVID 19 outbreak, Council is to note that it may be considered appropriate that the City does not engage in community consultation that is not otherwise required statutorily. Our community will be best placed to actively engage and participate in consultation once the emergency situation is past.

### **Continuity of Management**

As set out above the authorisations identified in this report are part of the City's Crisis Management Strategy in respect of the COVID-19 Pandemic which will ensure the continued business, available service provision and operation of the City through the current management and Executive structure.

### **Consultation**

Nil

### **Comment**

New restrictions and measures to control an outbreak are likely to be imposed by the WA Government to alleviate pressures on the hospital system and staff shortages due to illness are likely to impact the City's ability to continue certain services and for facilities to remain open.

The City will need to be agile in responding to changes in this environment and the recommended authorisations will assist.

Council should note that the authorisations as set out in this report are for a period of 6 months from the date of Council's resolution. If an outbreak of COVID-19 requires that this be extended, a further report to Council will be presented for consideration.

### **Statutory Compliance**

#### **5.42. Delegation of some powers and duties to CEO**

- (1) *A local government may delegate\* to the CEO the exercise of any of its powers or the discharge of any of its duties under —*
  - (a) *this Act other than those referred to in section 5.43; or*
  - (b) *the Planning and Development Act 2005 section 214(2), (3) or (5).*



*\* Absolute majority required.*

- (2) *A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.*

#### **5.43. Limits on delegations to CEO**

*A local government cannot delegate to a CEO any of the following powers or duties —*

- (a) *any power or duty that requires a decision of an absolute majority of the council;*
- (b) *accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;*
- (c) *appointing an auditor;*
- (d) *acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;*
- (e) *any of the local government's powers under section 5.98, 5.98A, 5.99, 5.99A or 5.100;*
- (f) *borrowing money on behalf of the local government;*
- (g) *hearing or determining an objection of a kind referred to in section 9.5;*
- (ha) *the power under section 9.49A(4) to authorise a person to sign documents on behalf of the local government;*
- (h) *any power or duty that requires the approval of the Minister or the Governor;*
- (i) *such other powers or duties as may be prescribed.*

#### **5.45. Other matters relevant to delegations under this Division**

- (1) *Without limiting the application of sections 58 and 59 of the Interpretation Act 1984 —*
- (a) *a delegation made under this Division has effect for the period of time specified in the delegation or where no period has been specified, indefinitely; and*
  - (b) *any decision to amend or revoke a delegation by a local government under this Division is to be by an absolute majority.*
- (2) *Nothing in this Division is to be read as preventing —*
- (a) *a local government from performing any of its functions by acting through a person other than the CEO; or*
  - (b) *a CEO from performing any of his or her functions by acting through another person.*

#### **6.12. Power to defer, grant discounts, waive or write off debts**

- (1) *Subject to subsection (2) and any other written law, a local government may —*
- (a) *when adopting the annual budget, grant\* a discount or other incentive for the early payment of any amount of money; or*
  - (b) *wave or grant concessions in relation to any amount of money; or*
  - (c) *write off any amount of money, which is owed to the local government.*

*\* Absolute majority required.*

- (2) *Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.*

- (3) *The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.*
- (4) *Regulations may prescribe circumstances in which a local government is not to exercise a power under subsection (1) or regulate the exercise of that power.*

## Strategic Implications

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

*“7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services*

*7.3 - Anticipate and adapt quickly to change*

*4.2.1 Provide transparent and accountable governance and leadership”*

## Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance & Legal	manage

Risk Title	Risk Rating
CO-017 Financial Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	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. The approval of authorisations and delegations of authority greatly assisted in the continuity of the City's leadership and efficient decision making in light of the COVID-19 Pandemic.

## Policy Implications

Specific sections of policies and procedures that support these authorisations may need to be exempted on a case by case basis.

Those policies and procedures that were amended to support the previously extended delegations and authorisations are to be reinstated to their substantive format, if affected by the recommendations set out in this report.

## Financial Implications

The City's financial position is and will continue to be impacted by the COVID-19 Pandemic and the economic recovery.

## Voting Requirements

Simple Majority

## Recommendation

That Council, for a period of 6 months from the date of this resolution, and contingent on the extent of a COVID 19 outbreak as determined by the Chief Executive Officer that could affect providing services and facilities;

1. **NOTES** that, in accordance with Regulations 14D(2) and (3) of the *Local Government (Administration) Regulations 1996*, the Mayor, in consultation with the CEO will **DETERMINE** that the conduct of Ordinary Council Meetings and Special Council Meetings are to be held via electronic means in accordance with the Regulations;
2. **AUTHORISES** the Chief Executive Officer to **MAKE** an application to the Department of Local Government, Sport and Cultural Industries for the Minister of Housing, Lands, Homelessness and Local Government, if necessary, to approve a reduction of the number of Council Members required to achieve a quorum to convene an Ordinary Council Meeting or Special Council Meeting;
3. **AUTHORISES** the Chief Executive Officer to **MAKE** any and all changes to services (including ceasing or providing new services) and service levels as deemed necessary; and
4. **NOTES** that the Chief Executive Officer will **DEFER** community consultation and engagement that is not otherwise required statutorily by legislation.

*Attachments: Nil*

## Item 9 Motions on Notice

### **MN01-02/22 Cr Chris Baker – Consider Need for a Review and Update of the City's Cat Local Law**

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File Ref: 2418V02 – 22/37593  
Author: Cr Chris Baker  
Action Officer: Director Community and Place  
Attachments: Nil

#### **Issue**

To consider the need for a review and update of the City's Cat Local Law provisions to address cat control issues, such as a cat curfews.

#### **Background**

There is some community concern that the practice of allowing domestic cats to roam off their owner's property is having a detrimental effect on neighbouring properties, along with the well documented impact on the environment with birds and native animals often subject to injury or death by uncontrolled cats.

The current City of Wanneroo Cat Local Law 2016 (Local Law) provides support to the *Cat Act 2011* (WA) and associated regulations. The local law makes provisions such as restricting the number of cats that may be kept at a premises. The local law also provides structure to the process, decision making and objection and review rights. There are no provisions in the existing local law relating to the movement or confinement of cats.

Neither the *Cat Act 2011* or the Cat Regulations 2012 provide any restrictions on the movement or containment of cats. There is provision to enable an authorised person, (in the case of the City this being Rangers) to seize a cat in a public place where they suspect an offence against the Act is being committed or at the request of and with the consent of the owner/occupier of a premises.

Authorised persons may impound a cat that is found in a resident's premises without their consent, however other than a cat owner paying an impound fee, there is no offence being committed and no further action can be taken.

Section 79 of the Cat Act authorises Local Governments to make local laws for the following purposes:

- (a) the registration of cats;
- (b) removing and impounding cats;
- (c) keeping, transferring and disposing of cats kept at cat management facilities;
- (d) the humane destruction of cats;
- (e) cats creating a nuisance;
- (f) specifying places where cats are prohibited absolutely;
- (g) requiring that in specified areas a portion of the premises on which a cat is kept must be enclosed in a manner capable of confining cats;
- (h) limiting the number of cats that may be kept at premises, or premises of a particular type;
- (i) the establishment, maintenance, licensing, regulation, construction, use, record keeping and inspection of cat management facilities;
- (j) the regulation of approved cat breeders, including record keeping and inspection; and
- (k) fees and charges payable in respect of any matter under this Act.

## Detail

The City has a process in place to assist residents with nuisance cats, initially trying to deter the presence of the cat before attempting to trap the cat where deterring fails. Cats that are impounded as a result are either returned to their owners or if unowned may be rehomed or euthanised where they are found to be feral or not suitable for rehoming.

Other Local Governments such as the Shire of Mundaring, and Cities of Mandurah, Cockburn and Stirling have adopted local laws to restrict the movement of cats, create prohibited places, curfews and other offences.

The City's Cat Local Law 2016 is due for a statutory review in 2024.

## Consultation

No formal community consultation has taken place in regard to Cat Local Laws other than being advertised and opportunity provided for comment. The control of cats is a complicated issue and it may be appropriate to seek community feedback in a broad context to assist in identifying what specific provisions may be required and this would inform a review of the City's Cat Local Law.

## Comment

In view of the concerns raised, it is suggested that a review of the Cat Local Law is brought forward and local law provisions from other jurisdictions, including other States and Territories, be undertaken to enable suitable provisions to be identified and a draft amended local law prepared.

## Statutory Compliance

The *Cat Act 2011* provides for the City to make local laws under the provisions of Section 79. The Cat Local Law 2016 was adopted in accordance with the Act and is due for review in 2024.

Amendment to the current local law requires the proposed amendment local law to be publically advertised for 42 days inviting comment then a further report to Council before any changes can be adopted.

## 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

<b>Risk Title</b>	<b>Risk Rating</b>
ST-S23 Stakeholder Relationships	Low
<b>Accountability</b>	<b>Action Planning Option</b>
Chief Executive Officer	Manage
<b>Risk Title</b>	<b>Risk Rating</b>
CO-O22 Environmental Management	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Planning & Sustainability	Manage
<b>Risk Title</b>	<b>Risk Rating</b>
CO-O23 Safety of Community	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Community and Place	Manage

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

## Policy Implications

Nil

## Financial Implications

There is no budget available for community engagement or consultation on the Cat Local Law in the current financial year given the statutory review is not due until 2024. Should Council adopt the recommendation, funds for community engagement will be included in the 2022/23 budget for consideration.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **REQUEST Administration to conduct community consultation to gauge the level of support for amending the City's Cat Local Law to restrict the movements and confinement of cats;**
2. **REQUEST Administration to review the Cat Local Law 2016 inclusive of review of applicable local laws in WA and other States and Territories, and a draft amendment local law is prepared for consideration informed by responses from the community consultation; and**
3. **REQUEST Administration provide a consolidated report to Council regarding cat control issues for consideration.**

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**Administration Comment**

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The control and management of domestic cats control issues are complex. Laws relating to cat control have only been in place since 2012 and there is no common approach amongst Local Governments in implementing the legislation. Further direction from State Government was expected to occur with the 2021 review of the Cat Act however little further guidance or direction has been provided to date.

In 2021, the City received 57 Customer Service Requests in regard to unregistered, stray and nuisance cats. In addition, 247 requests were received for cat collections where cats had been handed to vets or trapped/captured by residents.

Administration has received a limited number of complaints regarding the adequacy of the existing Cat Local Law. It is currently not known how widespread community interest is in this matter.

Given this, community consultation is considered a critical element to be considered prior to further development of the Cat Local Law beyond the current provisions and it is recommended that this consultation include targeted engagement with registered cat owners in the City.

It should be noted that implementing Cat Local Law provisions such as night curfews, restriction on movements and other cat control measures would create an expectation from the community that the City can control cat movements. This would be an unrealistic expectation as cats are very difficult to control, handle and contain and there are animal welfare issues that need to be carefully managed. The resourcing implications would be significant and the success rate or customer satisfaction very low.

*Attachments: Nil*



**MN02-02/22 Cr Natalie Herridge – Warradale Park Landsdale Eco Lighting Project**

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File Ref: 34044 – 22/37584  
Author: Cr Natalie Herridge  
Action Officer: Director Community and Place  
Attachments: 1

**Issue**

To consider the design and installation of lighting at the Warradale Park skate park utilising funds from PR-4198 the Warradale Park Passive Park Lighting project.

**Background**

Warradale Park (the Park) is located at 31 Warradale Terrace, Landsdale. The site has two lots; Lot Number 13968 and Lot 801 on Reserve No. 45966 (**Attachment 1**). The Park has an overall land area of approximately 11 hectares classifying it as a District Park and is Crown Land vested to the City of Wanneroo (City) for the purpose of public recreation.

As part of the 2017/18 Long Term Financial Plan (LTFP) a nominal budget (based on previous projects) of \$70,000 was allocated to PR-4198 Warradale Park Passive Park Lighting, to provide eco lighting around the path network. Throughout the initial design phase a number of issues were identified that have significant impact on the project, creating delays and additional budget requirements.

In December 2021 an update was provided to the relevant Council Members on the issues with the proposed eco lighting around the path network at Warradale Park together with a number of options going forward. The issues are summarised below:

- Lighting type: The original request was to install “eco-lighting” which does not adhere with relevant Australian Standards (AS1158);
- Existing power supply: the path network sits across two separate lots, which have their own power supply and would both require switchboard upgrades;
- Aboriginal Heritage Sites: There are two identified Aboriginal Heritage sites within Warradale Park. As per advice from the Department Planning, Lands and Heritage (DPLH) any works would require a Section 18, consultation with the South West Aboriginal Land and Sea Council and their nominated Whadjuk representative; and
- Acid Sulphate Soils (ASS): excavation within the Park will require a Regulation 10 application with the Department of Environment and Conservation WA (DEC). Note this was completed and approved on 21 July 2020 with outcomes to be incorporated in the construction phase.

The options going forward and cost estimates are provided below:

1. Undertake path lighting to meet AS1158: \$454,638
2. Option 1 + lighting to skate park, basketball pad and playground: \$703,778
3. Provide ambient lighting to the dark sections (under trees) of the path only: \$230,938

Given the issues that have arisen with the initial project proposal to install eco lighting to the park network at Warradale Park and the insufficient budget to progress the identified options,

Administration's recommendation was to terminate the project with the remaining funds to be reallocated within the Capital Works Program as required.

## **Detail**

Due to the numerous requests from the community for lighting at the Warradale skate park, the proposal for Council's consideration is to utilise a portion of the remaining budget from PR-4198 to undertake design, cost estimates and consultation for the installation of lighting at the Warradale skate park.

## **Consultation**

Community consultation will be undertaken as per the City's Community Engagement Policy and will include:

- Proposed design on the City's Your Say Page and online survey;
- Information letter mail-out to residents and landowners within a 400m radius of the skate park; and
- Direct consultation with user groups and stakeholders.

## **Comment**

The City's Sports Floodlighting Policy was approved in September 2020 and guides the provision of sports floodlighting at active sporting open spaces and recreational spaces. In regards to skate parks, BMX/pump tracks and the like, there are currently no Australian Standards. Therefore lighting standards for these types of outdoor sporting activities must meet a minimum horizontal illuminance of 100 lux at ground level, with a 0.5 uniformity (min/ave). Lighting for these spaces is to be sited to ensure there is no shadowing in bowls or glare when users are performing tricks. The method of illumination is to be floodlights with full cut-offs (to minimise light pollution) with poles located at least 3 metres from all active areas around the perimeters of the spaces so they do not become an obstruction to the users, noting that the final pole locations will be determined during the design stage to ensure the active functional area illuminated as outlined above.

Given the community demand for lighting at the Warradale skate park, the proposal for Council's consideration is to change the scope of project PR-4198 to focus on undertaking design, cost estimates and consultation for lighting at the skate park only and that a portion of the remaining funds in PR-4198 be utilised for this purpose.

A further report to Council will be presented on the outcomes of this work.

## **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
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

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

## Policy Implications

The proposal to install lighting at Warradale skate park will need to comply with:

- Sports Floodlighting Policy;
- Community Engagement Policy; and
- Public Open Space Policy.

## Financial Implications

The total budget for PR-4198 Warradale Park Passive Lighting is \$150,000, of which \$65,638 has been spent on concept designs, investigations, Regulation 10 application and Aboriginal Heritage desktop studies. It is proposed to use approximately \$3,000 of the remaining \$84,362 to undertake design, cost estimates and consultation for the installation of lighting at the Warradale skate park.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **APPROVES** a change of project scope from Warradale Park Passive Park Lighting to Warradale Skate Park Lighting Investigation; and
2. **NOTES** that a report on the outcomes of the investigation will be presented to a future Council meeting for consideration.

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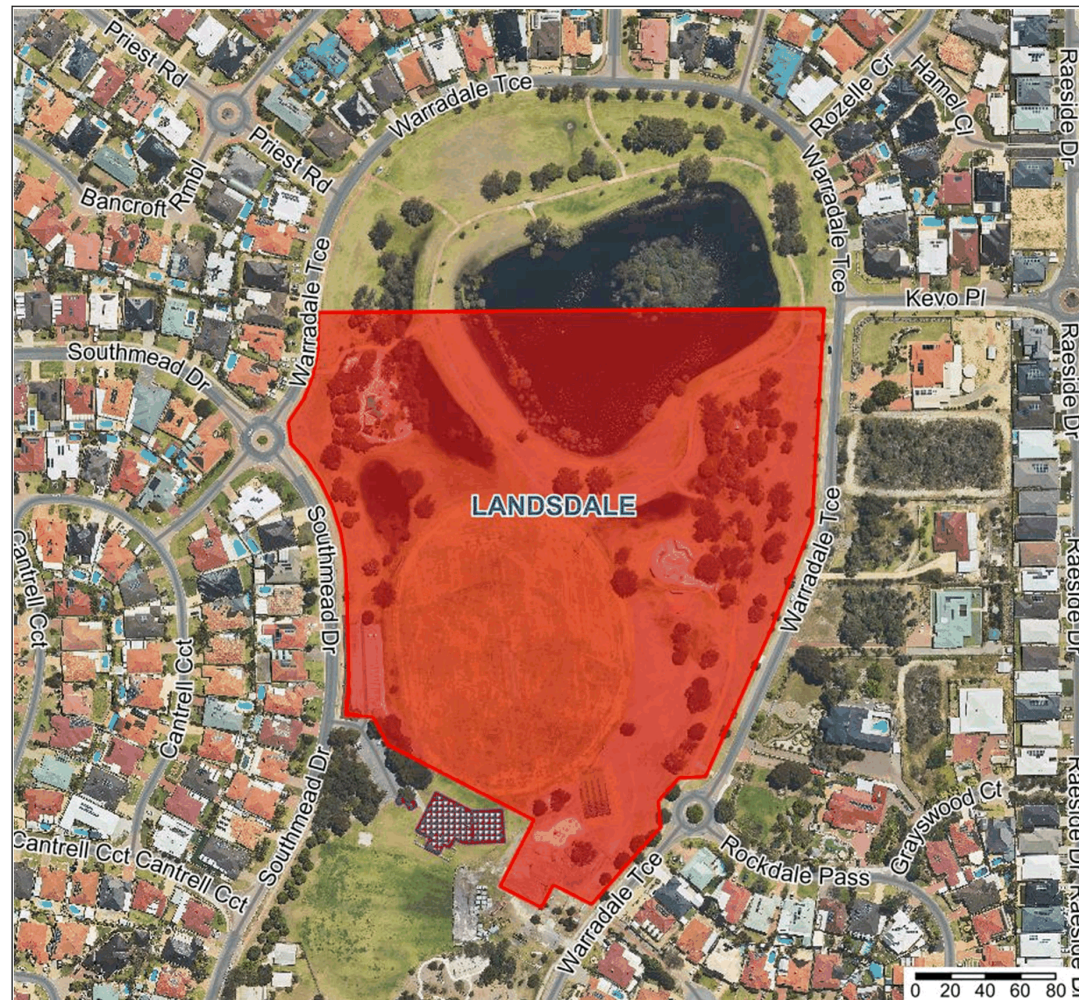
## Administration Comment

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Floodlighting at skate parks is supported by the City's Sports Floodlighting Policy. The City could undertake design, cost estimates and consultation using existing budget funds in PR-4198, however it is unlikely the existing budget would cover lighting construction costs. If the change of scope to PR-4198 is approved by Council, Administration will conduct the design, cost estimates and community consultation and provide a report back to Council for consideration.

### Attachments:

1  Attachment 1 - Warradale Park - Aerial Map 22/26952



### Parcel Boundaries

Pi Parcel	P409474	801
Lot Number	801	

### Property

Parcel Number	325262
Assessment Number	2731749
Area	7.6490 (H)
Property Name	WARRADALE PARK
Address	31 Warradale TCE
Suburb	LANDSDALE 6065
Property Type	Crown Land - COW Managed
Legal Description	Lot: 801 DP: 409474
Volume	3167
Folio	793
Reserve Purpose	Public Recreation
Reserve No	45966

### Owner

Name	Crown Land - City of Wanneroo Management
Address	Locked Bag 1
Locality	WANNEROO WA 6946



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Warradale Park

Date: 21/01/2022

Printed by Finau, Nerisa

Scale = 1:4000



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**MN03-02/22 Cr Paul Miles – East Wanneroo Cell 1 Developer Contribution Arrangements - Pre-payment of estimated excess funds to landowners**

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File Ref: 2416V03 – 22/53586  
Author: Cr Paul Miles  
Action Officer: Director Planning and Sustainability  
Attachments: Nil

**Issue**

To consider the pre-payment of \$3,092,677 in estimated excess funds from the East Wanneroo Cell 1 developer contribution arrangements account to past contributing landowners.

**Background**

The City's District Planning Scheme No. 2 (DPS 2) provides the statutory basis for the administration and management of Developer Contributions Plans (DCP). DPS 2 requires the City to review the East Wanneroo Cell Costs, which includes the Estimated Lot Yields (ELY), actual expenditure in the previous financial year and the costs associated with completing the remaining Cell Works.

The annual review of the East Wanneroo Cell 1 developer contribution arrangements, including the submissions received during the public advertising of the annual review, was considered by Council on 7 December 2021. As part of the submissions received, Council was requested by the Cell 1 landowners to approve a return of the retained contingency of \$3,092,677 as a pre-payment, on the basis that the original reasons for not paying a pre-payment were no longer relevant and due to the fact that there is a high degree of certainty for the remaining income and cell works.

As part of Administration's response to the submissions received, Administration did not recommend the pre-payment until the remaining POS acquisition costs have been finalised. Administration considered that the payment should not occur because the remaining Cell Works are based on estimated costs, where financial variances could occur resulting in a shortfall in funds to complete the remaining Cell Works; and future income to address any shortfall cannot be guaranteed.

**Detail**

This Motion on Notice is to request Council to approve the return of the retained contingency of \$3,092,677 as a pre-payment, as the reasons for not making the payment are no longer relevant as there is now a high degree of certainty for the remaining income and cell works.

It is therefore proposed that the pre-payment of \$3,092,677 in estimated excess funds from the Cell 1 DCP account to past contributing landowners is based on each respective landowner's total contributions as a proportion of the total contributions estimated at full development of the Cell, subject to each landowner executing a Deed of Acknowledgement.

It is noted that as of 31 December 2021, there is \$5,001,755.84 in the Cell 1 reserve account, subject to the auditing of all outstanding expenditure. After the pre-payment is paid, a balance of \$1,909,078 will remain, which is sufficient to finalise the two outstanding POS acquisitions based on the land valuations approved for Cell 1 (\$1,870,000 per hectare).

Additional income has and will continue to be received and excess funds are likely to be higher than the previous estimates made by Council in June 2019. Whilst the Annual Review indicates future income of \$1,693,786, there is likely to be higher than estimated lot yields (plus interest) and the ability to off-set POS compensation against landowner contributions.

The above is captured in the below table and would result in an estimated excess of \$1,798,688 at the completion of all development.

<b>Balance as at 31st December 2021 (Subject to audit)</b>	<b>5,001,755</b>
Less prepayment to Developers	- 3,092,677
<b>Balance</b>	<b>1,909,078</b>
Less outstanding POS acquisitions	- 1,804,176
Plus remaining future income (Based on 9 lots per ha)	1,693,786
<b>Estimated balance at full development</b>	<b>1,798,688</b>

Any risks to the City associated with supporting the second pre-payment is minimised and can be mitigated through the annual review of costs and the prioritisation of Cell Works within this cell. This means that if Council approve the pre-payment, there is a negligible risk that the remaining POS acquisition costs for Cell 1 will exceed the funds held in the Cell 1 account due to the following:

- The Cell 1 balance will continue to grow due to interest earnings on retained funds, even in the improbable event that no further development contribution payments are received;
- The two remaining areas of POS are to be acquired from land which itself has substantial subdivision potential under the Cell 1 Structure Plan with a corresponding liability to pay development contributions. Council can choose to only acquire these POS areas once the remainder of those lots is subdivided or developed, thereby generating a contribution payment;
- The number and value of development contributions still to be paid in Cell 1 is significantly higher than the conservative estimate upon which the DPS 2 calculation methodology is based;
- It is questionable whether the owners of the land from which the remaining POS is to be acquired have any right to claim compensation, particularly considering the City's intent to acquire these POS areas through negotiation with the owners;
- If the landowners are aggrieved by the assessed land acquisition value, they may exercise their right of review and arbitration under clause 9.14 of the Scheme, which will be far simpler, less costly, and less time-consuming than attempting to pursue a claim for compensation; and
- If acquisition costs do increase for some reason, the affected landowners will bear a portion of those additional costs through payment of a higher development contribution rate.

This Motion on Notice does not advocate for the POS to be compulsory acquired, which is different from other recent cases; and the acquiring of the land will be negotiated through the normal process, which would minimise the risk for compensation claims often associated with the compulsory acquisition process.

## Consultation

Nil

## Statutory Compliance

The annual review of the East Wanneroo Cell 1 is undertaken in line with the provisions of DPS 2. External auditing of the DCP account has been completed in line 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 Annual Review has been undertaken to ensure that adequate contingency is held to fund the remaining Cell Works and recognises factors that may affect a particular Cells income and expenditure estimates. The work undertaken by the City in relation to the Internal Transactional Review and proper interpretation of the provisions of DPS 2 along with the completion of the Annual Review for all Cells reduces the City's risk of impacts on trust, probity and accountability as it will bring the City to a level of compliance.

## Policy Implications

Nil

## Financial Implications

As all financial risk associated with the administration of DCPs falls on the City, any shortfall in DCP contributions to cover the outstanding excess funds, in the event that these costs escalate, would need to be funded through municipal funds.

## Voting Requirements

Simple Majority

## Recommendation

**That Council AUTHORISES a pre-payment of \$3,092,677 in estimated excess funds from the Cell 1 DCP account to past contributing landowners based on each respective landowner's total contributions (total ICPL paid) as a proportion of the total contributions estimated at full development of the Cell, subject to each landowner executing a Deed of Acknowledgement and Agreement generally in accordance with the Deed previously executed to give effect to Council's resolution 4. c) from its meeting on 4 June 2019 (Item PS02-06/19).**

## Administration Comment

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This Motion on Notice requests Council to consider the pre-payment of \$3,092,677 in estimated excess funds from the Cell 1 DCP account to past contributing landowners based on each respective landowner's total contributions as a proportion of the total contributions estimated at full development of the Cell.

Administration considers the second pre-payment should not occur because the remaining Cell Works are based on estimated costs, where financial variances could occur resulting in a shortfall in funds to complete the remaining Cell Works; and future income to address any shortfall cannot be guaranteed. Any shortfall in DCP funds to complete the cell works would need to be funded by the City through municipal funds.

Although there is sufficient funds in the account and Council could resolve to make the pre-payment as requested by the landowners, this does not provide the City with any flexibility to accommodate variations to the estimated remaining acquisition costs, until additional income has been received. Administration is not recommending the payment for the following reasons:

- Council resolved in 2019 to return \$22.6 million to landowners as a pre-payment and this has occurred.
- There is no legal requirement in DPS2 for Council to return excess funds prior to full development and closure of a cell.
- Until all the POS is acquired there is still a risk to the City and Administration recommends minimising financial risk.
- There has been instances in DCPs where the City has not been able to agree on land valuations which has resulted in significant additional costs.

As per the report to Council on 7 December 2021, Administration's recommended approach is to acquire the remaining POS area and then to proactively work to close the Cell and return all excess funds at that time. In accordance with the recently gazetted SPP3.6, the remaining POS expenditure is recommended to be prioritised to achieve financial accountability for the remaining costs as soon as possible.

In this regard, the City will continue to work closely with all affected landowners to bring about an accountable closure to all Cells in a timely manner. Administration will be reporting to Council on various operational, monitoring and reporting requirements for DCPs and will be considering options to enable cells to be closed in a timely manner.

*Attachments: Nil*

**Item 10 Urgent Business****Item 11 Confidential****CR01-02/22 Bakota & Anor v City of Wanneroo - Land Compensation Claim**

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File Ref: 11575 – 22/39615

Responsible Officer: Executive Manager Governance & Legal

*This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:*

*(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting*

**Item 12 Date of Next Meeting**

The Annual Genral Meeting has been scheduled for 5:30pm on 22 February 2022, to be held at Council Chamber, Level 1 Civic Centre, 23 Dundobar Road, Wanneroo.

**Item 13 Closure**



## COUNCIL CHAMBER SEATING DIAGRAM

