

BRIEFING PAPERS

Council Members' Briefing Session

Draft Only

6:00pm, 05 July, 2022

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

wanneroo.wa.gov.au

PROCEDURE FOR FULL COUNCIL BRIEFING SESSION

PRINCIPLES

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

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

PROCESS

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

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

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

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

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the Ordinary Council Meeting are included in the Briefing Session papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the Briefing Session and will go straight to the full Council Agenda as a matter for decision. Further, there will be occasions when items are TABLED at the Briefing Session rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the Agenda as a late item, noting that a report will be tabled at the agenda Briefing Session.

AGENDA DISTRIBUTION

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

RECORD OF BRIEFING

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

LOCATION

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

DEPUTATIONS

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

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

[Deputation online form](#)

Please note:

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

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

For further information please contact Council Support on 9405 5000

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



Briefing Papers for Tuesday 5 July, 2022

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A G E N D A

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Deputations

Item 4 Reports

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

Planning & Sustainability

Strategic Land Use Planning & Environment

4.1 Close of Advertising - Proposed Amendment No. 172 to District Planning Scheme No. 2: Aligning of Scheme with Model Provisions

File Ref:	36556V03 – 22/218399
Responsible Officer:	Director Planning and Sustainability
Attachments:	3

Issue

To consider the submissions received during the public advertising of proposed Amendment No. 172 to District Planning Scheme No.2 (DPS 2), to align the City's local planning scheme with the Model Provisions and adoption of that amendment with modifications.

Background

Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) include Model Provisions which are a template that all local planning schemes in Western Australia are legally required to include and align with. This aims to simplify the planning system by standardising and making all local planning schemes more contemporary and up-to-date, as part of the State Government's 'Planning Reform' agenda.

The application of the Model Provisions across the State is intended to result in consistency between local planning schemes which will make it easier for planners, developers and landowners to understand planning requirements. This should result in fewer disputes and challenges regarding these requirements.

Council initiated Scheme Amendment No. 172 (item PS03-11/20) to align DPS 2 with the Model Provisions. Following this, upon its referral to the WAPC, some minor changes were proposed, including the land use definition of 'Bulky Goods Showroom' and the insertion of an additional provision to outline how land zoned Business or Commercial in approved structure plans would be interpreted in the Scheme, which is discussed further in this report. Following these

changes, in January 2022, the WAPC granted the City consent to advertise the proposed Amendment.

Detail

Approach

The objective of Amendment No. 172 is to align DPS 2 with the Model Provisions so that it is compliant with relevant State legislation, and the intent for this is to keep it as simple as possible so that it progresses quickly through the State Government assessment process. To facilitate this, any changes to DPS 2 have been restricted to making the Scheme compliant with State Government requirements and exclude changes that are significant and may potentially be contentious with either the community or the State planning agencies. In accordance with the relevant legislation, more substantial changes will be considered either through separate amendments to DPS 2 or through the preparation of the new Scheme No. 3.

Proposed Changes

Aligning DPS 2 with the Model Provisions will result in reformatting the scheme document, which currently comprises of 10 parts, into 6 parts and including revised supplementary schedules. More specific changes to occur as part of the proposed Amendment will include:

- Consolidating general development requirements (i.e. rules relating to built form) into a number of limited sections within the Scheme;
- As required by State Planning Policy 3.6 - Development Contributions for Infrastructure, establishing Special Control Areas for East Wanneroo and Clarkson/Butler Development Contribution Plan (DCPs) areas. It is noted that these will not change the provisions of these DCPs;
- Amending the zoning table to delete the current Business zone and replacing it with the Service Commercial or Commercial zone and deleting the current Special Residential zone and changing sites zoned Special Residential to Residential.
- Including a number of new car parking standards to correspond with various new land uses, which are based on current parking standards;
- Deleting land use definitions that are already included in other planning documents or in the deemed provisions of the Scheme and including new definitions from the Model Provisions.
- Amending land uses definitions in the Schedules 2, 6 and 17 to align with the Model Provisions.
- Making various other changes to the planning scheme text and maps to reflect new standards under the Model Provisions.

Zones

Most of the City's zones will remain unchanged in terms of their intent, with only titles changing. The Amendment will result in the number of zones reducing from 20 to 16 to mostly reflect those contained in the Model Provisions. To do this, Administration has proposed to change zones that do not form part of the Model Provisions to Model Provision compliant zones with the most similar objectives to minimise the impact of this Amendment on landowners and businesses. Whilst some land use permissibility will change to reflect the objectives of the zones, Administration has endeavoured to limit these changes as much as possible. The proposed zoning changes are included in the Scheme Amendment Report, included as **Attachment 1**.

It is noted that, in the instances where land uses are no longer permitted in a zone, landowners are entitled to non-conforming use rights. Non-conforming uses are land uses that are no longer consistent with a scheme due to changes in permissibility as part of a scheme

amendment or as a result of the preparation of a new scheme. These uses can be continued on any land for the purpose for which they were lawfully used for at the Gazettal date of the scheme, unless there is a break of 6 months or more in the operation of the land use.

- **Removal of the Business Zone**

A significant change proposed as part of the Amendment relates to the current Business zone, which is not a zone included in the Model Provisions. This has resulted in Council supporting the rezoning of all current Business zones to either Commercial or Service Commercial depending on whether these are located within or outside of activity centres. The Business zone is intended to accommodate larger scale commercial uses that, due to their nature, are generally not appropriate within activity centres (e.g. bulky goods retail).

To determine whether Business zoned land should transition to Commercial or Service Commercial, the methodology outlined in **Figure 1** has been followed.

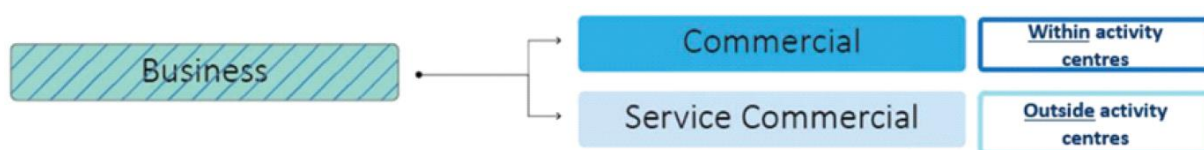


Figure 1 – Re-zoning of Business zone to Commercial or Service Commercial

This methodology involved the City considering the location of Business zoned land and changing it to Commercial (which includes shops, offices, restaurants, etc.) if it is located within an activity centre or Service Commercial (which includes wholesale sales, showrooms, services etc.) if it is located outside of an activity centre.

This same methodology has also been applied to the City's structure plans, many of which contain Business zones. A conversion table has been included in Schedule 17 of the draft planning scheme text to clarify how the Business zone is to be interpreted within approved structure plans. Within certain structure plans, some exceptions to the re-zoning rationale outlined in Figure 1 apply, which have also been detailed in Schedule 17 of the Scheme.

In aligning with the objectives of these zones, this change will mean that some uses that are currently permitted in the Business zone will not be permitted in the new Service Commercial zone, such as Shop (and all similar retail-type uses), Restaurant/Café and residential uses (including retirement villages). The Service Commercial zone will be reserved for Bulky Goods type uses as well as showrooms and warehouses, and other uses which require good access to vehicular transport.

Additionally, some uses previously allowed in the Commercial zone will no longer be permitted such as Single Houses and Grouped Dwellings, as these land uses are more appropriately located within residential areas. Multiple dwellings (e.g. apartments) would still be permitted and encouraged within activity centres as this is where the City should be providing higher density residential development to create vibrant and safe activity centres. Again, it is noted that current land uses operating will have non-conforming use rights and can continue operating without being impacted by the proposed changes.

Consultation

Consultation on the proposed Amendment took place for a period of 60 days between 28 February 2022 and 29 April 2022 by way of the following:

- Approximately 6,000 letters to property owners with land subject to proposing zoning changes;
- Letters to relevant State Government agencies;

- Emails to relevant developers who operate in the City;
- Four 'drop in' information sessions, held at various locations through the City;
- A dedicated web page set up on the City's Your Say page containing fact sheets, frequently asked questions and answers as well as general information on the Amendment; and
- A social media post on the City's Facebook page.

A significant number of phone calls (500+) and emails were received during the advertising process, with guidance and advice provided by Administration in response. Most questions and issues raised were addressed over the phone or in writing, through additional information on the City's website, through in-person enquiries, or at one of the community information sessions held in March 2022.

At the conclusion of the consultation period, a total of 63 submissions were received, 20 of which supported (or conditionally supported) the Amendment, five were neutral or provided no comment and 38 of which objected to all or specific sections of the Amendment. A summary of the submissions received, including Administration's proposed responses to those submissions, is included in **Attachment 2**.

Comments

Aligning DPS 2 with the Model Provisions will improve the usability of the Scheme, as a result of changes including:

- The consolidation of development requirements, which are currently included in various sections, into one section;
- All Developer Contribution Plan provisions will be consolidated and standardised as Special Control Areas;
- Some minor discretionary provisions that have never been used or that are already covered in other planning documents or have been problematic, will be deleted; and
- Housing density or R-Coding will be shown on the main Scheme zoning maps, rather than on a separate set of maps.

Administration is proposing few modifications to the proposed amendment which are included in **Attachment 3**. These include modifications to:

- The scheme text and maps to reflect the site specific matters discussed further in this report;
- Select land use permissibility changes in response to submissions; and
- Minor corrections to scheme text and mapping.

Administration is recommending that submissions that directly relate to aligning DPS 2 with the Model Provisions be addressed through this Amendment and that submissions that raise broader issues and require greater strategic consideration be considered as part of the preparation of the LPS and new Scheme No. 3. This is in line with the WAPC's directions.

Common Landowner Queries Received

During the submissions period, a number of phone calls and some formal written submissions were received from landowners in the Special Residential and Special Rural zones who raised concerns that renaming these zones, as the Amendment proposes, will result in the loss of character and vegetation in these areas and that further subdivision will be permitted. In response to these phone enquires, landowners were advised that existing planning scheme rules for these areas will be retained and a low housing density will be applied to maintain the status quo and current protections in relation to character and vegetation.

A significant number of phone calls were received regarding concerns about the removal of equestrian uses (stables) within the Special Rural zone. In response to these queries landowners were advised that, as the Model Provisions does not include Stables as a land use, the name of this use would change to Rural Pursuit / Hobby Farm. However, landowners would still be permitted to keep horses and undertake the same uses associated with the stables use.

Landowners also queried the renaming of the Mindarie Marina zone to the Special Use zone and were advised that, aside from the name change, there will be no changes to any of the existing planning rules for the Mindarie area, which are outlined in the structure plan for the Marina Precinct.

A significant number of enquiries were also made regarding non-planning matters, including concerns about the impact on property values and rates resulting from changes in zoning.

Submissions Relating to the Commercial Zone and Removal of the Business Zone

Of the formal written submissions received, the most significant related to the proposed zoning and land use permissibility changes. Approximately half of all of the submissions received outlined concerns with the proposed deletion of the Business zone and its replacement with either the Commercial or Service Commercial zone. The main issues raised related to the loss of some land uses permitted, particularly in relation to the Business to Service Commercial proposed change.

Some submissions outlined that the proposed change from the Business to the Service Commercial zone would reduce the development potential for sites impacted and requested a change of zoning. Some submitters requested that any land uses proposed to be removed as part of this change be provided to them in the DPS 2 Additional Use Schedule.

Administration has considered these submissions in line with its methodology (as shown in **Figure 1**) and is only proposing modifications based on the submissions where the methodology has not been applied. This includes:

- Modifying the zoning from Business to Commercial (and allowing a retail floor space cap of 1000sqm to reflect the established development) on a site which formed part of a structure plan which was normalised after the Amendment was initiated (Lot 1377 Cockleshell Brace and Lot 1378 Jindalee Boulevard, Jindalee); and
- Modifying the zoning from Service Commercial to Commercial and the Civic and Cultural reserve to Commercial on parts of a site which is included within an activity centre (Lots 2 and 3 Wanneroo Road, Madeley).

Administration considers the methodology applied important to differentiate between the land uses and activities that should occur within activity centres, and those which should occur outside of them. This is in line with State Planning Policy 4.2 Activity Centres which supports the clustering of uses in activity centres and their integration in well-served locations to reduce transport energy use and associated carbon emissions. It is also in line with the City's Place objectives to create centres that are pedestrian-friendly, vibrant and contain a consolidated mixture of uses such as restaurants, cafes and shops. It is considered that those uses that require greater vehicle access such as warehouses and showrooms, should be located outside of activity centres.

Current businesses can continue to operate in cases where their land use permissibility are proposed to change through the amendment. In accordance with the relevant planning provisions, these land uses, called 'non-conforming uses', can continue to operate in perpetuity unless the use ceases for a period of more than 6 months. Non-conforming use rights are designed to protect the rights of property owners in the event of a zoning or land use

permissibility change; and are attached to the land and not the ownership, and are therefore not lost when a property changes hands.

Notwithstanding non-conforming use rights, landowners are entitled to apply for scheme amendments for certain sites to add additional uses to their land that may not ordinarily be permitted in the zone through separate scheme amendments. The City has considered and endorsed additional uses for various sites, with each proposal considered on its merits having regard to the prevailing development and land use context of a locality.

In the interim, whilst Amendment No. 172 is being processed and assessed by the WAPC, proponents also have an option to submit development applications for consideration under the current planning scheme rules. However, the City will consider each proposal on its own merits and will be required to have regard to proposed Amendment No. 172 in its assessment, given its status as a 'seriously entertained' planning proposal.

It is noted that Amendment No. 172 only attracted 63 formal submissions, of which only 38 objected, which is an indication that the proposal is generally acceptable to landowners and the broader community. Administration will monitor the effectiveness of the land use provisions introduced under this amendment, and may seek to amend these further if necessary, as part of the preparation of the City's new Scheme No. 3.

Submissions Relating to Definitions and Permissibility

A number of submissions were received objecting to proposed changes to land use definitions and permissibility. These included the consolidation of numerous land uses into the 'Shop' definition, with submitters outlining that this will reduce flexibility within certain zones. It is noted that land uses, including Shop, are defined by the Model Provisions and the City is required to seek Ministerial approval to depart from these definitions if a need arises. For the purposes of this Amendment, Administration is proposing to retain the Shop definition. However, this may be reviewed as part of the new Scheme No. 3.

Two submissions were received objecting to single houses and grouped dwellings not being permitted (i.e. being X uses) within Commercial zones which includes activity centres, with these submitters outlining that multiple dwellings (i.e. apartments) are not viable within new and emerging centres. Administration notes that while single houses and grouped dwellings are currently D 'discretionary' uses in the Business zone there have been few instances in the City where these have been developed in activity centres. As activity centres are intended to comprise consolidated, walkable areas it considered more appropriate for multiple dwellings (including Serviced Apartments) to be provided in these places to enable housing density in well-served, accessible locations. In this regard, Administration is not proposing land use permissibility changes to allow single houses in Commercial zones.

Other General Submissions

A number of the other formal submissions received related to matters which will require broader strategic consideration and fall outside of the scope of this proposed Amendment. These will be considered and addressed through the preparation of the LPS and new Scheme No. 3 and include:

- Requests for car parking controls in the Scheme to be reviewed, especially within activity centre areas;
- Requests for the City to normalise structure plans or include miscellaneous provisions in the Scheme pertaining to certain sites; and
- Requests for lots to be re-zoned to allow uses that facilitate land use changes that do not relate to the proposed Amendment.

Amendments Gazetted Since Amendment No. 172 was Initiated

It is noted that since this Amendment was initiated in November 2020, a number of other amendments to DPS 2 have been Gazetted. As a result, these gazetted amendments will be required to be transferred into the current DPS2 at a later stage in line with advice received from the DPLH.

Finalisation of Scheme Amendment and Next Steps

In accordance with Section 41(3) of the *Planning & Development (Local Planning Schemes) Regulations 2015* (the Regulations) following consideration of the submissions received in relation to a proposed complex scheme amendment, the local government must pass a resolution:

- (a) to support the Amendment to the local planning scheme without modification; or
- (b) to support the Amendment to the local planning scheme with proposed modifications to address issues raised in the submissions; or
- (c) not to support the Amendment to the local planning scheme.

Should Council support the proposed amendment without modification, the proposal will be submitted to the WAPC who will consider the Amendment and provide a formal recommendation to the Minister for Planning in relation to the Amendment.

Statutory Compliance

The scheme amendment process will follow the statutory process outlined in the Regulations as follows:

- Consideration by Council to formally initiate the Amendment;
- Submission to WAPC for consent to advertise;
- Public advertising for a minimum of 60 days;
- Report to Council on submissions received;
- Formal submission to WAPC;
- Consideration by WAPC and recommendation to the Minister for Planning; and
- Approval by Minister for Planning and gazettal.

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

5.2 - Plan for and manage land use

Risk Management Considerations

Risk Title	Risk Rating
CO-O03 Strategic Land	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	manage

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

Policy Implications

There are a number of current local planning policies (LPPs) that will be affected by the proposed changes to DPS 2, mainly in relation to the changes to a number of zones and to referencing of clauses in the Scheme. These will require amendments to the policies to align these with the new scheme provisions.

Financial Implications

Costs associated with undertaking of the Scheme Amendment will be covered by the City's operating budget

Voting Requirements




Simple

Recommendation

That Council:-

1. Pursuant to Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, NOTES the submissions received in respect of Amendment No. 172 to District Planning Scheme No. 2, as included in Attachment 2;
2. Pursuant to Regulation 41(3)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, SUPPORTS Amendment No. 172 to District Planning Scheme No. 2 as detailed in Attachment 1, and subject to the Schedule of Modifications outlined in Attachment 3;
3. Pursuant to Clause 29A(2) of the 'deemed provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015*, NOTES the effect the zoning and land use changes proposed through Amendment No. 172 will have on approved structure plans within the scheme area as per the statement outlined in Attachment 3.
4. AUTHORISES the Mayor and the Chief Executive Officer to SIGN and SEAL Amendment No. 172 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy; and
5. Pursuant to Regulation 44 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and subject to Item 2 above, SUBMITS Amendment No. 172 to District Planning Scheme No. 2 to the Western Australian Planning Commission for final assessment and a decision from the Minister for Planning.

Attachments:

- | | | |
|---|--|-----------|
| 1  | Attachment 1 - Proposed Amendment No. 172 to DPS 2 Scheme Amendment Report | 22/236339 |
| 2  | Attachment 2 - Schedule of Submissions | 22/236343 |
| 3  | Attachment 3 - Schedule of Modifications | 22/246031 |

SCHEME AMENDMENT REPORT – ADVERTISED VERSION



**DISTRICT
PLANNING
SCHEME No. 2**

Amendment No. 172

Model Scheme Text Alignment

Form 2A

*Planning and Development Act 2005***RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 172**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Restructuring the Scheme text into six Parts and relocating all relevant clauses, subclauses, paragraphs and tables into the relevant new parts;
2. Replacing relevant District Planning Scheme No. 2 clauses and subclauses with corresponding clauses and subclauses of the Model Provisions contained in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to proposed variations referred to in 7;
1. Revising the Zoning Table to generally reflect the types of zones and land use classes of the Model provisions and including new use permissibility symbols where required;
2. Moving development requirements into Part 4 and schedules referred to in that part;
3. Moving the definitions into new Part 6, and replacing a number of definitions with corresponding Model provisions' definitions;
4. Deleting or modifying scheme provisions where considered required, particularly for improving alignment with the Model Provisions;
5. Revising terminology and references throughout for consistency and readability;
6. Renaming and renumbering all scheme provisions and Schedules, and updating cross references accordingly; and
7. Modifying the Scheme Map to align with changes proposed to the Scheme text;

with details of the above amendments being set out in Attachment 1.

The Amendment is 'complex' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- a) It is not addressed by any local planning strategy;
- b) It relates to development that is of a scale, or will have an impact that is significant relative to development in the locality; and
- c) It identifies development contribution areas and amends development contribution plans;

Date of Council Resolution: 17 November 2020.


.....
(Chief Executive Officer)

Dated this 30th day of November 2020.

CITY OF WANNEROO**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 172****SCHEME AMENDMENT REPORT****Background**

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) include 'Model Provisions' which local planning schemes are required to include and align with. This aims to simplify the planning system by standardising and making local planning schemes more similar, as part of the State Government's 'Planning Reform' agenda to improve the State's planning system.

At its meeting of 14 November 2017 (item PS01-11/17) Council endorsed an approach for the preparation of a new Local Planning Scheme No. 3 (Scheme No. 3) and a Local Planning Strategy (LPS/Strategy). The intention was that Scheme No. 3 would be mainly limited to aligning the City's District Planning Scheme No. 2 (DPS 2) with the Model Provisions, and that the new Scheme No. 3 would be subject to subsequent amendments to implement and align with the LPS, which would be finalised subsequent to Scheme No. 3 taking effect.

This approach was not supported by the Western Australian Planning Commission (WAPC).

In June 2018 the WAPC advised the City that DPS 2 should be aligned to the Model Provisions through an amendment to DPS 2 (rather than a new Scheme No. 3), and that the City should proceed with the preparation of a new Scheme No. 3, to be informed by the LPS, as a longer term project.

Detail of the Amendment ProposalApproach

The objective of Amendment No. 172 is to align DPS 2 with the Model Provisions so that it is compliant with relevant State legislation, and the intent for this is to keep it as simple as possible so that it progresses quickly through the State Government assessment process. To facilitate this, any changes to DPS 2 have been restricted to making the Scheme compliant with State Government requirements, excluding any changes which may potentially be contentious with either the community or the State planning agencies. In accordance with the relevant legislation, more substantial changes should be considered either through separate amendments to DPS 2 or through the preparation of Scheme No. 3, which should be informed by the strategic framework provided by the new Local Planning Strategy currently being prepared.

Due to the very nature of the Amendment to align with the MST, the City is required to use the approach, format and wording specified by the MST. This means that the City has no choice but to conform the Amendment to the MST, apart from the limited aspects where the City has discretion or where local circumstances require a departure from the MST, which must be approved by the Minister for Planning.

Summary of changes proposed by Amendment

Table 1 – Summary of changes to text structure

District Planning Scheme No. 2 (DPS2)	Proposed Amendment No. 172
From 10 Scheme Parts to 6 Scheme Parts	
1. Preliminary Information 2. Reserves 3. Zones 4. General Development Requirements 5. Special Controls 6. Development and Use of Land 7. Non-Conforming Uses 8. Finance and Administration 9. East Wanneroo Planning and Developer Contributions Arrangements Cells 1-9 10. District Distributor Road Infrastructure Contributions Arrangements Cells 1-4	1. Preliminary Information 2. Reserves 3. Zones 4. General Development Requirements 5. Special Control Areas 6. Terms referred to in this Scheme
Retention of 18 Schedules, although restructured	
1. Interpretations 2. Additional Uses, Restricted Uses and Special Use Zones 3. Centre and Commercial Zones 4. Exempted Advertisements 5. Places and Objects having Significance for the Purpose of Protection of the Landscape or Environment 6. East Wanneroo Planning and Developer Contributions Arrangements – Cells 1 to 9 7. District Distributor Road Infrastructure Contributions Arrangements Cells 1 To 4 8. Restrictive Covenants 9. Environmental Conditions 10. Special Rural Provisions 11. Special Residential Provisions 12. Rural Community Provisions 13. Smart growth Community Zone Special Provisions 14. Development Contribution Areas 15. Development Contribution Plan 16. Land Use Permissibility for Structure Plans and Activity Centre Plans 17. Special Control Areas 18. Schedule A – Supplemental Provisions to the Deemed Provisions	1. Zoning Table 2. Additional Uses 3. Restricted Uses 4. Special Use Zones 5. Environmental Conditions 6. Additional Site and Development Requirements 7. Centre and Commercial Zones 8. Rural Residential Zone Special Provisions 9. Smart growth Community Zone Special Provisions 10. Transect Zone Descriptions 11. Car Parking Standards 12. Development Contribution Areas 13. Development Contribution Plans 14. East Wanneroo Planning and Developer Contributions Arrangements – Cells 1 to 9 15. District Distributor Road Infrastructure Contributions Arrangements Cells 1 To 4 16. Exempted Advertisements 17. Land Use Permissibility for Structure Plans and Activity Centre Plans 18. Special Control Areas that are not Development Contribution Areas
From 20 Zones to 16 Zones	
Residential Zone	Residential Zone
Special Residential Zone	
Mixed Use Zone	Mixed Use Zone
Commercial Zone	Commercial Zone
	Service Commercial Zone

Business Zone	Commercial Zone
	Service Commercial Zone
Marina Zone	Special Use Zone
Special Use Zone	
General Rural Zone	Rural Zone
Rural Resource Zone	Rural Resource Zone
Landscape Enhancement Zone	Landscape Enhancement Zone
Private Clubs and Recreation Zone	Private Community Purposes Zone
Smart Growth Community Zone	Smart Growth Community Zone
Civic and Cultural Zone	Civic and Community <i>Reserve</i>
General Industrial Zone	General Industry Zone
Service Industrial Zone	Light Industry Zone
Urban Development Zone	Urban Development Zone
Industrial Development Zone	Industrial Development Zone
Centre Zone	Centre Zone
From 121 land uses to 92 standard land uses	
61 land uses deleted	32 proposed new land uses

Table 1 above shows how the current scheme text structure compares to the Model Provisions. It may be noted that while current Parts 1 to 5 correspond to Parts 1 to 5 of the Model Provisions, Parts 6 to 10 do not have corresponding Parts in the Model Provisions. The current Schedule 1 (Interpretations) corresponds with Part 6 of the Model Provisions.

Although most of the City's zones will remain unchanged in terms of their intent, with only titles changing, the following are considered to be the most significant changes proposed:

Part 3 – Zones:

The proposed changes to the types of zone used are shown in Table 1 above. This includes:

- Consolidating the existing Special Residential zone into the Residential zone (noting that any existing provisions and restrictions that currently apply to areas previously zoned Special Residential will be retained, so that the same land use and development controls remain in place for the relevant areas);
- Consolidating the existing Marina zone into the Special Use zone;
- Renaming the Private Clubs, Institutions and Places of Worship zone in the Model Provisions to Private Community Purposes;
- Changing the Business zone to either Service Commercial or Commercial zone;
- Sites zoned Civic and Cultural are recommended to become Civic and Community local reserve; and
- The Rural Resource, Smart Growth Community (i.e. Jindee) and the Landscape Enhancement zones are proposed to be retained, notwithstanding that these do not align with the Model Provisions, but are considered to be relevant to the City's local context.

Part 4 – General Development Requirements

- All development requirements (i.e. rules relating to build form) are recommended to be consolidated into a number of limited sections within the Scheme. This includes consolidating the provisions currently in Part 3 – Zones into Part 4 – General Development

Requirements, and into proposed new Schedule 6 (Additional site and development requirements that apply to land in Scheme Area).

Part 5 – Special Controls

- As required by *State Planning Policy 3.6 - Development Contributions for Infrastructure*, it is recommended that the current East Wanneroo and Clarkson/Butler Development Contribution Plan (DCPs) areas be established as Special Control Areas, similar to existing Special Control Areas relating to the newer Alkimos-Eglinton and Yanchep-Two Rocks DCPs. This will not change the provisions of these DCPs.

Table 1 – Zoning Table (New Schedule 1)

- The Zoning Table is recommended to be amended to reflect the types of zone. This will include deletion of the current Business zone (as it does not exist in the MST), with all current Business zoned sites in the City being zoned either Service Commercial or Commercial, depending on their location within or outside of activity centres. This also includes the deletion of the current Special Residential zone, with sites currently zoned Special Residential (not in the MST) to be changed to Residential (but retaining the current controls).

Table 2 – Car Parking Standards (New Schedule 11)

- A number of new car parking standards are proposed to correspond with various new land uses, which are based on current parking standards.

Schedule 1 – Interpretations (New Part 6)

- A number of changes are proposed to both the general and land use definitions in Schedule 1, which include the deletion of definitions that are already included in other planning documents or in the deemed provisions of the Scheme, and the inclusion of new definitions from the Model Provisions.

Various Schedules which specify classes of land use

- The following Schedules in DPS 2 involve specification of classes of land use:
 - Schedule 2 - Additional Uses, Restricted Uses and Special uses
 - Schedule 16 - Land use Permissibility for Structure Planning and Activity Centre Plans
 - Schedule 17 - Special Control Areas
- As the land uses in the Zoning Table are required to be changed to align with the land uses included in the Model Provisions, the land uses specified in these Schedules are also required to be changed to align with those new land uses.

Scheme Map

- A significant part of the Scheme is the Scheme Map, which spatially reflects the provisions of the Scheme. In this regard, the Amendment proposes to change the Scheme Map to reflect the changes outlined above.

Conclusion

The conversion of DPS 2 into a Model Provisions-aligned scheme will provide a number of benefits:

- The Model Provisions represent best practice in planning schemes in the State, and with the City's DPS 2 being in place since 2001, this will make the Scheme more contemporary and up-to-date.
- Over time, most local planning schemes in the State will be aligned, meaning that those involved in land use planning and development matters will find it easier to understand and address planning requirements for each local government area, making this aspect of the land use planning system more efficient. This should include improved efficiency across this City.
- With most of the Scheme requirements being based on the Model Provisions, there should be less dispute and challenges regarding those requirements, and where appeals are made, a sound basis for defending those appeals and assisting the City with cases at the State Administrative Tribunal.
- Local governments with schemes that not aligned with the Model Provisions are open to criticism for not keeping up with best practice, which increases reputational risk to the City.

Aligning DPS 2 with the Model Provisions will also enable a number of particular improvements to be made to the Scheme:

- The development requirements currently included in various sections across the scheme will be consolidated into one section, which will make it more user-friendly.
- All the DCP provisions will be consolidated and standardised as Special Control Areas.
- Many discretionary provisions that have never been used or that are already covered in other planning documents or have been problematic, will be deleted which will update and clean up the Scheme.
- Housing density or R-Coding will be shown on the main Scheme zoning maps, rather than on a separate set of maps.

It is anticipated that the Amendment process will be completed by late-2021. In the meantime, work is proceeding on the longer-term project of preparing the new Local Planning Strategy and Scheme No. 3.

Adoption Page

PLANNING AND DEVELOPMENT ACT 2005

City of Wanneroo

DISTRICT PLANNING SCHEME NO. 2 AMENDMENT NO. 172

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Deleting the following existing Parts, clauses, subclauses and paragraphs from the Scheme Text including headings -

1.5; 1.6(l); 1.6(n); 1.9; 2.1; 3.3; 3.4; 3.5; 3.6; 3.7.1; 3.7.2; 3.8; 3.9; 3.10; 3.11; 3.12; 3.13.1; 3.13.2; 3.13.5; 3.13.6; 3.14.1; 3.14.2; 3.15.1; 3.15.2; 3.15.3; 3.15.4; 3.16.1; 3.17.1; 3.18.1; 3.18.2; 3.18.6; 3.19; 3.23; 3.24; 3.25.1; 3.25.2; 3.26.1; 3.26.2; 4.1; 4.3; 4.6, 4.19, 5.2; 5.3; 6.2.1; 6.2.2 (from '6.2.2 "D" uses' to 'the deemed provisions'); 6.2.3; 6.2.4; 6.3.1; 6.3.2; Part 8 (except for 8.1.3, 8.2 and 8.3).
2. Renaming the existing Parts 1; 2; 3; 4; 5 and 6 to the following names, respectively –
Part 1 – Preliminary
Part 2 – Reserves
Part 3 – Zones and use of land
Part 4 – General development requirements
Part 5 – Special control areas
Part 6 – Terms referred to in Scheme
3. Replacing existing clause 1.1 with a new clause 1.1, modified from clause 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 1 ('Schedule 1 of the Regulations') which reads -

'1.1 Citation

This local planning scheme is the City of Wanneroo District Planning Scheme No. 2 (the 'Scheme').'
4. Inserting clauses 2, 4 and 8 from Schedule 1 of the Regulations into Part 1, renumbered to 1.2, 1.4 and 1.8 respectively.
5. Inserting a new clause 1.3, modified from clause 3 of Schedule 1 of the Regulations, which reads –

‘1.3 Scheme revoked

The following local planning scheme is revoked –

Name	Gazettal Date
Shire of Wannon Town Planning Scheme No. 1	13 September 1972’

6. Replacing existing clause 1.2 with a new clause 1.5, modified from clause 5 of Schedule 1 of the Regulations, which reads –

‘1.5 Responsibility for Scheme

The City of Wannon is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.’

7. Replacing existing clause 1.3 with a new clause 1.6, modified from clause 6 of Schedule 1 of the Regulations, which reads –

‘1.6 Scheme area

This Scheme applies to the whole of the district of the City of Wannon, comprising the area identified and contained within the inner edge of a broken block line on the Scheme Map.’

8. Replacing existing clause 1.4 with clause 7 of Schedule 1 of the Regulations, renumbered to 1.7, and modified as follows –

- new subclause 1.7(1)(b) being inserted, which reads –

‘1.7(1)(b) the supplemental provisions to the deemed provisions contained in Schedule A of the Scheme;’ and

- clause 1.7(1)(b) of Schedule 1 of the Regulations being renumbered to 1.7(1)(c).

9. Renumbering the existing clause 1.6 to a new clause 1.9, renaming to ‘Aims of Scheme’, replacing the existing words ‘The aims and objectives of the Scheme are:’ with the new words ‘The aims of this Scheme are - ’ in new clause 1.9, deleting the subheadings ‘Regional planning framework:’, ‘Local planning framework:’, ‘Land Use and Development’, ‘Agriculture’, ‘Heritage Conservation’, ‘Environmental Protection’, ‘Urban Development’ and ‘Development Assessment and Approval Process’, and replacing the existing words ‘Plan 1999/2002’ with the new words ‘Community Plan 2017/18 – 2026/27’ in new clause 1.9(b).

10. Replacing existing clause 1.7 with a new clause 1.12, modified from clause 12 of Schedule 1 of the Regulations, which reads –

‘1.12 Relationship with region planning scheme

The Metropolitan Region Scheme made (or continued) under Part 4 of the Act applies in respect of part or all of the Scheme area.

Note: The authority responsible for implementing the Metropolitan Region Scheme is the Western Australian Planning Commission.'

11. Replacing existing clause 1.8 with clause 10. of Schedule 1 of the Regulations, renumbered to 1.10.
12. Inserting a new clause 1.11, modified from clause 11. of Schedule 1 of the Regulations, which reads –

'1.11 Relationship with other local planning schemes

There are no other local planning schemes of the City of Wanneroo which apply to the Scheme area.'

13. Replacing existing clause 2.2 with clause 13. of Schedule 1 of the Regulations, renumbered to 2.1, and new subclause 2.1(2) modified to include 'Metropolitan' before 'Region Scheme'.
14. Renumbering existing subclause 2.2.2 to new subclause 2.1(3) and modifying new subclause 2.1(3) to change 'Part 6' to 'Schedule A' and to change 'subclause 3.2.2' to 'subclause 3.3'.
15. Replacing existing clause 2.3 with clause 14. of Schedule 1 of the Regulations, renumbered to 2.2.
16. Inserting a new 'Table 1 – Reserve objectives' after the new subclause 2.2(3) as follows –

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Environmental conservation	<ul style="list-style-type: none"> To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
Civic and Community	<ul style="list-style-type: none"> To provide for a range of community facilities which are compatible with surrounding development. To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
Public Purposes	<ul style="list-style-type: none"> To provide for a range of essential physical and community infrastructure.

Reserve name	Objectives
Education	<ul style="list-style-type: none"> Public purposes which specifically provide for a range of essential education facilities.
Drainage / Waterway	<ul style="list-style-type: none"> To set aside land required for significant waterways and drainage.
Local Road	<ul style="list-style-type: none"> To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

17. Renumbering existing subclause 2.3.4 to new subclause 2.2(4); and existing paragraphs 2.3.4.1; 2.3.4.2; 2.3.4.3; 2.3.4.4; and 2.3.4.5 to paragraphs 2.2(4)(a); 2.2(4)(b); 2.2(4)(c); 2.2(4)(d); and 2.2(4)(e) respectively, and modifying new subclause 2.2(4)(c) to change references to 'D' to 'class D' and to change 'Part 6' to 'Schedule A'.
18. Inserting a new clause 2.3, modified from clause 15 of Schedule 1 of the Regulations, which reads –

'2.3 Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.'
19. Replacing existing clause 3.1 with clause 16. of Schedule 1 of the Regulations, renumbered to 3.1.
20. Inserting a new 'Table 2 – Zone objectives' after new subclause 3.1(2) as follows –

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. • To provide an intermediate transitional zone following the lifting of an urban deferred zoning within a regional planning scheme.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
Rural Resource	<ul style="list-style-type: none"> • To protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use; • To protect from incompatible uses or subdivision basic raw materials priority areas and basic raw materials key extraction areas.

Zone name	Objectives
Rural Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Industrial Development	<ul style="list-style-type: none"> • To designate land for future industrial development. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.
Commercial	<ul style="list-style-type: none"> • To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. • To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. • To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Mixed Use	<ul style="list-style-type: none"> • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses such as housing, offices, bulky goods showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.

Zone name	Objectives
Service Commercial	<ul style="list-style-type: none"> • To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. • To provide for a range of wholesale sales, bulky goods showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the commercial or industrial zones.
Centre	<ul style="list-style-type: none"> • To designate land for future development as a town centre or activity centre. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.
Private Community Purposes	<ul style="list-style-type: none"> • To provide sites for privately owned and operated recreation, institutions and places of worship. • To integrate private recreation areas with public recreation areas wherever possible. • To separate potentially noisy engine sports from incompatible uses. • To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Special Use	<ul style="list-style-type: none"> • To facilitate special categories of land uses which do not sit comfortably within any other zone. • To enable the local government to impose specific conditions associated with the special use.
Smart Growth Community	<ul style="list-style-type: none"> • To designate land for future urban development. • To provide a framework for the application of a comprehensive Transect Based Code to facilitate the orderly planning and development of land. • To demonstrate development innovation through the incorporation of diverse and immersive human habitats that span the various zones of the transect. • To promote development that is responsive to the natural landscape, environment and contextual setting.

Zone name	Objectives
Landscape Enhancement	<ul style="list-style-type: none"> • To enable a range of activities and land uses that support the characteristics of the landscape, including agricultural and horticultural land uses, and small-scale tourism activities. • To ensure that development maintains the rural character of the locality and does not adversely affect the existing landscape and scenic values. • To facilitate development that: <ul style="list-style-type: none"> - is compatible with the landscape amenity and rural character of the Zone; - will not have a detrimental impact on sensitive land uses; - is coordinated and compatible with surrounding land parcels; and - does not necessitate the provision of large scale unplanned and uncoordinated service infrastructure and community services. • To encourage land use and management practices compatible with landscape and environmental conservation. • To encourage the preservation of vegetation and fauna and the protection of areas of visual or landscape quality.

21. Replacing existing clause 3.2 with clauses 17 and 18 of Schedule 1 of the Regulations, renumbered to 3.2 and 3.3 respectively.
22. Deleting the following from new clause 3.2 –

‘as follows’ and replacing with the following –

‘set out in Schedule 1 of this Scheme’
23. Inserting the following at the beginning of new subclause 3.3(1) –

‘Subject to the provisions of the Scheme,’
24. Replacing the meaning for symbol ‘X’ in new subclause 3.3(2) with the following –

‘X means that the use is not permitted by this Scheme except where the provisions of the Scheme specifically provide for the local government to approve a use that is otherwise not permitted.’
25. Inserting the following in new clause 3.3 –

'(8) Notwithstanding clause 3.3(7) and any other provision of the Scheme, for land which is subject to clause 3.3(7) and a structure plan or activity centre plan referred to in Schedule 17 of the Scheme, the local government shall determine the permissibility of uses in accordance with the use permissibility provisions for that land in Schedule 17.'

26. Replacing existing clause 3.20 with clause 19. of Schedule 1 of the Regulations, renumbered to 3.4, and modified by deleting 'The Table' from new sub-clause 3.4(1) and 'the Table to subclause(1)' from new subclause 3.4(2) and replacing with 'Schedule 2'.
27. Replacing existing clause 3.21 with clause 20. of Schedule 1 of the Regulations, renumbered to 3.5, and modified by deleting 'The Table' from new subclauses 3.5(1) and 'the Table to subclause (1)' from new subclause 3.5(2) and replacing with 'Schedule 3'.
28. Inserting the following at the end of new subclause 3.5(2) –

'Note:A restricted use is the only use or uses that is permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted.'
29. Replacing existing clause 3.22 with clause 21. of Schedule 1 of the Regulations, and modified by deleting 'The Table' from new subclause 3.6(1) and replacing with 'Schedule 4'.
30. Replacing existing Part 7 with clauses 22, 23 and 24 of Schedule 1 of the Regulations, renumbered to 3.7, 3.8 and 3.9 respectively.
31. Replacing existing clause 4.2 with clause 34. of Schedule 1 of the Regulations, renumbered to 4.10, and modified to read as follows:

'4.10 Variations to site and development requirements

- (1) Except for development in respect of which the R-Codes apply, the local government may approve an application for a development approval that does not comply with any site or development requirement of this Scheme.
- (2) An approval under subclause (1) may be unconditional or subject to any conditions the local government considers appropriate.
- (3) If the local government is of the opinion that the non-compliance with a site or development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must –
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (4) The local government may only approve an application for development approval under this clause if the local government is satisfied that –

- (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and
 - (b) the non-compliance with the site or development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.'
- 32. Replacing existing clause 4.4 with clause 25. of Schedule 1 of the Regulations, renumbered to 4.1, and modified by –
 - changing 'clause 26' in new 4.1(1) to 'clause 4.2'.
 - inserting 'Subject to subclause 4.1(4), the' before 'coding of land' in new 4.1(3).
 - inserting the following after 41(3):

'(4) An area which is zoned Residential on the Scheme Map, but is not shown with a coding number on the Scheme Map, is to be regarded as having a coding of R20'.
 - changing the numbering of subclause 25(4) of Schedule 1 of the Regulations to subclause 4.1(5), and adding 'or in a provision of the Scheme that applies the R-Codes' following the reference to 'subclause (3)' in new subclause 4.1(5).
 - inserting the following into new subclause 4.1 –

'(6) Where land within the Scheme area is subject to a structure plan and a coding number is not specified on the Scheme Maps, the coding number for the area shall be determined according to the Structure Plan, in accordance with clause 27 of the deemed provisions.

(7) Notwithstanding that the Scheme Maps may purport to apply a coding number over land which is reserved under this Scheme, the R-Codes are not applicable to land which is reserved under this Scheme.'
- 33. Deleting existing '4.5 Special Application of Residential Design Codes' clause title, and replacing with '4.2 Modification of R-Codes', and renumbering existing subclauses 4.5.1; 4.5.2; 4.5.3; 4.5.4; 4.5.5 and 4.5.6 to 4.2(1); 4.2(2); 4.2(3); 4.2(4); 4.2(5) and 4.2(6) respectively, and modifying new subclause 4.2(1) to include 'of' following 'requirements', and modifying new subclause 4.2(2) to read as follows: 'Conditions relating to building setbacks in Schedule 3 and the provisions of clauses 4.2, 5.1 and 6.1 of Schedule 6 relating to setbacks shall prevail over any inconsistent deemed-to-comply provisions of the Residential Design Codes.'
- 34. Inserting clause 27. of Schedule 1 of the Regulations, renumbered to 4.3.
- 35. Inserting a new clause 4.4, modified from clause 28. of Schedule 1 of the Regulations, which reads –

'4.4 Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.'

36. Inserting a new clause 4.5, modified from clause 29. of Schedule 1 of the Regulations, which reads –

'4.5 Other State planning policies to be read as part of Scheme.

There are no other State planning policies to be read as part of the Scheme.'

37. Inserting a new clause 4.6, modified from clause 30. of Schedule 1 of the Regulations, which reads –

'4.6 Modification of State planning policies

There are no other modifications to a State planning policy that, under clause 4.5 is to be read as part of the Scheme.'

38. Replacing existing clause 4.22 with clause 31. of Schedule 1 of the Regulations, renumbered to 4.7, and modified by excluding the table, and deleting 'the Table' from new subclause 4.7(1), and replacing with 'Schedule 5'.

39. Inserting clause 32. of Schedule 1 of the Regulations, renumbered to 4.8, and modified by –

- deleting 'the Table' from new subclause 4.8(1), and replacing with 'Schedule 6'
- replacing the references to 'subclause 1' in new subclause 4.8(2) to 'Schedule 6'

- inserting new subclause 4.8(3) –

'(3) The provisions of Additional Requirements numbers 4, 5 and 6 in Schedule 6 shall prevail if there is any conflict or inconsistency with the provisions of any of the other Additional Requirements in Schedule 6.'

40. Inserting a new clause 4.9, modified from clause 33. of Schedule 1 of the Regulations, which reads –

'4.9 Additional site and development requirements for areas covered by structure plan, activity centre plan or local development plan.

There are no additional requirements that apply to this Scheme.'

41. Replacing existing clause 4.21 with clause 35 of Schedule 1 of the Regulations, renumbered to 4.11.

42. Replacing existing clause 5.4 with the following new clause 5.1 and Table 3 –

'5.1 Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.

- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in Table 3.'

Table 3 - Special control areas in Scheme area

Name of area	Purpose	Objectives	Additional provisions
Alkimos Eglinton Development Contribution Area, identified as DCA(1) on the Scheme Map	See clause 2.0 of Schedule 12.	To provide for development contributions in respect to infrastructure and administrative items specified in Schedule 13 for the Alkimos Eglinton Development Contribution Area.	The Alkimos Eglinton Development Contribution Area is subject to the relevant provisions contained in Schedules 12 and 13.
Yanchep Two Rocks Development Contribution Area, identified as DCA(2) on the Scheme Map.	See clause 2.0 of Schedule 12.	To provide for development contributions in respect to infrastructure and administrative items specified in Schedule 13 for the Yanchep Two Rocks Development Contribution Area.	The Yanchep Two Rocks Development Contribution Area is subject to the relevant provisions contained in Schedules 12 and 13.
East Wanneroo Cells 1 to 9 Development Contribution Area, identified in DCA(3) on the Scheme Map.	See clause 2.0 of Schedule 12.	To provide for development contributions in respect to infrastructure and administrative items specified in Schedule 14 for the East Wanneroo Cells 1 to 9 Development Contribution Area.	The East Wanneroo Development Contribution Area is subject to the provisions contained in Schedule 14.
Clarkson/Butler Development Contribution Area, identified as DCA(4) on the Scheme Map.	See clause 2.0 of Schedule 12.	To provide for development contributions in respect to infrastructure and administrative items specified in Schedule 15 for the Clarkson/Butler Development Contribution Area.	The Clarkson/Butler Development Contribution Area is subject to the provisions contained in Schedule 15.
Drovers Place Special Control Area, identified as SCA(1) on The Scheme Map.	To guide the future use and development of the Drovers Place SCA.	See clause 1.2 of No. SCA 1 of Schedule 18.	The Drovers Place Special Control Area is subject to the relevant provisions contained in Schedule 18.

43. Deleting the heading 'SCHEDULE 1 (CLAUSE 1.9 – INTERPRETATIONS', and the following wording in Schedule 1 –

- 'This Schedule comprises two sets of definitions. 1. General Definitions and 2. Land Use Definitions'
 - '1. GENERAL DEFINITIONS'
 - '2. LAND USE DEFINITIONS'.
44. Inserting Division 1 and clause 37. of Part 6 of Schedule 1 of The Regulations as Division 1 and clause 6.1 in new Part 6, except modifying the definition of building envelope to read –
- 'building envelope means the area of land within which all buildings, structures, pergolas, swimming pools and effluent disposal facilities on a lot must be contained;'*
45. Moving the following existing general definitions in Schedule 1 to under the new subclause 6.1.1 in appropriate alphabetical order –
- amusement machine; calibration; car parking bay; Cell or Cells; Cell Account or Cell Accounts; Cell Costs; Cell Works, Civic space; Contributing Land; Control plan; gross floor area (GFA); Infrastructure Cost or Costs; medium density; Minister; public purposes; retail net lettable area; rural-residential; sensitive use; Smartcode; Special District; Transect; Transect Based Code; Transect Plan; Transect Zone; vehicle
- and deleting all other general definitions from Schedule 1, except where inserted pursuant to 46.
46. Inserting the following general definitions in new subclause 6.1.1 in appropriate alphabetical order –
- 'development approval means approval of the local government granted under clause 68(2) of the deemed provisions;'*
- 'District Structure Plan means a plan to guide the subsequent preparation of local structure plans for a specified area;'*
- 'Draft Local Structure Plan means a local structure plan submitted for local government consideration;'*
- 'Verge means the Land between the street boundary and the road pavement;'*
47. Inserting Division 2 and clause 38. of Part 6 of Schedule 1 of the Regulations as Division 2 and clause 6.2 in new Part 6, except –
- excluding the following land use terms: art gallery, corrective institution, freeway service centre, marina, marine filling station, mining operations, road house, tree farm, wind farm, and
 - modifying the following land use terms and definitions as follows –
- animal husbandry – intensive: inserting 'alpacas, beef and dairy cattle, goats' before 'pigs';
- bulky goods showroom: changing the first sentence of '(a)' to 'used to sell by retail or hire, goods and accessories that are principally used for domestic purposes including the following types - '.

exhibition centre: include 'and an art gallery.' after 'museum'.

fast food outlet/lunch bar: delete 'lunch bar'.

service station: changing 'or' to 'and/or' before '(b)'.

48. Moving the following existing land use definitions in Schedule 1 to under the new subclause 6.2 in appropriate alphabetical order –

display home centre, hardware store, industry-general, industry-hazardous, market garden sales, open air display, pharmacy, place of assembly, retirement village, smash repair station and vehicle wrecking and deleting all other land use definitions from Schedule 1, except where inserted pursuant to 49.

49. Inserting the following land use definitions in new Subclause 6.2 in appropriate alphabetical order –

"aged care facility/nursing home" means a premises used to provide accommodation and personal or nursing care for the aged and may include recreational, health or laundry facilities and services for residents of the facility.

"auction facility" means a premises in which goods are exposed or offered for sale by auction.

"industry-cottage" means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which –

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in residential zone, does not employ any person other than a member of the occupier's household;
- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50m²; and
- (e) does not display a sign exceeding 0.2m² in area.

"lunch bar" means premises or part of premises used for sale of takeaway food (in a form ready to be consumed without further preparation) within industrial areas.

"renewable energy facility" means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by renewable resources. It does not include solar panels or a wind turbine located on a lot with a single house where the energy produced only supplies that house or private rural use or anemometers.

50. Replacing existing TABLE 1 (CLAUSE 3.2) – THE ZONING TABLE with the following Schedule 1 – Zoning Table following Part 6 –

SCHEDULE 1 – ZONING TABLE

ZONES USE CLASSES	RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	PRIVATE COMMUNITY PURPOSES	GENERAL INDUSTRY	LIGHT INDUSTRY	RURAL	RURAL RESIDENTIAL	LANDSCAPE ENHANCEMENT	RURAL RESOURCE
abattoir	X	X	X	X	X	D	X	X	X	X	X
aged care facility/nursing home	D	D	D	X	X	X	X	X	X	X	X
agriculture – extensive	X	X	X	X	X	X	X	P	X	X	P
agriculture – intensive	X	X	X	X	X	X	X	P	X	D	P
amusement parlour	X	D	D	D	D	X	D	X	X	X	X
ancillary dwelling	P	A	X	X	X	X	X	D	D	D	D
animal establishment	X	X	X	X	X	X	X	D	X	X	D
animal husbandry – intensive	X	X	X	X	X	X	X	D	X	X	D
auction facility	X	A	D	D	X	D	D	X	X	X	X
bed and breakfast	D	D	D	X	X	X	X	D	D	D	D
betting agency	X	D	P	P	D	X	X	X	X	X	X
brewery	X	X	A	A	X	D	D	A	X	A	A
bulky goods showroom	X	D	D	P	X	X	P	X	X	X	X
caravan park	D	X	X	X	D	X	X	A	X	D	X
caretaker's dwelling	X	X	X	X	D	D	D	D	X	D	D
car park	X	D	P	P	P	P	P	X	X	X	X
child care premises	D	D	D	D	D	X	X	X	X	X	X
cinema/theatre	X	X	D	D	D	X	X	X	X	X	X
civic use	D	D	D	D	D	D	D	D	D	D	D
club premises	X	X	D	D	D	X	D	X	X	X	X
commercial vehicle parking	A	X	X	X	X	P	P	D	A	A	A
community purpose	X	A	D	D	P	X	X	X	A	A	X
consulting rooms	D	P	P	P	X	X	X	X	X	X	X
convenience store	X	D	P	P	X	D	D	X	X	X	X
display home centre	D	D	D	X	X	X	X	X	X	X	X
educational establishment	X	A	D	D	D	X	D	X	X	X	X
exhibition centre	X	D	P	D	P	X	X	X	X	A	X
family day care	A	A	X	X	X	X	X	X	X	X	X
fast food outlet	X	A	D	D	X	X	X	X	X	X	X
fuel depot	X	X	X	X	X	P	D	X	X	X	X

USE CLASSES	ZONES										
	RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	PRIVATE COMMUNITY PURPOSES	GENERAL INDUSTRY	LIGHT INDUSTRY	RURAL	RURAL RESIDENTIAL	LANDSCAPE ENHANCEMENT	RURL RESOURCE
nightclub	X	X	A	D	X	X	D	X	X	X	X
Office	X	P	P	D	X	X	X	X	X	X	X
open air display	X	X	X	D	X	D	D	X	X	X	X
park home park	A	X	X	X	D	X	X	X	X	X	X
pharmacy	X	D	P	D	X	X	X	X	X	X	X
place of assembly	X	A	D	D	D	X	D	X	X	X	X
place of worship	A	A	D	D	D	X	D	X	X	X	X
reception centre	X	D	D	D	D	X	X	X	X	D	X
recreation centre	X	D	D	D	P	X	D	X	X	X	X
renewable energy facility	X	X	X	X	X	D	D	A	X	X	X
residential building	D	D	D	X	X	X	X	D	X	X	X
resource recovery centre	X	X	X	X	X	D	A	X	X	X	X
restaurant/café	X	D	P	X	D	X	X	A	X	A	A
restricted premises	X	X	A	A	X	X	X	X	X	X	X
retirement village	D	D	D	X	D	X	X	X	X	X	X
rural home business	X	X	X	X	X	X	X	D	D	D	D
rural pursuit/hobby farm	X	X	X	X	X	X	X	D	A	D	D
service station	X	X	A	D	X	D	D	X	X	X	X
serviced apartment	X	A	D	X	X	X	X	X	X	A	X
shop	X	D	P	X	X	X	X	X	X	X	X
single house	P	D	X	X	X	X	X	D	D	D	P
smash repair station	X	X	X	X	X	D	X	X	X	X	X
small bar	X	A	A	A	A	X	X	X	X	A	X
tavern	X	X	A	A	A	X	X	X	X	A	X
telecommunications infrastructure	A	D	D	D	D	D	D	D	A	D	D
tourist development	X	X	X	X	D	X	X	A	X	A	X
trade display	X	X	X	D	X	D	D	X	X	X	X
trade supplies	X	X	X	D	X	D	D	X	X	X	X

USE CLASSES	ZONES										
	RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	PRIVATE COMMUNITY PURPOSES	GENERAL INDUSTRY	LIGHT INDUSTRY	RURAL	RURAL RESIDENTIAL	LANDSCAPE ENHANCEMENT	RURAL RESOURCE
transport depot	X	X	X	X	X	P	P	X	X	X	X
vehicle wrecking	X	X	X	X	X	P	D	X	X	X	X
veterinary centre	X	X	D	D	X	X	P	A	X	X	X
warehouse/storage	X	X	X	D	X	P	P	X	X	X	X
waste disposal facility	X	X	X	X	X	A	X	X	X	X	X
waste storage facility	X	X	X	X	X	D	X	X	X	X	X
winery	X	X	X	X	X	X	X	D	X	D	D
workforce accommodation	X	X	X	X	X	X	X	D	X	A	A

Notes : 1. For Zones which have not been listed in this table refer to:

No. 2 in Schedule 6 Urban Development and Industrial Development Zones

No. 3 in Schedule 6 Centre Zone

No. 6 in Schedule 6 Smart Growth Community Zone

2. The symbols used in the zoning table have the following meanings –

P means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme;

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme except where provision is made specifically for the local government to approve an otherwise prohibited use.

51. Replacing existing SCHEDULE 2 – SECTION 1 (CLAUSE 3.20) – ADDITIONAL USES with Schedule 2 – Clause 3.4(1) – Additional Uses as follows –

No	Description of land	Additional use	Conditions
A1	Lots 1 - 12, SP 19841 (771) Wanneroo Road, Wanneroo	Medical Centre and office	
A2	Lot 801 (1964) Wanneroo Road, Neerabup	Bulky goods showroom	Bulky goods showroom shall only be used to sell birds, bird seed and associated bird accessories.
A3	Lot 50 (1976) Wanneroo Road, Neerabup	Shop	Shop shall only be used for the sale of: <ul style="list-style-type: none"> (i) Wildflower seeds, nuts and cones; (ii) Gift-packed quarantined native plants; (iii) Arts and crafts made from wildflowers and native plants; (iv) Souvenirs featuring wildflowers and native plants; and (v) Light refreshments.
A4	Lot 42 (2038) Wanneroo Road, Neerabup	Hardware Store, Motor Vehicle Repairs/Service Station	
A5	Lot 1955 (2310) Wanneroo Road, Nowergup	Tavern	
A6	Lot 1 (2624) Wanneroo Road, Nowergup	Service Station and Convenience Store	

No	Description of land	Additional use	Conditions
A7	Lot 57 (30) Queensway Road, Landsdale	Garden Centre	
A8	Lot 200 (361) Yanchep Beach Road, Yanchep	Service Station and Shop	
A9	Lot 7 (424) Badgerup Road, Gnangara	Shop	Floor area not to exceed 100m ² nla
A10	Lot 65 Belgrade Road, Wanneroo	DELETED BY AMND 17 GG 21/1/05	
A11	Lot 215 Morialta Avenue, Quinns Rocks	DELETED BY AMND 17 GG 21/1/05	
A12	Lot 58 Parkin Way, Marangaroo	DELETED BY AMND 17 GG 21/1/05	
A13	Lot 1795 & Lot 1796 Polglase Fairway, Clarkson	DELETED BY AMND 17 GG 21/1/05	
A14	Villanova Street, Wanneroo	DELETED BY AMND 54 GG 6/1/06	
A15	Lot 8 (7) Mangano Place, Wanneroo AMD 31 GG 25/11/03	Child Care Premises	
A16	Lot 7 (310) Bernard Road North, Carabooda	Service Station	
A17	Prindiville Drive, Wangara	DELETED BY AMND 128 GG 11/9/15	
A18	Portion Lot 32 (10) Menchetti Road, Neerabup	Shop	Floor area not to exceed 100m ² nla
A19	Lot 1 (2) Stevenage Street, Yanchep Lot 2 (4) Stevenage Street, Yanchep	Betting Agency Child Care Premises Cinema/Theatre	The following uses must be advertised in accordance with Clause 64 the Deemed Provisions:

No	Description of land	Additional use	Conditions
	Lot 3 (6) Stevenage Street, Yanchep	Community Purpose	a) Liquor Store – Large
		Consulting Rooms	b) Liquor Store – Small
	Lot 4 (8) Stevenage Street, Yanchep	Exhibition Centre	c) Restricted Premises
	Lot 5 (10) Stevenage Street, Yanchep	Fast Food outlet/Lunch Bar	d) Small Bar
		Hospital	e) Tavern
	Lot 6 (2) Bracknell Street, Yanchep	Hotel	
		Liquor Store – Large	
	Lot 7 (1) Glenrothes Street, Yanchep	Liquor Store – Small	
	Lot 8 (3) Glenrothes Street, Yanchep	Market	
		Medical Centre	
	Lot 9 (5) Glenrothes Street, Yanchep	Motel	
	Lot 10 (7) Glenrothes Street, Yanchep	Office	
		Pharmacy	
	Lot 11 (2) Glenrothes Street, Yanchep	Reception Centre	
		Restaurant/Café	
	Lot 12 (4) Glenrothes Street, Yanchep	Restricted Premises	
	Lot 13, (6) Glenrothes Street, Yanchep	Small Bar	
		Tavern	
	Lot 20 (8) Glenrothes Street, Yanchep		
	Portion Lot 9101 (160) Yanchep Beach Road, Yanchep		
	AMD 67 GG 6/6/08		
	AMD 120 GG 13/7/12		

No	Description of land	Additional use	Conditions
A20	Lot 1 (876) Wanneroo Road, Wanneroo	Medical Centre, Pharmacy and Office	
A21	Lot 80 (880) Wanneroo Road, Wanneroo	Office and Medical Centre	
A22	Lot 12, 2359 Marmion Ave, Jindalee	<i>DELETED BY AMND 17 GG 21/1/05</i>	
A23	Lot 1 (2) Ridgewood Boulevard, Ridgewood	Fast Food Outlet and Restaurant/café	
A24	Lot 14 (1890) Wanneroo Road, Neerabup	Industry – Light	Industry – Light shall only be for the treating, processing and packing of apiary products.
A25	Lot 36 (529) Wanneroo Road, Woodvale	Restaurant/café and winery	
A26	2469 Marmion Ave, Jindalee	<i>DELETED BY AMND 115 GG 23/7/13</i>	
A27	Lot 6 (9) Bergen Way, Mindarie	Fast Food Outlet/Lunch Bar	
A28	Lot 49 (56) St Andrews Drive, Yanchep <i>AMD 6 GG 5/7/02</i>	Shop	nla not to exceed 44m ²
A29	Portion of Lot 27 (2048) Wanneroo Road, Neerabup <i>AMD 21 GG 31/8/04</i>	Educational Establishment Trade Supplies Warehouse	(i) Development to be designed to be complimentary to the rural character of the broader surrounding area; (ii) Educational Establishment to only provide for facilities for farmer advice and education.

No	Description of land	Additional use	Conditions
			<p>(iii) Trade Supplies only for:</p> <ul style="list-style-type: none"> • The display and sale of items related to the agricultural industry; including vegetable and flower seeds, stockfeed, fertiliser, fungicides and insecticides; and • The display, sale, assembly and repair of farm machinery, farming implements and irrigation equipment. <p>(iv) The Trade Supplies land use shall provide a maximum area of 2000 square metres that is open to the public.</p> <p>(v) Warehouse shall only store items related to the agricultural industry.</p>
A30	Lot 500 (26) Prindiville Drive, Wangara <i>AMD 1 GG 24/12/04</i>	Office	

No	Description of land	Additional use	Conditions
A31	<p>Portion of Lot 48 (2632) Wanneroo Road, Nowergup</p> <p>AMD 46 GG 7/2/06</p>	<p>Educational Establishment Garden Centre</p> <p>Trade Supplies</p> <p>Warehouse.</p>	<p>i) Development to be designed to be complimentary to the rural character of the broader surrounding area.</p> <p>ii) Educational Establishment shall be carried out only for provision of training courses to growers.</p> <p>iii) Development to include provision for facilities for farmer advice and education.</p> <p>iv) Trade Supplies only for the display and sale of agricultural and horticultural materials, tools, equipment, machinery and goods.</p> <p>v) The Trade Supplies land use shall provide a maximum area of 600 square metres that is open to the public.</p> <p>vi) Warehouse shall only store agricultural and horticultural materials, tools, equipment, machinery and goods.</p>
A32	<p>Lot 2 (857) Wanneroo Road, Wanneroo</p> <p>AMD 64 GG 4/12/07</p>	Medical Centre	

No	Description of land	Additional use	Conditions
A33	Lot 900 (7) Lumsden Road, Lots 1 and 2, SP57594 (4) Dellamarta Road, Wangara <i>AMD 89 GG 29/5/09</i>	Office	Maximum floor area of 1500m ² Net Lettable Area
A34	Lot 2295 (149) Higgins Road, Pinjar <i>AMD 103 GG 17/09/10</i>	Renewable Energy Facility	<ol style="list-style-type: none"> 1. Renewable energy generated shall only be from a solar power station, comprising such structures, buildings and infrastructure which, in the local governments opinion, are necessary for and ancillary to the conversion of solar energy into electricity. 2. The applicant shall prepare the following management plans to the specification and satisfaction of the City, prior to the local government approving any development for the land. <ol style="list-style-type: none"> a) The preparation of an operation, maintenance and emergency management plan in consultation with Western Power for the proposed transformer and solar power station to provide

No	Description of land	Additional use	Conditions
			<p>the highest level of protection to the groundwater from oils, chemicals and pollutants to the specifications and satisfaction of the local government and relevant State Government departments and agencies.</p> <p>b) Bushfire Management Plan.</p> <p>c) Flora and Fauna Management.</p>
A35	Lots 9111 and 9112 (156 & 170) Gnangara Road, Darch <i>AMD 117 GG 11/6/13</i>	Bulky Goods Showroom	<ol style="list-style-type: none"> 1. The Additional Use of 'Hardware Store' is restricted to the northern half of the subject lots. 2. The portion of development(s) facing the intersection of Gnangara Road and Hartman Drive shall include architectural emphasis to achieve a landmark feature of appropriate amenity, to the satisfaction of the local government.
A36	Lot 908 (869) Connolly Drive, Merriwa <i>AMD 138 GG 15/9/15</i>	Place of Assembly	Development Application for 'Place of Assembly' to be subject to advertising, in accordance with Cl. 64 of the 'deemed provisions'.

No	Description of land	Additional use	Conditions
A37	<p>Portion Lot 810 (1397) and Lot 811 (1387) Wanneroo Road, Wanneroo</p> <p>AMD 150 GG 27/4/18</p>	<p>Growers Mart, Large Format Category/Theme Based Showroom, Retail Nursery, Shop and Self-Storage Units (Lot 811 Wanneroo Road only)</p>	<p>a) The land use definitions for 'Growers Mart', 'Large Format Category/Theme Based Showroom' and 'Retail Nursery' are prescribed as follows:</p> <p>Growers Mart : means any land or buildings used for the wholesale, distribution and retail sale of primary products including fruit and vegetables, meat, fish, bread.</p> <p>Large Format Category/Theme Based Showroom : means a premises wherein goods, which are otherwise excluded by the Bulky Goods Showroom definition in Part 6, are displayed and may be offered for sale and hire, that:</p> <p>a) Are not supermarkets or department stores, as defined in Part 6;</p> <p>b) Are category/theme based retail outlets;</p> <p>c) Due to their nature are generally not</p>

No	Description of land	Additional use	Conditions
			<p><i>appropriate to or cannot be accommodated in a commercial area; and</i></p> <p>d) <i>Have a minimum gross floor area of 500m².</i></p> <p>Retail Nursery : means land and/or buildings used for the storage, display and retail sale of nursery and horticultural products including plants, seeds, bulbs, seedlings, trees and other nursery stock and products associated with horticulture, domestic gardens, outdoor living, garden decor and clothing for gardening and may include associated outdoor leisure products and an incidental café.</p> <p>b) Conditions for 'Shop' are prescribed as follows:</p> <p>i. Shop (on Lot 810 and 811): minimum retail NLA 200m² per tenancy, maximum retail NLA up to 1500m² per</p>

No	Description of land	Additional use	Conditions
			<p>tenancy, maximum overall NLA up to 3000m² across Lot 810 and 811.</p> <p>ii. The applicant is to prepare a traffic impact assessment, to the satisfaction of the local government, in consultation with Main Roads.</p> <p>iii. A 'Shop' shall not be approved until adequate vehicular access arrangements can be achieved, to the satisfaction of the local government, in consultation with Main Roads.</p> <p>iv. The applicant shall undertake any works necessary to ensure adequate vehicular access arrangements are achieved, to the satisfaction of the local government, in consultation with Main Roads.</p>
A38	<p>Lot 1 (1369) and Lot 132 (1351) Wanneroo Road, Wanneroo</p> <p><i>AMD 150 GG 27/4/18</i></p>	Large Format Category/Theme Based Showroom and Retail Nursery	The land use definitions for 'Large Format Category/Theme Based Showroom' and 'Retail Nursery' are prescribed as follows:

No	Description of land	Additional use	Conditions
			<p>Large Format Category/Theme Based Showroom : <i>means a premises wherein goods, which are otherwise excluded by the Bulky Goods Showroom definition in Part 6, are displayed and may be offered for sale and hire, that:</i></p> <p>a) <i>Are not supermarkets or department stores, as defined in Part 6;</i></p> <p>b) <i>Are category/theme based retail outlets;</i></p> <p>c) <i>Due to their nature are generally not appropriate to or cannot be accommodated in a commercial area; and</i></p> <p>d) <i>Have a minimum gross floor area of 500m².</i></p> <p>Retail Nursery : <i>means land and/or buildings used for the storage, display and retail sale of nursery and horticultural products including plants, seeds,</i></p>

No	Description of land	Additional use	Conditions
			<i>bulbs, seedlings, trees and other nursery stock and products associated with horticulture, domestic gardens, outdoor living, garden decor and clothing for gardening and may include associated outdoor leisure products and an incidental café.</i>
A39	Lot 311 on Deposited Plan 400352 (1) Niche Parade (cnr Ocean Reef Road), Wangara	Fast Food Outlet/Lunch Bar	nla limited to a maximum of 300m ²
A40	Lot 31 (90) Rousett Road, Jandabup <i>AMD 170 GG 8/5/2020</i>	Warehouse/storage	To expire within 3 years of the date the subject land is gazetted 'Urban' under the Metropolitan Region Scheme
A41	Lot 7 on Strata Plan 18103 (20) Prindiville Drive, Wangara <i>AMD 171 GG 5/5/2020</i>	Restricted Premises	

52. Replacing existing SCHEDULE 2 – SECTION 2 (CLAUSE 3.21) – RESTRICTED USES with Schedule 3 – clause 3.5(1) – Restricted Uses as follows –

No	Description of land	Restricted use	Conditions
R1	2469 Marmion Avenue, Jindalee	<i>DELETED BY AMND 115 GG 23/7/13</i>	

No	Description of land	Restricted use	Conditions
R2	2469 Marmion Avenue, Jindalee	<i>DELETED BY AMND 115 GG 23/7/13</i>	
R3	Lot 700; and portion of Lot 50 (59) Sydney Road, Gnangara; and 1701 Ocean Reef Road, Gnangara <i>AMD 123 GG 19/4/13</i>	'P' Uses – Auction Facility Car Park Industry – General Industry – Light Motor Vehicle, Boat and Caravan Sales Motor Vehicle Repair Motor Vehicle Wash Transport Depot Warehouse/storage 'D' Uses – Caretaker's Dwelling Convenience Store Lunch Bar Open Air Display Service Station Smash Repair Station Telecommunications Infrastructure Trade Display Trade Supplies	
R4	Lots 2, 3, 32 and 33 and Part Lots 20 and 21 all of Wanneroo Estate Lot 13;	'P' Uses – Home Office	1. A range of lot sizes with a minimum lot size of 4000m ² shall be provided. Subdivision

No	Description of land	Restricted use	Conditions
	lots 30, 31 and 32 Part Lots 1, 27 and 33 all of Wanneroo Estate 14 and portion of Scenic Drive.	<p>Single House</p> <p>'D' Uses –</p> <p>Ancillary Dwelling</p> <p>Bed and Breakfast</p> <p>Civic Use</p> <p>Holiday House</p> <p>Home Business</p> <p>Home Occupation</p> <p>'A' Uses –</p> <p>Commercial Vehicle Parking</p> <p>Industry – Cottage</p> <p>Residential building</p> <p>Telecommunications Infrastructure</p>	<p>shall be in accordance with the Structure Plan.</p> <p>2. Access from individual lots to Wanneroo Road shall only be via approved subdivisional roads.</p> <p>3. All stormwater run-off shall be disposed of by means of drainage systems constructed within Restricted Use area No. 4 to the satisfaction and specification of the local government.</p> <p>4. No building shall be constructed closer than 15 metres to a street alignment, within 5 metres of a side boundary, or within 10 metres of the rear boundary of any lot. Where a lot has frontage to more than one street, the local government shall designate one such street as the frontage and may permit the construction of buildings to within 7.5 metres from the other street boundaries.</p> <p>5. Except to the extent necessary for the construction of approved buildings and driveways, no land shall be cleared of vegetation without the prior written approval of the local government.</p> <p>6. A person shall not without Development Approval of the local government remove, cut down, or damage any mature tree on land within Restricted</p>

No	Description of land	Restricted use	Conditions
			<p>Use area No. 4 including street verges.</p> <p>7. The local government may, as a condition of any approval granted under Conditions 5 and 6, require the application to plant and/or maintain to its satisfaction mature trees and shrubs to promote the natural or other aesthetic setting of the area.</p>
R5	<p>Lots 2111-2115 Carramar Road, Carramar</p> <p>Lots 3186-3193 Golf Links Drive, Carramar</p> <p>Portion of Lot 9189 Flynn Drive, Banksia Grove</p> <p>Lots 5001-5006 Peridot Turn, Banksia Grove</p> <p>Lots 70-78 Turquoise Loop, Banksia Grove and</p> <p>Lots 398-401 Harbour Elbow, Banksia Grove</p>	<p>'P' Uses –</p> <p>Home Office</p> <p>Single House</p> <p>'D' Uses –</p> <p>Ancillary Dwelling</p> <p>Bed and Breakfast</p> <p>Civic Use</p> <p>Holiday House</p> <p>Home Business</p> <p>Home Occupation</p> <p>'A' Uses –</p> <p>Commercial Vehicle Parking</p> <p>Industry – Cottage</p> <p>Residential building</p>	<p>1. Subdivision is restricted to a minimum lot size of 5000m² in accordance with the Development Guide Plans for Restricted Use area No. 5 and that all development shall be contained within the building envelopes as specified on these plans.</p> <p>2. No building shall be constructed closer than 15 metres to a street alignment, within 5 metres of a side boundary, or within 10 metres of the rear boundary of any lot. Where a lot has frontage to more than one street, the local government shall designate one such street as the frontage and may permit the construction of buildings to within 7.5 metres from the other street boundaries.</p> <p>3. Except to the extent necessary for the construction of approved buildings and driveways, no land shall be cleared of vegetation without the prior written</p>

No	Description of land	Restricted use	Conditions
		Telecommunications Infrastructure	<p>approval of the local government.</p> <p>4. A person shall not without Development Approval of the local government remove, cut down, or damage any mature tree on land within Restricted Use area No. 5 including street verges.</p> <p>5. The local government may, as a condition of any approval granted under Conditions 3 and 4 require the application to plant and/or maintain to its satisfaction mature trees and shrubs to promote the natural or other aesthetic setting of the area.</p>
R6	Lot 10 (1327), Lot 501 (1321), Lot 2 (1303), Lot 406 (1297) Wanneroo Road, Wanneroo	<p>'P' Uses –</p> <p>Home Office</p> <p>Single House</p> <p>'D' Uses –</p> <p>Ancillary Dwelling</p> <p>Bed and Breakfast</p> <p>Civic Use</p> <p>Holiday House</p> <p>Home Business</p> <p>Home Occupation</p> <p>'A' Uses –</p>	<p>1. See Special Provision 4.0 for SCA 1 in Schedule 18.</p> <p>2. No building shall be constructed closer than 15 metres to a street alignment, within 5 metres of a side boundary, or within 10 metres of the rear boundary of any lot. Where a lot has frontage to more than one street, the local government shall designate one such street as the frontage and may permit the construction of buildings to within 7.5 metres from the other street boundaries.</p>

No	Description of land	Restricted use	Conditions
		Commercial Vehicle Parking Industry – Cottage Residential building Telecommunications Infrastructure	

53. Replacing existing SCHEDULE 2 – SECTION 3 (CLAUSE 3.22) – SPECIAL USE ZONES with Schedule 4 – Clause 3.6(1) – Special Use Zones as follows –

No	Description of land	Special use	Conditions
SU-1	Portion of 9006 (154) Lagoon Drive, Yanchep <i>AMD 55 GG 25/8/06</i>	Land use as per Commercial Zone with the following exceptions: Multiple Dwellings not permitted.	Development to be in accordance with endorsed Local Development Plan
SU-2	Lot 530 (2) Viridian Drive, Banksia Grove <i>AMD 55 GG 25/8/06</i>	Land use as per Commercial Zone	Residential development shall not be permitted unless it forms part of mixed use development as defined in State Planning Policy 7.3: Residential Design Codes.

No	Description of land	Special use	Conditions
SU-3	<p>Lot 900 (60) Seagrove Boulevard, Merriwa</p> <p><i>AMD 101 GG 16/07/10</i></p> <p><i>AMD 137 GG 31/01/15</i></p>	<p>Land uses to include Educational Establishment and Place of Worship.</p>	<p>The use of Educational Establishment is restricted to the existing school buildings and any minor extension approved by the local government.</p> <p>The area between existing school buildings and Grand Paradiso Parade is to be retained for the use of the Educational Establishment as open space or playground area.</p> <p>The Educational Establishment shall have a maximum of 290 students.</p>
SU-4	<p>Lot 435 (263) Gibbs Road, Nowergup</p> <p><i>AMD 130 GG 22/05/15</i></p>	<p>Land use as per the 'Rural' zone with the exception that:</p> <p>'Warehouse/storage use is permitted.</p>	<p>(i) Warehouse use is restricted to within the existing poultry sheds on Lot 435 Gibbs Road, Nowergup.</p> <p>(ii) Warehouse to be used for storage purposes only.</p> <p>(iii) Warehouse must not be open to the public for sale of goods.</p> <p>(iv) The period of any Development Approval granted for a warehouse use on the property shall not exceed 5 years from the date of the development approval.</p> <p>(v) Any Development Approval granted for a warehouse use on the property shall be contingent upon the cessation of all poultry farm operations on the property.</p> <p>(vi) The keeping, rearing and fattening of poultry for meat or egg production is not permitted on Lot 435.</p>

No	Description of land	Special use	Conditions										
SU-5	<p>Lots 4, 5, 888, 897 and 898 (33 – 39) Prindiville Drive, (4 – 6) Irwin Road, Wangara.</p> <p>AMD 128 GG 11/9/15</p>	<p>Land use as per Commercial Zone with the following exceptions:</p> <p><u>‘P’ Uses</u></p> <p>Market, Warehouse/Storage</p> <p><u>‘D’ Uses</u></p> <p>Garden Centre, Hardware Store, Industry – Light, Office, Open Air Display.</p> <p><u>‘X’ Uses</u></p> <p>Aged Care Facility/Nursing Home, Ancillary Dwelling, Bed and Breakfast, Caretaker’s Dwelling, Cinema/Theatre, Civic Use, Club Premises, Display Home Centre, Exhibition Centre, Home Office, Home Occupation, Home Business, Hospital, Hotel, Motel, Motor Vehicle, Boat or</p>	<p>1. The Retail Net Lettable Area (NLA) shall be limited to the following:</p> <table><tr><th>Land Description</th><th>NLA (m²)</th></tr><tr><td>Lot 4 (35) Prindiville Drive, Wangara</td><td>500</td></tr><tr><td>Lot 888 (39) Prindiville Drive, Wangara</td><td>2,500</td></tr></table> <p>The Market (Retail) Net Lettable Area (NLA) shall be limited to the following:</p> <table><tr><th>Land Description</th><th>NLA (m²)</th></tr><tr><td>Lot 5 (33) Prindiville Drive, Wangara</td><td>4,200</td></tr></table> <p>2. A Local Development Plan is to be approved by the local government prior to any further development on the site with all development to be in accordance with the endorsed Local Development Plan. The Local Development Plan shall address the following:</p> <ul style="list-style-type: none">- Parking and access;- Loading and unloading;- Urban design principles including Interface with Prindiville Drive.	Land Description	NLA (m ²)	Lot 4 (35) Prindiville Drive, Wangara	500	Lot 888 (39) Prindiville Drive, Wangara	2,500	Land Description	NLA (m ²)	Lot 5 (33) Prindiville Drive, Wangara	4,200
Land Description	NLA (m ²)												
Lot 4 (35) Prindiville Drive, Wangara	500												
Lot 888 (39) Prindiville Drive, Wangara	2,500												
Land Description	NLA (m ²)												
Lot 5 (33) Prindiville Drive, Wangara	4,200												

No	Description of land	Special use	Conditions
		Caravan Sales, Multiple Dwelling, Night Club, Place of Assembly, Place of Worship, Reception Centre, Recreation Centre, Residential Building, Retirement Village, Service Station, Veterinary Centre.	
SU-6	Lot 100 (25) Drovers Place, Wanneroo AMD 150 GG 27/4/18	The following land uses are discretionary ('D') on Lot 100: <ul style="list-style-type: none"> • Caravan Park • Exhibition Centre • Reception Centre • Recreation Centre • Restaurant/Café • Telecommunications Infrastructure • Tourist Development All other land uses shall be prohibited ('X').	
SU-7	Mindarie Keys, Mindarie Land generally bound by Rosslare Promenade, Anchorage Drive, Crown Reserve 35890 and the Indian Ocean	Land use permissibility to be in accordance with approved Structure Plan No. 13.	Development to be in accordance with approved Structure Plan No. 13.
SU-8	Two Rocks Marina, Two Rocks. Land generally bound by Sovereign Drive,	Land use permissibility to be in accordance	Development to be in accordance with approved Structure Plan No. 70

No	Description of land	Special use	Conditions
	Lisford Avenue, Marcon Street, Jordan Street and Crown Reserve 51174	with approved Structure Plan No. 70.	

54. Renumbering and renaming 'SCHEDULE 9 (CLAUSE 4.22) – ENVIRONMENTAL CONDITIONS' to 'Schedule 5 – Clause 3.7(1) – Environmental Conditions'.
55. Inserting the following 'Schedule 6 – Clause 4.8(1) – Additional Requirements that Apply to Land in the Scheme Area' –

No.	Description of land	Requirement

56. Inserting the following as No. 1 in new Schedule 6 –

Description of land: Commercial and Centre zones

and moving existing subclause 3.7.3 to become Requirement 1.1, and inserting 'and Centre' after 'Commercial' and replacing '3' by '7'

and moving existing subclause 3.7.4 to become Requirement 1.2, and replacing '3.7.3' with '1.1', and inserting 'of this Schedule' after new '1.1', and replacing '3' with '7'.

57. Inserting the following as No. 2 in new Schedule 6 –

Description of land: Urban Development and Industrial Development zones

and moving existing subclause 3.14.3 to become Requirement 2.1 and inserting 'or Industrial Development' after 'Urban Development'

and moving existing subclause 3.14.4 to become Requirement 2.2, and inserting 'or Industrial Development' after 'Urban Development'.

58. Inserting the following as No. 3 in new Schedule 6 –

Description of land: Centre zone

and moving existing subclauses 3.13.3 and 3.13.4 to become Requirements 3.1 and 3.2 respectively.

59. Inserting the following as No. 4 in new Schedule 6 –

Description of land: Rural zone

and moving existing subclause 3.6.2 to become Requirement 4.1, and changing all references to 'General Rural' in Requirement 4.1 to 'Rural', and reference to 'Clause 3.16.1') to 'subclause 3.1(2)'

and moving existing subclause 3.16.3 to become requirement 4.2, and changing all references to 'General Rural' in Requirement 4.2 to 'Rural', and numbering the first sentence following 'shall apply' as 'a)' and renumbering the subsequent subclauses accordingly, and reference to 'Table 1' in new b) to 'Schedule 1'.

60. inserting the following as No. 5 in new Schedule 6 –

Description of land: Rural Resource zone

and moving existing subclause 3.17.2 to become Requirement 5.1, and changing reference to 'subclause 3.17.2(b)' in c) to 'requirement 5.1(b)'

and moving existing subclause 3.17.3 to become Requirement 5.2

and moving existing subclause 3.17.4 to become Requirement 5.3, and changing reference to 'Table 1' in a) to 'Schedule 1'.

61. Inserting the following as No. 6 in new Schedule 6 –

Description of land: Rural Residential zone

and moving existing sub-clause 3.18.3 to become Requirement 6.1, and changing 'The general provisions set out hereafter shall apply to the Special Rural Zone:' to 'General Provisions', and changing all references to 'Special Rural' in Requirement 6.1 to 'Rural Residential', and inserting the second paragraph of existing subclause 3.18.5 to become n) in Requirement 6.1, and changing reference to 'subclause 3.18.3' in n) of Requirement 6.1 to 'Requirement 6.1 a) of this Schedule'.

and moving existing subclause 3.18.4 to become Requirement 6.2, and inserting 'Special Provisions:' following '6.2', and changing all references to 'Special Rural' in Requirement 6.2 to 'Rural Residential', and changing 'Schedule 10' in the first paragraph to 'Schedule 8', and changing 'subclause 3.18.3' in c) to 'clause 6.1'.

and moving the first paragraph of existing subclause 3.18.5 to become Requirement 6.3, and changing reference to 'Special Rural' to 'Rural Residential', and changing 'Table 1' to 'Schedule 1'.

62. Inserting the following as No. 7 in new Schedule 6 –

Description of land: Smart Growth Community zone.

and moving existing subclause 3.25.1 to become Requirement 7.1.

and moving existing subclause 3.25.3 to become Requirement 7.2, and deleting reference to 4.4.3, and changing references to subclauses 4.4.4 and 4.4.5 to subclauses 4.1(3) and 4.1(6) respectively.

and moving existing subclause 3.25.4 to become Requirement 7.3, and changing reference to Schedule 13 to Schedule 9.

and moving existing subclause 3.25.5 to become Requirement 7.4.

and moving existing subclause 3.25.6 to become Requirement 7.5.

and moving existing subclause 3.25.7 to become Requirement 7.6 and changing reference to Table 3 to Schedule 10.

and moving existing subclause 3.25.8 to become Requirement 7.7.

and moving existing subclause 3.25.9 to become Requirement 7.8, and changing reference to 'clause 3.25.8' to 'Requirement 7.7'.

and moving existing subclauses 3.25.10, 3.25.11 and 3.25.12 to become Requirements 7.9, 7.10 and 7.11 respectively.

63. Inserting the following as No. 8 in new Schedule 6 –

Description of Land: Landscape Enhancement zone

and moving existing subclause 3.26.1 to become Requirement 8.1.

and moving existing subclause 3.26.3 to become Requirement 8.2, and changing the reference to 'clause 3.26.2' to 'clause 3.1(2)', and changing the reference to 'clause 6.8 of the Scheme' to 'clause 67 of the deemed provisions', and changing the reference to 'clause 3.26.1' to 'requirement 8.1 of Schedule 6'.

and moving existing subclause 3.26.4 to become Requirement 8.3.

and moving existing subclause 3.26.5 to become Requirement 8.4, and changing the reference to 'clause 3.26.4' to 'Requirement 8.3 of Schedule 6'.

64. Inserting the following as No. 9 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 4.7.1 to 4.7.7 to become Requirements 9.1 to 9.7 respectively, and inserting 'Setbacks for Non Rural and Non Residential Development' before Requirement 9.1.

65. Inserting the following as No. 10 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 4.8.1 and 4.8.2 to become Requirements 10.1 and 10.2 respectively, and inserting 'Building Facades for Non rural and Non Residential Development' before Requirement 10.1.

66. Inserting the following as No. 11 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.9 to become Requirement 11.1, and inserting 'Traffic Entrances' before Requirement 11.1.

67. Inserting the following as No. 12 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.10 to become Requirement 12.1, and inserting 'Visual Truncations to Vehicular Accessways in the Vicinity of Streets or Rights-of-Way' before Requirement 12.1.

68. Inserting the following as No. 13 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.11 to become Requirement 13.1, and inserting 'Pedestrian and Vehicle Reciprocal Access Requirements' before Requirement 13.1.

69. Inserting the following as No. 14 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.12 to become Requirement 14.1, and inserting 'bulky goods' before 'showrooms', 'lunch bars' before 'fast food outlets', and 'convenience stores, liquor stores (large or small)' before 'and other commercial uses', and inserting 'Service Areas and Access' before Requirement 14.1.

70. Inserting the following as No. 15 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.13 to become Requirement 15.1, and inserting 'Storage and Rubbish Accumulation' before Requirement 15.1.

71. Inserting the following as No. 16 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 4.14.1 and 4.14.2 to become Requirements 16.1 and 16.2 respectively, and references to 'Table 2' being changed to 'Schedule 11', and inserting 'Car Parking Standards' before Requirement 16.1.

72. Inserting the following as No. 17 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 4.15.1 to 4.15.4 to become Requirements 17.1 to 17.4 respectively, and inserting 'Car Parking – Cash in Lieu or Staging' before Requirement 17.1.

73. Inserting the following as No. 18 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.16 to become Requirement 18.1, and inserting 'Bicycle Parking and End of Trip Facilities' before Requirement 18.1.

74. Inserting the following as No. 19 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 4.17.1 to 4.17.5 to become Requirements 19.1 to 19.5 respectively, and inserting 'Landscaping Requirements for Non Rural and Non Residential Development' before Requirement 19.1.

75. Inserting the following as No. 20 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.18 to become Requirement 20.1, and inserting 'Screening of Storage Areas' before Requirement 20.1.

76. Deleting clause 4.19.

77. Inserting the following as No. 22 in new Schedule 6 –

Description of land: All zones.

and moving existing clause 4.20 to become Requirement 22.1, and inserting 'Minimum Lot Dimensions' before Requirement 22.1.

78. Inserting the following as No. 23 in new Schedule 6 –

Description of land: All zones.

and moving existing sub-clauses 4.23.1 to 4.23.8 to become Requirements 23.1 to 23.8 respectively, and deleting all references to 'Business', 'Marina' and 'Special Residential' in the Requirements of No. 23, and replacing all references to 'Special Rural' and 'Rural Community' with 'Rural Residential' in the Requirements of No. 23, and replacing all references to 'General Rural' and 'Rural Resource' with 'Rural' in the Requirements of No. 23, and replacing 'clause 4.23' with 'No. 23 of Schedule 6' in Requirement 23.1, and replacing '4.23.6' with '23.6' in Requirements 23.5 and 23.7, and replacing '4.23.3' with '23.3' in Requirement 23.6.

and inserting 'Commercial Vehicle Parking' before Requirement 23.1.

79. Inserting the following as No. 24 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 4.24.1 to 4.24.3 to become Requirements 24.1 to 24.3 respectively, and inserting 'Protection and Relocation of Native Fauna' before Requirement 24.1.

80. Inserting the following as No. 25 in new Schedule 6 –

Description of land: All zones.

and moving existing subclauses 5.1.1. to 5.1.3 to become Requirements 25.1 to 25.3 respectively, and replacing 'clause 8.6 of the Scheme' with 'the Act' in Requirement 25.3, and inserting 'Control of Advertisements' before Requirement 25.1.

81. Renumbering and renaming 'SCHEDULE 3 (SUB-CLAUSES 3.7.3 & 3.13.5) – CENTRE & COMMERCIAL ZONES' to 'Schedule 7 – Centre & Commercial Zones' (see No. 1 of Schedule 6), and making the following modifications:

for Alexander Heights (Alinjarra Village): change 'Lot 5484' to 'Lots 5484 and 5481'

for Girrawheen (Summerfield): change 'Lot 4 on diagram 52358(3)' to 'Lots 1, 3 and 4 on diagram 52358 (1, 2 and 3)'

for Koondoola (Koondoola Plaza): change 'Lot 252 on Diagram 51424(34)' to 'Lot 251 and 253 on Diagram 51424 (38 and 28), Lot 1 on SP 6328 (34) and Lot 250 on diagram 52505'

for Landsdale: delete 'Lot 566'

for Madeley (Kingsway City): change 'Lots 161, 168, 888 and 1168 on Diagram 98863 (168-190)' to 'Portions of Lots 2 and 3 on Diagram 24051'

for Merriwa: change 'Jendan' to 'Jenolan'

for Wanneroo District Centre: changing 'Shaw Road, Keane Street, Frederick Street, Church Street, Wanneroo Road Pt Loc 1657' to 'Keane Street, Shaw Road, Frederick Street, Church Street, Wanneroo Road, Lot 9000 (1000) Wanneroo Road'.

82. Renumbering and renaming 'SCHEDULE 10 (CLAUSE 3.18) – SPECIAL RURAL PROVISIONS' to 'Schedule 8 – Rural Residential Zone Special Provisions' (See Requirement 6.2 of No. 6 of Schedule 6), and changing all references to 'Special Rural' in new Schedule 8 to 'Rural Residential', and changing all references to 'SR' in the 'No' column to 'RR', and changing all references to 'Structure Plan' to 'structure plan'.

83. Moving the 'Description of Locality' and 'Special Provisions' details for RC No. 1 in Schedule 12 to become RR No. 19 in new Schedule 8, and changing all references to 'Rural Community Zone No. 1' in new Schedule 8 to 'Rural Residential Zone No. 19', and renumbering the Special Provisions from 1.1, 1.1.1 and a) to 1), a) and i) respectively, and applying that new numbering system to the other Special Provisions, and changing renumbered Special Provision 1) c) to:

'1) c) The land the subject of this zone may be used for rural-residential purposes, and no more than one residence shall be permitted on each lot. Home Office, Home Occupation and Home Business, Ancillary Dwelling, and a maximum of one Home Store (on Lot 12(3) Countryside Drive) may be considered as "D" uses'.

84. Moving the 'Description of Locality' and 'Special Provisions' details for RC No. 2 in Schedule 12 to become RR No. 20 in new Schedule 8, and renumbering the Special Provisions from 2.1 to 3.0 to 1) to 6) respectively.

85. Renumbering and renaming 'SCHEDULE 13 (CLAUSE 3.25.4) – SMART GROWTH COMMUNITY ZONE SPECIAL PROVISIONS' to 'Schedule 9 – Smart Growth Community Zone Special Provisions'

(see Requirement 7.3 of No. 7 of Schedule 6)', and changing references to 'Schedule 13' in new Schedule 9 to 'Schedule 9'.

86. Renumbering and renaming 'TABLE 3 (SUB-CLAUSE 3.25.7) – TRANSECT ZONE DESCRIPTIONS' to 'Schedule 10 – Transect Zone Descriptions' (see Requirement 7.6 of No. 7 of Schedule 6)'.
87. Deleting 'TABLE 2 (CLAUSE 4.14) – CAR PARKING STANDARDS' and inserting the following new 'Schedule 11 – Car Parking Standards (see Requirement 19.1 of No. 19 of Schedule 6)'.

USE CLASS	NUMBER OF ON-SITE CAR PARKING SPACES
Residential	
aged care facility/nursing home	1 per 5 residents plus 1 staff member
ancillary dwelling	As per R-Codes
bed and breakfast	2 plus 1 per 2 guests
caravan park	1 per caravan site plus 1 visitor bay per 10 caravans for permanent sites and 1 visitor bay per 20 caravan sites for short stay sites with an overall minimum of two visitor bays plus 1 per non-resident staff member
caretaker's dwelling	2
display home centre	5 per display home
grouped dwelling	As per R-Codes
holiday accommodation	2 plus 1 per 2 guests
holiday house	1 per 2 people accommodated
industry – cottage	1 per employee in addition to residential requirement
multiple dwelling	As per R-Codes
park home park	1 per park home plus 1 visitor bay per 10 park homes (minimum 2) plus 1 per non-resident staff member plus event parking
residential building	1 per 2 people accommodated
retirement village	1 per dwelling plus 1 visitor bay per 10 dwellings (minimum 2) plus 1 per non-resident staff member plus event parking
serviced apartment	See multiple dwelling
single house	As per R-Codes
tourist development	1 per 5 people accommodated plus 1 per staff member
workforce accommodation	2 plus 1 per 2 people accommodated
Commercial	
amusement parlour	See shopping centre
auction facility	1 per 4 people accommodated
betting agency	See shopping centre
brewery	1 per staff member but not less than 5
bulky goods showroom	1 per 30 m ² GFA
child care premises	Per local planning policy but not less than 5
consulting rooms <i>AMD 17 GG 21/1/05</i>	5
convenience store	7 per 100m ² NLA. Up to 50% of bays may be located in refuelling positions
fast food outlet	1 per 4 guests in indoor and outdoor seated areas plus 7 per 100m ² NLA for non-seated areas. Up to 50% of non-seated area parking may be located in drive through queue

USE CLASS	NUMBER OF ON-SITE CAR PARKING SPACES
funeral parlour	1 per 4 people accommodated
hardware store	1 per 30 m ² NLA
home store	2 per dwelling plus 4 per 100m ² GFA
hotel	1 per bedroom plus 1 per 3 m ² drinking area plus 1 per 5m ² of seating area
liquor store – large	See shopping centre
liquor store – small	See shopping centre
lunch bar	7 per 100m ²
market	See shopping centre
medical centre	5 per practitioner plus 7 per 100m ² of pharmacy
motel	1 per unit plus 1 per 5m ² dining area
motor vehicle, boat or caravan sales	1 per 200m ² vehicle display area plus 1 per 30m ² NLA
motor vehicle repair	5 per service bay
motor vehicle wash	Nil if incidental to other development on same site otherwise 1
office	1 per 30 m ² NLA
open air display	1 per staff member but not less than 5
pharmacy	See Shopping Centre
reception centre	1 per 4 people accommodated or 1 per 5m ² seating area
restaurant/café	1 per 4 people accommodated or 1 per 5m ² seating area
restricted premises	See Shopping Centre
service station	5 bays per service bay plus 7 per 100m ² non service bay NLA. Up to 50% of non-service bays may be located in refuelling positions
shop	See shopping centre
Shopping Centres under 10 000m ²	7 per 100m ² NLA
Shopping Centres from 10 000m ² to 30 000m ² NLA	700 for the first 10 000m ² NLA plus 6.25 per 100m ² NLA thereafter
Shopping Centres from 30 000m ² to 50 000m ² NLA	1950 for the first 30 000m ² NLA plus 5.25 per 100m ² NLA thereafter
Shopping Centres greater than 50 000m ²	3000 for the first 50 000m ² NLA plus 4.8 per 1000m ² thereafter
showroom	1 per 30 m ² GFA
small bar	1 per 4 people accommodated
tavern	1 per 3m ² of bar area plus 1 per 5m ² of dining area
trade supplies	1 per staff member but not less than 5
trade display	1 per staff member but not less than 5
veterinary centre	5 per practitioner
Public Buildings	
civic use	1 per 4 people accommodated
club premises	1 per 4 people accommodated
community purpose	1 per 30m ² NLA
exhibition centre	1 per 50m ² NLA
hospital	1 per 3 patients plus 1 per staff member
place of assembly	1 per 4 people accommodated
place of worship	1 per 4 people accommodated
Education Establishments	

USE CLASS	NUMBER OF ON-SITE CAR PARKING SPACES
Kindergarten AMD 52 GG 16/6/06	Provision of a drive-in pickup/set down facility plus eight (8) bays.
Primary School AMD 52 GG 16/6/06	A minimum of 46 car bays for staff and visitor parking for the first 475 students and then ten (10) car bays for every 100 students or part thereof afterwards, plus fourteen (14) pickup/set down bays for every 100 students or part thereof which may be provided in the road reserve.
Secondary School AMD 52 GG 16/6/06	A minimum of 60 car bays for staff and visitor parking for the first 600 students and then ten (10) car bays for every 100 students or part thereof afterwards plus seven (7) pick up/set down bays for every 100 students or part thereof which may be provided in the road reserve.
Tertiary College	1 per 3 students accommodated
Recreation	
recreation centre	1 per 4 people accommodated
Entertainment	
cinema/theatre	1 per 4 people accommodated
nightclub	1 per 3 people accommodated
Industrial	
abattoir	1 per 50m ² GFA
fuel depot	1 per staff member but not less than 5
industry – general	1 per 50m ² GFA
industry – hazardous	1 per staff member but not less than 5
industry – light	1 per 50m ² GFA
industry – primary production	1 per 50m ² GFA
resource recovery centre	1 per staff member
renewable energy facility	1 per staff member but not less than 5
smash repair station	1 per 50m ² GFA
transport depot	1 per staff member but not less than 5
vehicle wrecking	1 per 50m ² GFA
warehouse/storage	1 per 50m ² GFA
waste disposal facility	1 per staff member but not less than 5
waste storage facility	1 per staff member but not less than 5
Rural	
animal establishment	1 per staff member but not less than 5
animal husbandry – intensive	1 per staff member but not less than 5
garden centre	1 per 500m ² display area plus 1 per 10m ² GFA
rural pursuit/hobby farm	2
winery	1 per staff member plus 7 per 100m ² NLA of sales area

88. Renumbering and renaming 'SCHEDULE 14 – DEVELOPMENT CONTRIBUTION AREAS' to 'Schedule 12 – Provisions Relating to Specified Development Contribution Areas (see Clause 5.1 – Table 3)'

and changing all references to 'Schedule 14' to 'Schedule 12', and all references to 'Schedule 15' to 'Schedule 13'.

89. Renumbering and renaming 'SCHEDULE 15 – DEVELOPMENT CONTRIBUTION PLAN' to 'Schedule 13 – Development Contribution Plans (see Clause 5.1 – Table 3)'.

and changing all references to 'Schedule 14' to 'Schedule 12', and deleting brackets around the DCA numbers.

90. Renumbering, renaming and moving 'PART 9 – EAST WANNEROO PLANNING AND DEVELOPER CONTRIBUTIONS ARRANGEMENTS – CELLS 1 to 9' to become 'Schedule 14 – East Wanneroo Planning and Development Contributions Arrangements – Cells 1 to 9 (see Clause 5.1 – Table 3)', and inserting a sub-heading 'PART 1 General Provisions' following the Schedule heading

and renumbering existing clauses 9.1 to 9.14 to clauses 1.1 to 1.14 respectively, and updating all cross referencing within Part 1 of Schedule 14 to reflect new Parts, clauses, subclauses and Schedules throughout as required.

91. Moving Schedule 6 to become Part 2 of new Schedule 14, and renaming the heading 'SCHEDULE 6 (PART 9 REFERS) EAST WANNEROO PLANNING AND DEVELOPER CONTRIBUTION ARRANGEMENTS (CELLS 1 to 9 INCLUSIVE) CELL WORKS AND CONTRIBUTION PROVISIONS' to 'PART 2 Cell Works and Contribution Provisions'

and renumbering clauses 1.0 to 3.0 to 2.1 to 2.3 respectively, and updating all cross referencing within part 2 of Schedule 14 to reflect new Parts, clauses, subclauses and Schedules throughout as required.

92. Renumbering, renaming and moving 'PART 10 – DISTRICT DISTRIBUTOR ROAD INFRASTRUCTURE CONTRIBUTIONS ARRANGEMENTS CELLS 1 TO 4 CLARKSON/BUTLER PLANNING DISTRICT' to become 'Schedule 15 – District Distributor Road Infrastructure Contributions Arrangements Cells 1 to 4 Clarkson/Butler Planning District (see Clause 5.1 – Table 3)', and inserting a sub-heading 'PART 1 General Provisions' following the Schedule heading

and renumbering existing clauses 10.1 to 10.5 to clauses 1.1 to 1.5 respectively, and updating all cross referencing within part 1 of Schedule 15 to reflect new Parts, clauses, subclauses and Schedules throughout as required.

93. Moving Schedule 7 to become Part 2 of new Schedule 15, and renaming the heading 'SCHEDULE 7 (PART 10 REFERS) CLARKSON/BUTLER DISTRICT DISTRIBUTOR ROAD INFRASTRUCTURE DEVELOPER CONTRIBUTION ARRANGEMENTS (CELLS 1 TO 4 INCLUSIVE) CELL WORKS AND CONTRIBUTION PROVISIONS' to 'Part 2 Cell Works and Contribution Provisions', and renumbering clauses 1 and 2 to 2.1 and 2.2 respectively, and updating all cross referencing within Part 2 of Schedule 15 to reflect new Parts, clauses, subclauses and Schedules throughout as required.

94. Renumbering and renaming 'SCHEDULE 4 (CLAUSE 61(1) OF THE DEEMED PROVISIONS) – EXEMPTED ADVERTISEMENTS' to 'Schedule 16 – Exempted Advertisements (see Clause 61(1) of the deemed provisions)'

and deleting 'for which a licence is required under the Council's Signs Local Law and' from (a);

and deleting '(q) a sign or signs erected in accordance with a special event permit issued under the City of Wanneroo Signs Local Law;'

and deleting '(iv) erected in accordance with the restriction provisions of clause 16 of the Signs Local Law 1999 from current (t);'

and deleting 'The above signs are exempt from the requirement to obtain Development Approval except when the signs contain any illumination or radio; animation or movement in its design or structure; reflective; retro-reflective or fluorescent materials in its design or structure.'

and renumbering the clauses of Schedule 16 to reflect the above changes.

95. Renumbering and renaming 'SCHEDULE 16 (CLAUSE 3.2.4) – LAND USE PERMISSIBILITY FOR STRUCTURE PLANS AND ACTIVITY CENTRE PLANS' to 'Schedule 17 – Land Use Permissibility for Structure Plans and Activity Centre Plans (see Clause 4.9)' and making the following changes:

for Yanchep City Centre Activity Centre Plan No. 11

Table 1 :

'P' Uses –

adding Home Store, Home Business, Home Occupation, Home Office, Lunch Bar

deleting Art Gallery, Bakery, Bank, Beauty Parlour, Cinema Complex, Corner Store, Costume Hire, Department Store, Hairdresser, Home Business – Cat 1, Home Business Cat 2, Home Business – Cat 3, Laundromat, Park, Supermarket, Take Away Food Outlet, Theatre Video Hire.

changing Amusement Facility/Parlour to Amusement Parlour, Auction Room to Auction Facility, Cinema to Cinema/Theatre, Civic Building to Civic Use, Consulting Room to Consulting Rooms, Public Exhibition Centre to Exhibition Centre, Restaurant to Restaurant/café

and listing the uses in alphabetical order

'D' Uses –

deleting Dry Cleaning Premises, Hall, Mast or Antenna and Stall-General

changing Child Care Centre to Child Care Premises, Club (non-residential) to Club Premises, Education Establishment to Educational Establishment and Market (retail) to Market

and listing the uses in alphabetical order

'A' Uses –

Changing Liquor Store to Liquor Store – Small

'Notes' –

In Note 1, changing 'Table 2' to 'Table 1', and 'clause 3.3' to 'subclause 3.3(4)'.

- Table 2:

'P' Uses –

adding the same uses being added in Table 1

deleting the same uses being deleted in Table 1, and also Kindergarten, Laundry, Private Recreation and Veterinary Hospital

changing the same uses being changed in Table 1 and also changing Veterinary Consulting Rooms to Veterinary Centre

and listing the uses in alphabetical order.

'D' Uses –

deleting the same uses being deleted in Table 1, and also Aged or Dependent Persons Dwelling.

changing the same uses being changed in Table 1 and also changing Nursing Home to Aged Care Facility/Nursing Home and Showroom to Bulky Goods Showroom.

and listing the use in alphabetical order.

'A' Uses –

changing Liquor Store to Liquor Store – small

'Notes' –

In Note 1, changing 'clause 3.3' to 'subclause 3.3(4)'.

In Note 2, changing 'showroom' to 'bulky goods showroom'.

- Table 3:

'P' Uses –

deleting and changing the same uses being deleted and changed in Table 1.

'D' Uses –

deleting and changing the same uses being deleted and changed in Table 1.

'A' Uses –

changing 'Liquor Store' to 'Liquor Store – small'

and listing the uses in alphabetical order

'Notes' –

In Note 1, changing 'clause 3.3' to 'subclause 3.3(4)'

- Table 4:

'P' Uses –

deleting and changing the same uses being deleted and changed in Tables 1 and 2

adding Fast Food Outlet, Motor Vehicle Wash and Service Station

'D' Uses –

deleting and changing the same uses being deleted and changed in Tables 1 and 2, and changing Warehouse to Warehouse/Storage

adding Garden Centre, Motor Vehicle Repair and Trade Supplies

'A' Uses –

replacing Liquor Store with Liquor Store – large and Liquor Store – small

and listing the uses in alphabetical order.

'Notes' –

In Note 1, changing 'clause 3.3' to 'subclause 3.3(4)'.

96. Renumbering and renaming 'SCHEDULE 17 (CLAUSE 5.4.1.1(b) – SPECIAL CONTROL AREAS' to 'Schedule 18 – Special Control Areas that are not Development Control Areas (see Clause 5.1(2))', and making the following further changes:

for SCA 1 –

clause 1.0: inserting 'this part of' prior to 'this Schedule'

clause 1.1: deleting 'Section 1' and changing '1-37 and 1-38' to 'A37 and A38'

at the end of clauses 2.1, 3.1 and 4.1: inserting '(see plan forming part of this Schedule)',

for SCA 2 –

In Description of Locality: inserting '(but excluding reserve 34683 Alexander Drive)' after 'Cell 5'

replacing references to 'Deemed Provisions', 'Development Approval', 'Structure Plan', 'Local Development Plan' and 'Local Planning Policy' to 'deemed provisions', 'development approval', 'structure plan', 'local development plan' and 'local planning policy' respectively.

97. Changing 'Part 8' in subclause 60(c) in Schedule A to 'Part 9'.
98. Renumbering Clause 6.1 and subclauses 6.1.1 and 6.1.2 to Clause 60A and subclause (a) and (b) respectively, and renumbering existing (a) and (b) in new subclause (b) to i. and ii. respectively, and inserting 'which is' following 'use of the land' in new subclause (b), and deleting 'which is' at the commencement of new subclauses i. and ii., and inserting in Schedule A, following clause 60
99. Changing 'Schedule 4' in subclause 61(1)(k) of Schedule A to 'Schedule 16', and changing 'subclause 5.2.2 of the Scheme' in subclause 61(1)(p)(iv) of Schedule A to 'clause 8 of the deemed provisions'.

100. Changing 'Home Business – Category 1' in clause 61(2) of Schedule A to 'Home Office'
101. Inserting the heading 'clause 64(1)(A):' into Schedule A in the appropriate order and moving the second paragraph of subclause 6.2.2 to under that new heading, and rewording that subclause to –

'For any application for development in respect of a class D use, the local government may consider it appropriate to consult with the public generally or with the owners and/or occupiers of properties adjoining or in the vicinity of the site the subject of the application for development and may direct that Clause 64 of the deemed provisions shall apply to the application for development.'
102. Inserting the heading 'Clause 67A: DUE REGARD BY LOCAL GOVERNMENT' into Schedule A in the appropriate order, and moving and renumbering subclause 6.2.5 to under that heading.
103. Inserting the heading 'Clause 71A: COMMENCEMENT OF USE' into Schedule A in the appropriate order, and moving and renumbering subclause 6.3.3 to under that heading.
104. Inserting the following into Schedule A in the appropriate order:

"Clause 75(5):

An application for development approval shall for the purpose of calculating the time limits referred to in subclause 75(1) be deemed not to have been received by the local government until such time as all of the plans, information and details as may be reasonably required by the local government have been received by the local government."
105. Inserting the heading 'Clause 78(1)(c):' into Schedule A in the appropriate order, and moving and renumbering subclause 8.1.3 to under that heading.
106. Inserting the heading 'Clause 80A: APPROVALS BY DEVELOPMENT ASSESSMENT PANEL OR ON APPEAL' into Schedule A in the appropriate order, and moving and renumbering subclause 6.4 to under that heading.
107. Inserting the heading 'Clause 80B: AMENITY' into Schedule A in the appropriate order, and moving and renumbering clause 8.2 to under that heading, and renumbering subclauses 8.2.1 – 8.2.5 to (1) – (5) respectively.
108. Inserting the heading 'Clause 80C: UNKEMPT LAND' into Schedule A in the appropriate order, and moving and renumbering clause 8.3 to under that heading, and renumbering subclauses 8.3.1 – 8.3.4 to (1) – (4) respectively.
109. Replacing the existing terms 'Council', 'the Council' and 'the City' with the new terms 'the local government'; 'local government' and 'local government's' where appropriate throughout as required.
110. Updating all cross referencing within Scheme provisions to reflect new Parts, clauses, subclauses, paragraphs, tables, Schedules and land use definitions throughout as required.
111. Deleting all headings which as a result of the changes made through this amendment, no longer have any associated provisions.

112. Replacing the current Scheme Map and Residential Density Code Maps with the Scheme Map tabled at the meeting of Council held on, annotated as being such map by the City of Wanneroo, Director Planning and Sustainability, subject to the new Scheme Map being modified immediately prior to final approval of the Amendment by the Minister for Planning, to incorporate any amendments to the current Scheme Map and Residential Density Code Maps which may be gazetted but not included in the new Scheme Map.

FORM 6A**COUNCIL PREPARATION**

This Complex Amendment was prepared by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 17th day of November 2020

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 17th day of November 2020, proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the day of, and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL



.....
DELEGATED UNDER S.16 OF
PD ACT 2005

DATE

Approval Granted

.....
MINISTER FOR PLANNING, LANDS AND
HERITAGE

DATE

CITY OF WANNEROO
AMENDMENT NO. 172 TO DISTRICT PLANNING SCHEME NO. 2
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 29 April 2022)

No.	Summary of Submission	Administration Comment	Recommendation
1.	Private Landowner/Occupier		
	Submitter raises concerns at potential for ongoing loss of tree canopy and vegetation in Special Residential areas. Concerned that Amendment No. 172 provides for Special Residential Areas to be subdivided leading to loss of vegetation.	<p>The amendment does not propose changes to existing subdivision rules in the Special Residential areas.</p> <p>Despite the zoning change, a low density R-Code is being allocated to these areas to reflect the existing lot sizes, thus preventing subdivision.</p> <p>All of the existing special rules relating to these areas will be maintained in the planning scheme, under the Restricted Uses schedule.</p>	Comments noted, no change to scheme amendment required.
2.	Department of Communities		
	The Department of Communities supports proposed Amendment No. 172.	Comments noted.	No action required.
3.	Private Landowner/Occupier		
	Submitter supports the proposal to the rezone their property from Special Rural to Special Residential.	Comments noted	No action required.
4.	Private Landowner/Occupier – 6 and 8 Duncombe Grove, Quinns Rocks		
	Submitter is opposed to proposal to change zoning of property at 6 and 8 Duncombe Grove, Quinns Rocks from Commercial to Service Commercial as this will mean that existing use will become non-conforming.	<p>Comments noted. It appears that this landowner may have incorrectly been informed that their property was changing zones from Commercial to Service Commercial. It is confirmed that the subject properties will remain Commercial as they are an identified centre under the planning scheme. The submitter has been contacted to be informed of the correct zoning.</p> <p>The proposed change to land use permissibility as part of Amendment No.</p>	No action required. Properties shall remain a Commercial activity centre under the planning scheme.

No.	Summary of Submission	Administration Comment	Recommendation
		172 will, however, mean that the existing uses will become non-conforming uses. The change to land use permissibility will prevent single houses and grouped dwellings in Commercial zones in any case. The reason for this is to ensure that Commercial zoned land is used for the establishment of land uses that are consistent with the intent and objectives of Commercial zones. Non-conforming use rights would remain for existing development.	
5.	Western Power		
	No objection to Amendment No 172.	Comments noted.	No action required.
6.	Private Landowner/Occupier – Leach Road, Wanneroo		
	Submitter has identified what they consider to be an anomaly to R-Code provisions for properties on Leach Road, Wanneroo and requests a modification to rectify the R-Coding.	<p>Comments noted.</p> <p>It is beyond the scope and purpose of this amendment to change individual R-Codings of properties within the scheme area. This particular site is subject to provisions in the existing structure plan which are proposed to remain unchanged aside from removal of the Business zone and re-classification to Commercial.</p> <p>The change to Commercial zoning will mean that single houses and grouped dwellings will no longer be permitted due to a proposed change to land use permissibility.</p> <p>The reason for this is to ensure that Commercial zoned land is used for the establishment of land uses that are consistent with the intent and objectives of Commercial zones. Non-conforming use</p>	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
		rights would remain for existing development.	
7.	Department of Water and Environmental Regulation		
	The Department of Water and Environmental Regulation has no comments to provide.	Comments noted.	No action required.
8.	Private Landowner/Occupier – 1321 and 1327 Wanneroo Road, Wanneroo		
	Submitter has provided a historical account of their property and background to various proposals they have submitted to the City in the past which have not been supported. The submission seeks the ability to be able to develop the property in the future.	<p>Comments noted. This amendment does not seek to change the existing subdivision and development requirements for the Special Residential zone. The City has sought to keep the process as simple as possible in aligning our planning scheme with the model provisions, hence development provisions are not set to change.</p> <p>These comments provide important historical context for this locality, however, which may assist with the development of the Local Planning Strategy and future LPS3.</p> <p>The City is aware that land owners are seeking to further diversify through new land uses and/or subdivision; these themes will be explored through future strategic planning exercises associated with the above-mentioned projects. These issues are further discussed in the officer report.</p>	No action required.
9.	Private Landowner/Occupier - 80 Ocean Drive, Quinns Rocks		
	<p>Submitter objects to Amendment No. 172 that proposes to rezone their property from Commercial to Service Commercial on the basis that:</p> <p>(a) it will have a significant adverse impact on the value of the Property; and</p> <p>(b) the Property has already been identified in the DPS as a “Local Centre” and a net lettable has already been attributed to the Property.</p>	Comments noted. The City has since confirmed with this submitter that the subject property is set to be zoned Commercial under the amendment, and not Service Commercial. No modifications to the amendment are required.	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
10. ATCO Gas			
	ATCO Gas Australia (ATCO) has advised that there is gas infrastructure within the scheme boundaries and encourages the City of Wanneroo to give appropriate consideration to ATCO gas infrastructure in their proposed Scheme Amendment, particularly with regard to land use changes and rezoning.	Comments noted. The proposed Amendment No. 172 to align DPS 2 with the Model Scheme provisions will not impact consideration for gas infrastructure.	No action required – advice notes only.
11. Private Landowner/Occupier - Mariginiup			
	<p>Submission generally objects to Amendment No. 172 on the basis of what it describes as arbitrary to require all Councils to align with model provisions. The proposed change to group various zones does not enable local history, character and amenity to be recognised.</p> <p>It states that Local Government Planning Schemes have a closer relationship to the historical, environmental and social aspects of the region and are answerable to the community. Consultations with the W.A. Planning Commission too often appear to just want a stamp of approval as they are too removed from the grass roots and under pressure to develop at all cost.</p> <p>It concludes that a “one size fits all” is a retrograde step in the preserving of local identity, environment and a sense of place.</p>	Comments noted. Many of the concerns mentioned in this submission are a result of the zoning changes proposed as part of the proposed alignment. However, the intent behind these changes was not to change any of the existing development rules which apply to land in these areas, including the Special Rural and Special Residential zones. Existing provisions relating to these areas are proposed to be retained in different parts of the planning scheme. This includes clauses which state that areas are to be used for residential and equestrian purposes – reflecting their established character. Stables and Equestrian Facilities are already discretionary land uses within the zone and hence the status quo is being maintained. Further issues regarding zones and land uses are discussed in the officer report.	No action required.
12. Department of Education			
	The Department of Education has no objection to Amendment No. 172.	Comments noted.	No action required.
13. Planning Consultant on Behalf of Private Landowner – 2 Clarkson Avenue, Tapping			
	Submission has no objection to Amendment No.172.	Non-objection to amendment noted.	No action required.
14. Planning Consultant on Behalf of Private Landowner			
	Submission supports proposal to change Business zoned land to Service Commercial.	Support for provision of Service Commercial zone noted.	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
15.	Planning Consultant on Behalf of Private Landowner – East Landsdale Commercial Centre		
	Submission has no objection to Amendment No.172.	Non-objection to amendment noted.	No action required.
16.	Planning Consultant on Behalf of Private Landowner – 23 Ocean Keys Boulevard, Clarkson		
	Submission has no objection to Amendment No.172.	Non objection to amendment is noted.	No action required.
17.	Planning Consultant on Behalf of Private Landowner – 10 Clew Way, Jindalee		
	Submission notes a potential anomaly over the zoning of the subject site that has arisen through a separate amendment (No. 192) to DPS 2. The submission, however, supports the proposal to include the site , subject of this submission to Commercial.	Non-objection to scheme amendment noted. Site will be retained as a Commercial zone as per Amendment No. 192.	No action required.
18.	Planning Consultant on Behalf of Private Landowner - Lot 1 (No. 400) and Lot 5838 (No. 414) Karoborup Road and Lot 2 (No. 27) Bailey Road, Carabooda		
	<p>Submission objects to Amendment No. 172 because the change to zones and will lead to changes to land use permissibility of various uses. In this regard the submitter is seeking to maintain the ability for a range of uses to continue to be capable of approval and proposes the introduction of a "Special Use" zone to do so.</p> <p>The submission states that the amendment proposes changes to land uses currently capable of being approved at the subject site. The proposed changes will make some land uses prohibited at the subject site or make them more difficult to be approved.</p> <p>The submission also states that, "Whilst impacting the flexibility to change uses at subject site, we believe the Amendment is also unfair to retrospectively damage these existing properties by limiting the range of uses which are capable of being approved at the site. This greatly upsets the 'status quo' currently experienced by the landowners of the subject site."</p> <p>The submission also objects to the proposed retention of the Landscape Enhancement zone on the basis of lack of environmental grounds.</p>	The site subject of this submission covers three lots; two of which are zoned Private Clubs and Recreation and the other is zoned General Rural and Landscape Enhancement. While it is not usual to for land in a single ownership to cover more than one lot, it is less common for the lots to have different zoning. Whilst this situation is acknowledged, the aim of Amendment No. 172 is to align the planning scheme text and maps with the model provisions and not to address site-by-site zoning and land use issues unless there are particular factors such as certain zones are proposed to be deleted (e.g. the Business or Marina zones). Therefore, most issues raised in this submission cannot be addressed through the context and purpose of this amendment.	Modify the zoning table to show the Recreation private land use as a 'D' use in the Landscape Enhancement zone.

No.	Summary of Submission	Administration Comment	Recommendation
		<p>Retention of the Landscape Enhancement zone and change of the other zones to reflect the new 'model' zones is, in the opinion of the City, maintaining the status quo for the subject land and will not have an impact upon the existing uses currently operating on the land.</p> <p>The land use permissibility changes detailed in this submission have been made only to reflect the new model zone objectives, which in most cases differ from the existing DPS2, or otherwise to reflect the new land use terms and definitions which in many instances are broader in terminology than current nomenclature.</p> <p>Notwithstanding these permissibility changes, non-conforming use rights would apply in cases where an approved use becomes not permitted in a zone, allowed for continuation of these uses (subject to planning scheme conditions).</p> <p>The land use permissibility issue relating to the Recreation-Private use in the Landscape Enhancement zone has been identified by officers, however, and will be corrected as part of the Schedule of Modifications.</p> <p>Matters raised in this submission, including re-zoning the subject land to a special use zone, could potentially be considered as part of a separate scheme amendment proposal initiated by the proponent/land owner subsequent to gazettal of Amendment No. 172.</p>	

No.	Summary of Submission	Administration Comment	Recommendation
		In addition, some of the land use and zoning matters raised may also be addressed through preparation of Local Planning Scheme No. 3, which will look at these issues in a more holistic manner.	
19	Planning Consultant on Behalf of Private Landowner – 26 Driver Road, Darch		
	Submission objects to Amendment No. 172 because it will change the land use permissibility of various uses. In this regard the submitter is seeking to maintain the ability for a range of uses to continue to be capable of approval and proposes the a these uses are incorporated as “Additional Uses’ in a schedule to DPS 2.	<p>Comments noted. Matters regarding the new land use classes and definitions are mostly out of the City’s control given that these are dictated by the model provisions themselves.</p> <p>Land use permissibility changes from the Business to the Service Commercial zone have been made to reflect the change in zoning objectives, which provide a clearer delineation between retail functions and larger-scale service uses. As such, ‘Shop’ land uses have been allocated an ‘X’ permissibility to allow for retail functions to be concentrated in Commercial and Mixed Use centres.</p> <p>Existing development in the Darch/Madeley Business Zone reflects that of the Service Commerical zone i.e. a proliferation of warehouses, offices, showrooms and light manufacturing uses, with no retail uses evident. Therefore it is considered appropriate that this area be reclassified as Service Commercial as per the amendment rationale.</p> <p>In respect to the Restaurant/Café use, the City is proposing to maintain these as ‘not permitted’ in the Service Commercial zone, as it is considered these uses are more appropriate in Commercial activity centres.</p>	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
20.	Planning Consultant on Behalf of Numerous Private Landowners in the Wanneroo Town Centre		
	Submission supports Amendment No. 172 and in particular changes to zoning from Business to Commercial or Service Commercial based on the location of activity centres.	<p>Comments regarding zoning changes from Business to Service Commercial are noted.</p> <p>This submission raises some valid matters regarding car-parking provision within activity centres, in particular the notion of consolidating land uses within the existing parking scheme provisions.</p> <p>Unfortunately matters relating to parking ratios and uses fall outside of the model provisions and therefore outside the scope of this amendment. This amendment has only modified the car-parking table to the extent of the land use class changes proposed as part of the model provisions alignment, with ratios maintained where relevant.</p> <p>The car parking scheme provisions will be comprehensively reviewed as part of the Local Planning Scheme No. 3 project, matters raised in this submission will be reviewed again at that stage.</p>	No action required as part of Amendment No. 172, however make note of suggested parking ratios and consolidation for town centres as part of LPS3 project.
21.	Private Landowner/Occupier - 955-969, 977 & 981 Wanneroo Road, Wanneroo		
	Submission supports Amendment No. 172 and in particular changes to zoning from Business to Commercial or Service Commercial based on the location of activity centres.	Refer response to previous submission.	No action required as part of Amendment No. 172, however make note of suggested parking ratios and consolidation for

No.	Summary of Submission	Administration Comment	Recommendation
			town centres as part of LPS3 project.
22.	Private Landowner/Occupier - 964 Wanneroo Road, Wanneroo		
	Submission supports Amendment No. 172 and in particular changes to zoning from Business to Commercial or Service Commercial based on the location of activity centres.	Refer response to Submission 20.	No action required as part of Amendment No. 172, however make note of suggested parking ratios and consolidation for town centres as part of LPS3 project.
23.	Planning Consultant on Behalf of Private Landowners – Amberton Beach Estate		
	<p>The submission:</p> <ol style="list-style-type: none"> 1. supports Amendment No. 172 and in particular changes to zoning from Commercial to Service Commercial or retaining Commercial based on the location of activity centres but raises concerns regarding land use permissibility changes for residential uses in the Commercial zone. In light of the concerns, the submitter indicates that an amendment to the Eglinton Agreed Structure Plan No.82 to reduce the extent of the Commercial Zone and/or allow single and grouped dwelling development within the Commercial Zone at this centre may be pursued. 2. Seeks to have definitions for Independent Living Complex and Residential Aged Care Facility incorporated into DPS 2 as part of Amendment No. 172. 	<p>The City concurs with the statement made in this submission that the Neighbourhood Centre 2 will retain its commercial designation within the structure plan, given its status as a local activity centre.</p> <p>The model provisions introduce new objectives for the Commercial zone which provide a greater focus on provision of commercial outlets (including shop/retail uses) within designated townsites or activity centres.</p> <p>It is considered that residential uses, including single houses and grouped dwellings, would inhibit the establishment of development and land uses that are desired in the zone. This has been seen within other activity centres in the City, such as the Butler centre, where areas zoned for non-residential purposes have been subdivided into single houses or grouped dwellings. This has removed any potential</p>	No action required as part of Amendment No. 172, however make note of suggested land use classes for Independent Living/Aged care for Local planning strategy and Scheme No. 3.

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		<p>for future development of these landholdings for commercial or mixed use built forms commensurate with the expectation of activity centres.</p> <p>It is considered that retention of the multiple dwelling land use class is appropriate for the Commercial zone, to encourage dwelling diversity and 'shop top' style development in these town centre areas.</p> <p>Aside from retail uses, the Commercial zone allows for a wide variety of land uses which can be explored for the subject site (refer Zoning Table), therefore the exclusion of residential land uses from this zone is not considered to be detrimental to the future development potential and viability of these centres.</p> <p>Further modifications to the structure plan fall outside the scope of this amendment, and will be considered on a case by case basis by the City as part of a formal application process.</p> <p>Land uses classes for Independent Living and Residential Aged care do not form part of the 'model provisions', and as such there is no scope to consider these terms as part of this amendment.</p> <p>However, the City acknowledges there is a significant community need to provide for these accommodation types, given the well-documented aging population. These matters will be further discussed as part of the City's ongoing work with the Local</p>	

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		<p>Planning Strategy and future Local Planning Scheme No. 3.</p> <p>The existing 'aged care facility/nursing home' use class is considered sufficient in the interim for the purposes of providing these facilities in appropriate areas.</p> <p>It is acknowledged that the submitter has foreshadowed that an amendment to the Eglinton Agreed Structure Plan No.82 to reduce the extent of the Commercial Zone and/or allow single and grouped dwelling development within the Commercial Zone at this centre may be submitted to the City in the future.</p>	
24.	Planning Consultant on Behalf of Private Landowner - No. 6 Lot 1377 (No. 6) Cockleshell Brace, Jindalee; and Lot 1378 (No. 6) Jindalee Boulevard, Jindalee		
	<p>Submission generally supports Amendment No 172 and the following detailed comments have been provided:</p> <ul style="list-style-type: none"> • Supportive of the City's methodology (as outlined in the aforementioned diagram) in determining whether land currently zoned 'Commercial' or 'Business' will subsequently be zoned 'Commercial' or 'Service Commercial'. This is supported as it ensures the protection of the activity centre hierarchy pursuant to State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP4.2). • Acknowledge and support the provision limiting retail floorspace of Lot 1900 (No. 10) Clew Way, Jindalee to a maximum of 1,000m² NLA. This is supported as it allows the centre to primarily service the daily household shopping needs and a small range of other convenience services, pursuant to SPP4.2 and the objectives of 'Commercial' zoned land. • Support and agree with the City's approach to incorporate the land use designations and development control provisions from Amendment No. 192 to Amendment No. 172 (including the retail floorspace limitation for Lot 1900 (No. 	<p>Amendment No. 192 to DPS2 was gazetted in March 2022, subsequent to the initiation commencement of adverting for Amendment No. 172.</p> <p>This amendment resulted in the subject land – No. 6 Jindalee Boulevard – being zoned Business, with another portion of land at No. 10 Clew Way being zoned Commercial, reflective of the normalised structure plan for the precinct. Given that the Business zone is being deleted as part of Amendment No. 172, an alternative zone for the Business zoned land needs to be determined.</p> <p>As per other Business zoned sites in the City, either a Commercial or Service</p>	<p>Re-zone the following sites to Commercial, and provide a maximum retail floor space cap of 1000sqm in Schedule 7 of the DPS2 text:</p> <ul style="list-style-type: none"> • Lot 1377 (No. 6) Cockleshell Brace, Jindalee; and • Lot 1378 (No. 6) Jindalee Boulevard, Jindalee.

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	<p>10) Clew Way, Jindalee of 1,000m² NLA which will be incorporated into Schedule 7, with the 'Commercial' zoning retained') as it will allow the City to continue to guide any remaining development of the land.</p> <ul style="list-style-type: none"> • Encourage the City to determine the ultimate zoning of Lot 1377 (6) Cockleshell Brace and Lot 1378 (6) Jindalee Boulevard, Jindalee pursuant to its methodology outlined in the aforementioned diagram. • Should the City consider rezoning Lot 1377 (6) Cockleshell Brace and Lot 1378 (6) Jindalee Boulevard, Jindalee 'Commercial' rather than 'Service Commercial' under Amendment No. 172, we respectfully request that an appropriate maximum retail lettable area under Schedule 7 of DPS2 be imposed for these land parcels. We note that the maximum retail lettable area for Lots 1377 and 1378 should also take into consideration the permissible retail floor area at Lot 1900 (No. 10) Clew Way, Jindalee which is 1,000m². 	<p>Commercial zone would be applied to the land.</p> <p>Given the existing development on the site appears to include small scale retail, offices, restaurants and other uses commensurate with the objectives of the Commercial zone, as opposed to 'big box' retailers or warehouses/showrooms, the City has determined that a Commercial zone is most appropriate for the land.</p> <p>It is also noted that the retail component of the subject site has also previously been considered as part of the WAPC's Land Use and Employment Survey data from 2016 for the 'Brighton Centre', as well as the City's own Retail Needs Assessment from 2020. This means that the subject land has already been comprehensively considered as part of the City's broader activity centre hierarchy, ensuring that its re-classification as Commercial will not impact the primacy, operation and function of other local centres in the region.</p> <p>The fact that this centre is almost fully developed and functioning as part of the broader Brighton centre, means that any uncertainty regarding assigning a Commercial zone is significantly diminished.</p> <p>The City has determined a retail floor space cap of 1000sqm is appropriate for the site, based on information provided by the proponent.</p>	<p>These sites will complement the existing Commercially zoned land to the south at No. 10 Clew Way.</p>

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		<p>Administration have also sought comment from the City's Economic Development team, who have concurred that the subject land forms part of the Bulter centre, and would be most appropriate as a Commercial zone, with reference to the City-wide 2020 Retail Needs Assessment.</p> <p>Given the above, the City recommends that the subject land be re-zoned Commercial under the amendment, a recommendation has been included to this effect.</p>	
25.	Planning Consultant on Behalf of Private Landowner – Brighton Business Park (Butler Ridgewood Structure Plan No. 27)		
	<p>Submitter has made various comments in relation to the zoning of the Brighton Business Park in the Butler Ridgewood Structure Plan No. 27. Key points include:</p> <ul style="list-style-type: none"> • The Brighton Business Park is the name of the service industrial estate generally located to the north and south of Butler Boulevard, abutting the Mitchell Freeway reserve. • The Butler-Ridgewood Structure Plan No. 27 map shows the majority of the Brighton Business Park as being zoned 'Service-Industrial', with Clause 4.10 of the Structure Plan text stating that the provisions, standards and requirements of this zone are in accordance with the same zone in DPS2. • Amendment 172 is looking to rationalise the land use zones of DPS2 to bring it into alignment with current regulatory requirements. This includes deleting the 'Service-Industrial' zone from DPS2, essentially replacing this with the 'Light Industry' zone. • Supports the intent to replace the 'Service-Industrial' zone in DPS2 with the 'Light industrial' zone but as can be seen Amendment 172 will result in the Butler-Ridgewood Structure Plan No. 27 referencing a zone that will no longer exist in DPS2. In terms of land use guidance, this essentially leaves the Brighton Business Park 'unzoned'. • Requests that the City of Wanneroo consider rezoning the land within the Butler Business Park that is currently shown as 'Service-Industrial' 	<p>Comments noted. It is outside the scope of this amendment to consider the normalisation of structure plan areas through alignment with the 'model provisions', although the City acknowledges the developed status of the subject structure plan area.</p> <p>Normalisations will be considered as part of the City's ongoing planning review/reform programme, including as part of the upcoming Local planning Scheme No. 3 project. The subject structure plan will be considered in due course for normalisation, with equivalent scheme zones determined at the time of normalisation.</p> <p>It would not be appropriate to include additional provisions in Schedule 17 in relation to this matter, as existing provisions relate to the Business and Commercial zoning interpretation for structure plans.</p>	No action required.

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	<p>in Butler-Ridgewood Structure Plan No. 27 from 'Urban Development' to 'Light Industrial' in DPS2.</p> <ul style="list-style-type: none"> An alternative solution may be to consider utilising proposed Schedule 17 (which addresses land use permissibility for structure plans) to require the 'Service-Industrial' zone in the Butler-Ridgewood Structure Plan to be considered as 'Light Industry', but we note that Schedule 17 is primarily focused upon business and commercial activities with no consideration for industrial zones, so this alternative solution and may result in a more complex outcome. We also feel that this option lacks the transparency of rezoning the land in DPS2. 		
26.	Main Roads WA		
	<p>Main Roads submits that the scheme amendment offers an opportunity for the planning framework to rationalise access to, and around, strategically important roads such as Wanneroo Road. This may be achieved through the introduction of a specific clause for access to roads reserved as Regional Roads under the Metropolitan Region Scheme.</p> <p>The submission provided as example of how access to Regional Roads could be controlled via a statutory clause in Part 4 of the planning scheme.</p>	<p>Comments noted. The clause referenced in this submission does not form part of the model provisions and therefore its inclusion as part of this amendment cannot be entertained.</p> <p>Development applications and other planning proposals in proximity to Primary Regional Roads are already referred to Main Roads by the City as standard practice. Therefore the need for an additional scheme provision of this nature is not seen as essential in the context of this amendment.</p>	<p>No action required as part of Amendment No. 172, however make note of suggested clause stipulating reduced vehicle access to primary regional roads within the scheme area, for further investigation as part of LPS3 project.</p>
27.	Department of Fire and Emergency Services		
	<p>Given the proposal seeks to restructure, include and update terminology consistent with the model provisions and consolidate zones and land uses to align with the model provisions as per your correspondence, which may not be considered an intensification of land use, the application of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) may not be required, in this instance.</p> <p>Please note that the application of SPP 3.7 is ultimately at the discretion of the decision maker.</p>	<p>Comments noted. Land use changes mentioned in this submission are subject to development approval from the City, and subsequent assessment under the relevant State Government Bushfire Planning framework. This will most likely require provision of a BAL assessment and management plan, subject to individual assessment and prepared by a qualified practitioner.</p>	<p>No action required.</p>

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	<p>It is noted that the amendment seeks to introduce 'Tourist Development' into the use class table, which is proposed to replace 'Holiday Village/Resort' is now proposes it as an 'A' use within the Rural zone, when it was previously an 'X' use in all rural type zones.</p> <p>The City have identified that majority of the scheme area is mapped as a Bushfire Prone Area. This scheme amendment provides an opportunity to consider the application of SPP 3.7 at all stages of planning, particularly land use permissibility in Bushfire Prone Areas. Consideration should be given to the permissibility of 'Vulnerable land uses' and 'High risk land uses' within Bushfire Prone Areas.</p>	<p>It is noted that tourist developments are commonplace throughout the State within rural and other non-urban areas.</p> <p>Matters regarding land use and bushfire planning issues will be considered more holistically as part of Local planning scheme No. 3.</p> <p>It is noted that the City is planning to commission a bushfire assessment for the Landscape Enhancement zone as part of background work on the local planning strategy.</p>	
28.	Planning Consultant on Behalf of Private Landowner – Trinity Estate		
	<p>Submission generally supports Amendment No. 172. With respect to the proposed change from Business to Service Commercial zone, the submitter would like the ability for residential uses to be permitted and that other uses capable of approval not being prohibited.</p>	<p>Comments noted in respect to maintaining existing Commercial zones.</p> <p>With regard to the Business zoned land being re-classified to Service Commercial, it is Administration's view and as adopted by Council that this change is appropriate and is consistent to its application for other Business zoned sites not located in activity centres.</p> <p>Further uses for these sites could be considered by the City through separate structure plan amendments, however it would not be appropriate to contemplate these through this 'model provisions' amendment.</p>	<p>No action required.</p>
29.	Planning Consultant on Behalf of Private Landowner – Capricorn Village Joint Venture		
	<p>Submissions expresses disappointment that major developers involved with this project were not directly notified about Amendment No. 172. Overall support for Amendment No. 172, but requests one area of the Business zoned land within Agreed Structure Plan No. 69 be zoned Commercial instead of Service Commercial.</p>	<p>Comments noted.</p> <p>Developers referred to in this submission were contacted via direct email at the commencement of consultation on 28 February 2022 to be informed of the</p>	<p>No action required.</p>

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		<p>proposal (along with other prominent developers within Wanneroo).</p> <p>With respect to Structure Plan No. 69, the Business Zone is already listed in Schedule 17 as having a 'Commercial' designation instead of Service Commercial. The City concurs with the comments in this submission in relation to the Business zone.</p>	
30.	Planning Consultant on Behalf of Private Landowner – Central Alkimos – Development WA/Lendlease		
	<p>Submission does not object to Amendment 172, but requests that an area of land within the Central Alkimos Structure Plan No. 95 proposed to be zoned Commercial be zoned Service Commercial instead as there is not a need for retail floor space.</p>	<p>Administration concurs with the submission in respect to the location of the existing Business zone within the structure plan area being suited for Service Commercial uses, and given there is already ample provision for retail floor space within the designated centres.</p> <p>It is noted that the subject land is undeveloped, as of writing, and hence there is no existing development context to suggest a Commercial zone is more appropriate at the present time.</p> <p>Despite an R-Code being allocated to the site, it is considered there will be ample opportunity to explore residential forms of development within the remaining zones in the structure plan. The relatively small extent of the Business zone within this structure plan is also noted. Therefore the 'X' use permissibility for residential uses in the Service Commercial zone is not seen as a concern from the perspective to achieving the dwelling targets for the Central Alkimos area.</p>	<p>Delete reference to the Central Alkimos Local Structure Plan No. 95 within Schedule 17.</p> <p>Modify structure plan schedule to reflect the Business zone being reclassified as Service Commercial in LSP95.</p>

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		The proposed modification is therefore supported, and reference to LSP No. 95 will be removed from the Schedule 17 structure plan table.	
31.	<p>Project Manager on Behalf of Private Landowner – Eglinton Estates</p> <p>Submission notes Amendment No. 172 and provides support for some changes while objecting to other changes regarding land use permissibility.</p> <p>Notable the submission objects to the change for single houses and grouped dwellings to become prohibited in the Commercial zone. The submission also seeks to include definitions for Residential Aged Care and Independent Living Complex into DPS2.</p>	<p>The Eglinton District Centre Activity Centre Plan No. 104 includes a 'Business Zone/Precinct'. Despite this, the structure plan states that land uses within the Business Precinct are to generally be in accordance with the Commercial zone, not the Business zone. Therefore, the land use and permissibility changes as a consequence of this amendment are considered to be minimal, given the Commercial zone is being retained as part of this amendment.</p> <p>This is further re-enforced by the structure plan interpretation table provided in Schedule 17 of the draft planning scheme text, which provides for Business zoned land in activity centres being interpreted as the Commercial zone.</p> <p>The structure plan states that the Business zone of the Eglinton District Centre Activity Centre Plan will retain its large lots in single ownership, however over time might transition into a more mixed use built form which may include higher density residential development. Because of this, inclusion of single houses and grouped dwellings as permitted uses is not considered an appropriate form of development within this precinct and activity centre.</p>	No action required as part of Amendment No. 172, however make note of suggested land use classes for Independent Living/Aged care for Local planning strategy and Scheme No. 3.

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		<p>It is considered that residential uses, including single houses and grouped dwellings, would inhibit the establishment of development and land uses that are desired in the zone. This has been seen within other activity centres in the City, such as the Butler centre, where areas zoned for non-residential purposes have been subdivided into single houses or grouped dwellings. This has removed any potential for future development of these landholdings for commercial or mixed use built forms commensurate with the expectation of activity centres.</p> <p>It is considered that retention of the multiple dwelling land use class is appropriate for the Commercial zone, to encourage dwelling diversity and 'shop top' style development in these town centre areas.</p> <p>As stated in the submission, a caretakers dwelling is by definition affiliated with industrial uses and zones, which are not accommodated in the activity centre plan. Such dwellings would also be considered incidental to the predominant use in other circumstances.</p> <p>Similarly, the lunch bar and warehouse land uses are intended for industrial and/or service commercial areas, hence are not considered to be appropriate use within the zones mentioned in the submission, and especially within a mixed use activity centre.</p> <p>The other uses raised in this submission are remaining discretionary (D or A) or</p>	

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		<p>permitted (P) and therefore the status quo is effectively maintained.</p> <p>Land uses classes for Independent Living and Residential Aged care do not form part of the 'model provisions', and as such there is no scope to consider these terms as part of this amendment.</p> <p>However, the City acknowledges there is a significant community need to provide for these accommodation types, given the well-documented aging population. These matters will be further discussed as part of the City's ongoing work with the Local Planning Strategy and future Local Planning Scheme No. 3.</p> <p>The existing non-model 'aged care facility/nursing home' use class is considered sufficient in the interim for the purposes of providing these facilities in appropriate areas.</p>	
32.	Planning Consultant on Behalf of Private Landowner – Alkimos Central/Development WA		
	<p>Submission commends City on Amendment No. 172 for seeking to align DPS2 with the model provisions, but does express objection to aspects relating to land uses.</p> <p>In particular, the submission objects to changes to land use permissibility for single houses and grouped dwellings, proposed to be not permitted in the Commercial zone. The submitter claims that multiple dwellings are not a viable land use class in emerging centres, and claims that built form controls in structure plans can achieve a viable outcome in many cases.</p> <p>It is also claimed that changes to land use permissibility will compromise the ability of the Alkimos Central Precinct to fulfil its objective of becoming a secondary centre.</p>	<p>It is considered that residential uses, including single houses and grouped dwellings, would inhibit the establishment of development and land uses that are desired in the Commercial zone. This has been seen within other activity centres in the City, such as the Butler centre, where areas zoned for non-residential purposes have been subdivided into single houses or grouped dwellings. This has removed any potential for future development of these landholdings for commercial or mixed use built forms commensurate with the expectation of activity centres.</p>	<p>No action required.</p>

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		<p>Retention of the multiple dwelling land use class is appropriate for the Commercial zone, to encourage dwelling diversity within activity centres and 'shop top' style development in these town centre areas.</p> <p>It is also noted that the proposed zoning objectives for the Commercial zone prioritise non-residential uses within Commercial zones, especially those with a retail function.</p> <p>The building typologies listed in Structure Plan No. 89 for the Commercial zone identify multi-level retail and mixed use built forms with apartment style accommodation on upper floors. A single house or grouped dwelling built form does not necessarily align with this intention.</p> <p>Warehouse land uses are intended for industrial and/or service commercial areas, hence are not considered to be appropriate uses within the Commercial zone, and especially within a mixed use activity centre.</p> <p>The Renewable energy definition is considered to be sufficiently broad as to cover any form of development that is not covered by the R-Codes and/or is exempt from the need to obtain development approval.</p>	
33.	Private Landowner – Calophylla Court, Wanneroo		
	Submitter is concerned that the proposed name change of zoning from Special Residential to Residential would allow a greater density of residential	The coding of R2.5 is 'very low density' and reflects the existing large lot sizes within these areas, and hence will not permit any	No action required.

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	development. The submitter is also concerned that the amendment has the potential to destroy the peaceful, rural environment of the locality.	further densification or change the existing rules regarding subdivision. Existing development rules within these areas have been retained in separate sections of the planning scheme.	
34.	Planning Consultant on Behalf of Private Landowner – 15 Queensway, Landsdale		
	<p>Submission supports Amendment No. 172 insofar as the uses approved and operating on the subject site will be able to continue.</p> <p>The subjects site benefits from an additional use designation under the East Wannon Cell 9 Local Structure Plan No. 57 (ASP57) that applies to the area. The submitter is concerned that these rights may be lost if and when ASP57 lapses. In this regard the submitter is seeking to have the additional use provisions inserted into the planning scheme.</p>	<p>Support for new Plant Nursery land use class noted.</p> <p>Matters raised in this submission regarding the 'due regard' status of structure plans falls outside the consideration of this amendment, as this is dictated by the State's Local Planning Scheme Regulations.</p> <p>Providing further additional uses within the scheme for sites that fall within development/structure plan areas also falls outside the scope of this amendment.</p> <p>Additional uses will be included in the scheme text upon 'normalisation' of structure plans into the planning scheme.</p>	No action required.
35.	Planning Consultant on Behalf of Private Landowner – 1896 Marmion Avenue, Clarkson		
	<p>Submitter is concerned that the proposed change of zoning in this locality from Business to Service Commercial will mean that a number of uses will no longer be capable of approval.</p> <p>The submitter requests that the subject site be rezoned Commercial and the land use permissibility continues to enable all uses currently capable of approval continuing to do so.</p>	<p>The City reviewed the Clarkson Activity Centre Structure Plan No. 2 (CACSP) as part of the structure plan review component of this amendment.</p> <p>Through this, it was ascertained that despite being within an activity centre, the most appropriate zone for the Business zoned land would in fact be Service Commercial.</p> <p>This is because of the established land uses within this zone, which include tyre repairs, vehicle servicing, recreation</p>	Modify Zoning Table to make motor vehicle repairs a D use in the Service Commercial zone.

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		<p>centre, vehicle sales which are uses more appropriate for a Service Commercial zone.</p> <p>As noted in the submission, Motor Vehicle sales will still be permitted within the zone, therefore no non-conforming use issue will arise.</p> <p>However, it is considered that the permissibility of the Motor Vehicle Repairs land use should be amendment to be a 'D' use.</p>	
36.	Planning Consultant on Behalf of Private Landowner – Lots 10 and 11 Dundobar Road and Lots 28 and 29 Belgrade Road, Wanneroo		
	<p>The submission provides comments on scheme amendment Nos. 172 and 183. Amendment No. 183 broadly deals with a proposed Retirement Village and Aged Care home on land described above and is being dealt with separately by the City.</p> <p>In respect to Amendment 172, the submitter states that it is unclear as to whether the proposed Retirement Village and Aged Care Home would be classified as non-residential uses for the purposes of DPS2. Further, the submitter states that this is raised as an issue as a local development plan (LDP) is proposed for the subject site and the provisions of Schedule 6 (Additional Site and Development Requirements) prevail over any inconsistency with an LDP by virtue of Clause 4.8 (2).</p> <p>Given the LDP is proposed to address site-specific issues the LDP should prevail rather than the more general provisions of Schedule 6.</p>	<p>Retirement Village and Aged Care Home would be treated as residential uses and assessed under the relevant provisions of the R-Codes and any density requirement that applies to the subject land.</p> <p>Amendment No. 183 is a completely separate matter and falls outside the scope of Amendment No. 172, which is to align the planning scheme with the model provisions. The amendment has not been gazetted and as such cannot be incorporated into the planning scheme until this time.</p> <p>In any case, an LDP has lower statutory weight than the planning scheme and thus cannot override the provisions of the planning scheme.</p>	No action required.
37.	Planning Consultant on Behalf of Private Landowner – 9 Headingly Crescent, Butler		
	Submission objects to Amendment No.172 on the basis that the change to the zoning of the site from Business to Service Commercial will reduce the range of uses that are capable of approval on the subject site. The submitter requests that the site be zoned Commercial or that additional uses be included in a schedule of DPS2 to enable all uses currently able to be capable of approval.	The City reviewed this structure plan as part of background work on the amendment. It was determined that Service Commercial is the most appropriate zone for the subject site given the nature of	No action required.

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		<p>existing land uses, and the objectives noted in the structure plan itself.</p> <p>The use permissibility of Restaurant/Café in the Service Commercial zone is discussed in previous submission responses.</p>	
38.	Planning Consultant on Behalf of Private Landowner of multiple commercial properties in the City		
	<p>Submitter objects to the amendment on the basis that the land use permissibility of some uses will change and as a result will in some cases reduce the range of land uses capable of approval.</p> <p>The submitter requests a number of changes including the insertion of a schedule in DPS2 to enable a range of uses to be capable of approval.</p>	<p>New land use classes and definitions have been derived from the model provisions themselves, the City is obligated to use these when aligning the scheme text with these provisions.</p> <p>Existing 'shop' land uses within Business zones will enjoy non-confirming use rights, where such properties are changing to Service Commercial.</p> <p>The 'shop' land use has been made not permitted in the Service Commercial zone to reflect the new zone objectives, and to ensure the primacy and retail-focus of Commercial activity centres remains.</p> <p>Restaurant land use matter is discussed in previous submission responses.</p> <p>Breaking up the fast food outlet land use into two separate land uses is not in conformity with the 'model provisions' and therefore cannot be considered in the context of this amendment.</p> <p>Including all Business zoned land in the additional uses table of the scheme falls outside the scope of this amendment, and does not align with the intended function of the 'Additional Use' provision which is to identify site-specific land use opportunities.</p>	<p>No action required.</p>

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39.	Planning Consultant on Behalf of Private Landowner – 6 Jindalee Boulevard, Jindalee		
	<p>Submission supports the amendment No. 172 and in particular the inclusion of the site in the Commercial zone.</p> <p>The submission refers to Scheme Amendment No. 192 that was considered previously and has been endorsed by WAPC. The submission recommends a retail floor space cap of 2000sqm be allocated to the site in Schedule 7 of the planning scheme text.</p>	<p>Amendment No. 192 to DPS2 was gazetted in March 2022, subsequent to the initiation commencement of advertising for Amendment No. 172.</p> <p>This amendment resulted in the subject land – No. 6 Jindalee Boulevard – being zoned Business, with another portion of land at No. 10 Clew Way being zoned Commercial, reflective of the normalised structure plan for the precinct. Given that the Business zone is being deleted as part of Amendment No. 172, an alternative zone for the Business zoned land needs to be determined.</p> <p>As per other Business zoned sites in the City, either a Commercial or Service Commercial zone would need be applied to the land.</p> <p>Given the existing development on the site appears to include small scale retail, offices, restaurants and other uses commensurate with the objectives of the Commercial zone, as opposed to 'big box' retailers or warehouses, the City has determined that a Commercial zone is most appropriate for the land.</p> <p>It is also noted that the retail component of the subject site has also previously been considered as part of the WAPC's Land Use and Employment Survey data from 2016 for the 'Brighton Centre', as well as the City's own Retail Needs Assessment from 2020. This means that the subject land has already been comprehensively</p>	<p>Re-zone the following sites to Commercial, and provide a maximum retail floor space cap of 1000sqm in Schedule 7 of the DPS2 text:</p> <ul style="list-style-type: none"> • Lot 1377 (No. 6) Cockleshell Brace, Jindalee; and • Lot 1378 (No. 6) Jindalee Boulevard, Jindalee. <p>These sites will complement the existing Commercially zoned land to the south at No. 10 Clew Way.</p>

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		<p>considered as part of the City's broader activity centre hierarchy, ensuring that its re-classification as Commercial will not impact the primacy, operation and function of other local centres in the region.</p> <p>Also relevant to note is the fact that the land is currently allocated an R-Code of R40 under the planning scheme (as per the revoked structure plan) meaning that residential development was intended as a potential land use. This further reinforces the fact that a Commercial zone is most appropriate for this land.</p> <p>The fact that this centre is almost fully developed and functioning as part of the broader Brighton centre, means that any uncertainty regarding assigning a Commercial zone is significantly diminished. This fact also negates the need for further studies, impacts tests and assessments to be prepared.</p> <p>The proponent's retail floorspace recommendation of 2000sqm is not-supported. It is considered that a floor space of 1000sqm will appropriately reflect established development on the subject site whilst providing a degree of flexibility for future land use change.</p> <p>Administration have also sought comment from the City's Economic Development team, who have concurred that the subject land forms part of the Bulter centre, and would be most appropriate as a Commercial zone, with reference to the City-wide 2020 Retail Needs Assessment.</p>	

No.	Summary of Submission	Administration Comment	Recommendation
		<p>Given the above, the City recommends that the subject land be re-zoned Commercial under the amendment, a recommendation has been included to this effect.</p>	
40.	Planning Lawyer on Behalf of Private Landowner – Herdsman Lane, Wanneroo		
	<p>Submission objects to amendment no. 172 on the basis that the landowner will be adversely effected by zoning the property Service Commercial and requests that the land uses currently capable of approval under the Business zone be permitted as additional uses. The submission provides a historical account and chronology of events relevant to the property and background to various matters for surrounding land which forms part of Agreed Structure Plan No. 80.</p>	<p>The subject land no longer forms part of ASP80 – this land was excised from the structure plan and normalised into the planning scheme as part of Amendment No. 150 to DPS2 in 2018. This land was zoned as Business under the scheme, with applicable provisions transferred into the scheme text (including the additional uses).</p> <p>There is no evidence in the structure plan, local development plan, or planning scheme provisions for this land that indicates a residential development outcome is desired. This is further reinforced through the approved subdivision for the land which has been completed recently.</p> <p>Despite existing land use permissibility for residential uses in the Business zone, there is also no R-Code allocated to this site under ASP80 or the current planning scheme, again reinforcing the notion that residential development is not the intended outcome for this locality.</p> <p>Residential land uses have been omitted from the Service Commercial zone to reflect the intended model objectives for this zone, which is to allow for a range of larger-scale commercial activities that</p>	<p>No action required.</p>

No.	Summary of Submission	Administration Comment	Recommendation
		<p>require good vehicle access. The approved subdivision configuration, with minimum lot sizes of 2000sqm, is considered to reflect this intended outcome.</p> <p>The area is not an identified activity centre under the City's planning framework and hence a Commercial zone is not appropriate.</p> <p>The subject landowner was written to as part of consultation, a letter was generated and sent out to notify of the proposed change in zone. The landowner also contacted the City during the consultation period to discuss the amendment.</p>	
41.	Planning Consultant on Behalf of Private Landowner – 162 and 182 Wanneroo Road Madeley (Kingsway Shopping Centre)		
	<p>The submission:</p> <ul style="list-style-type: none"> - Supports the proposal to rezone portion of the site from Business to Commercial - Objects to the proposal to rezone parts of the site zoned Business to Service Commercial - Objects to the proposed change to part of the site from Civic and Community zone to Civic and Cultural Reserve <p>Based on the comments, the submitter is seeking that:</p> <ul style="list-style-type: none"> - The entire site be zoned Commercial - Modifications to some land use permissibility's and inclusion in the proposed schedule 17 as part of Amendment 172. 	<p>The City concurs with the suggestion of re-zoning the entire site (Lots 2 and 3) to Commercial.</p> <p>A Commercial zone reflects the designation of the site as an activity centre under SPP 4.2 (Madeley). The centre is also identified as such under Schedule 3 of the planning scheme, with a retail floor space cap allocated to the land.</p> <p>The section of the site proposed as Service Commercial relates to the car park area of the shopping centre, not a separate precinct or group of land uses. Therefore, for consistency the entire site should be re-zoned to one zone.</p> <p>This would also align with the rationale applied to other activity centres in the City, where Business zones in these localities</p>	<p>Re-zone subject land to Commercial zone to reflect its activity centre designation</p>

No.	Summary of Submission	Administration Comment	Recommendation
		<p>are proposed to change to Commercial (not Service Commercial).</p> <p>The Civic and Community portion of the site relates to a historical proposal for a library or similar facility on the land. This matter was subject to Supreme Court proceedings in 2020 (as outlined in the submission). This resulted in the City considering alternative sites for the facility.</p> <p>Notwithstanding, a Commercial zone across the site would still allow for a 'Civic Use' to be approved on the land, along with a number of other uses appropriate for activity centres. The structure plan for the site also advocates for this outcome.</p> <p>Given this, removal of the Civic and Community Reserve on a portion of this site is not considered detrimental to its future development in accordance with the established planning framework, and will not inhibit significant envisaged future land uses for this centre, including the establishment of a civic use should this be contemplated in the future.</p> <p>The City does not agree to amend Cl. 4.9 given that the term 'development' is considered to include land use consideration under the State planning framework.</p> <p>Inserting additional provisions into the scheme for Kingsway cannot be entertained as inserting scheme provisions into Schedule 17 does not fall within the scope of aligning our planning framework</p>	

No.	Summary of Submission	Administration Comment	Recommendation
		with the model provisions. Standard land use and zoning provisions under the planning scheme are considered sufficient to implement the agreed structure plan for this site.	
42.	Private Landowner – 41 Bushland Retreat, Carramar		
	<p>Submitter is concerned that the change of name from Special Rural to Rural Residential as part of Am. 172 will also mean changes to development standards, loss of provisions protecting vegetation and may permit subdivision.</p> <p>The submitter also points out that an area known as SRes 4 is a park and therefore the area should be mapped as Parks and Recreation.</p>	<p>Aside from some land use class and permissibility changes, the objectives and intent between the Special Rural and Rural Residential zones are proposed to remain the same. This includes the requirements for building envelopes, subdivision and tree retention.</p> <p>The same principle applies to the Special Residential zone, which is changing to Residential with established scheme provisions retained.</p> <p>Special Residential Area 4 has been mapped as Parks and Recreation under draft scheme mapping.</p>	No action required
43.	Private Landowner/Developer – Yanchep Beach Joint Venture		
	Submission does not support proposed change of zoning from Business to Service Commercial in Structure Plan Areas - Agreed Structure Plan No. 68 (ASP68), Yanchep Activity Centre Plan No. 100 (ASP 100 Yanchep Two Rocks District Structure Plan DSP) that apply to land managed by the Yanchep Beach Joint Venture on the basis it will be contrary to the intended nature of land uses that will impact on land use permissibility of various uses and may also impact employment and floor space targets.	The City has already included mention of this structure plan in Schedule 17 of the draft planning scheme text. This schedule indicates that the Business zone of ASP68 is to be reclassified as Commercial instead of Service Commercial. This was done due to many of the reasons identified in this submission, including the desire for the Business zone to include residential development.	No action required.
44.	Private Landowner – 14 Manzas Place, Nowergup		
	Submission has described the current situation of a number of properties within the south-western corner of Nowergup. The submission states that land in this area is in fragmented ownership, predominantly used for rural pursuits (hobby farms) and rural—residential properties and is effected by issues related to	The City is well aware of the issues raised in this submission, especially in relation to the desire for land use diversity and	No action required as part of this scheme amendment.

No.	Summary of Submission	Administration Comment	Recommendation
	<p>water licences that effect the ability of the area to be used for intensive agriculture, primary produce or mining operations.</p> <p>On this basis the submitter has requested that the south-western corner of Nowergup be rezoned to Rural Residential similar to Emerald Valley Estate to the north in Carabooda.</p>	<p>development opportunities within some rural zones.</p> <p>Whilst these issues cannot be addressed within the context of this scheme amendment, which is to align the City's planning scheme with the 'model provisions', they will be further investigated as part of the ongoing work on the Local Planning Strategy and Local Planning Scheme No. 3.</p>	<p>Note issues raised for further investigation as part of strategy and LPS3.</p>
45.	Private Landowner – 227 Lenore Road, Wanneroo		
	Submission states that 'We would like to proceed with the proposed change'	Comments noted.	No action required.
46.	Private Landowner – 26 Clarecastle Retreat, Mindarie		
	Submission states 'We object to any changes to the current zone by laws. As this suburb is unique with families the wonderful water and park facilities. High density changes will lead to significant adverse environmental impacts.'	There will be no changes to any of the existing planning rules for the Mindarie area as part of this amendment. These are controlled through the local structure plan.	No action required.
47.	Private Landowner – 132 Cinnamon Meander, Two Rocks		
	<p>Submission states 'I do not support (to be noted as an Objection) the proposed Zoning changes which will have subsequent negative impact on land values in the Breakwater Estate area.</p> <p>A reduction in value coupled with an increase in rates (which the CoW has chosen to omit from all publications) provides no incentive to the pioneering land holders in this area.</p> <p>The choice to purchase and develop land in this area was determined by the zoning as it stood at the time of purchase.</p> <p>Rezoning the land has detrimental consequences for the land holders, for which there is no vehicle to be compensated for loss of value, impact to lifestyle and increase in rates (for which there is no improvement in supplied services)</p> <p>Alignment with State government strategic plan is not a satisfactory reason for this to go ahead.</p>	<p>The City is legally required to make these changes to its planning scheme. Background information has been provided in various fact sheets and information sheets.</p> <p>This amendment will not change the existing development provisions for this area of Two Rocks, despite the change in zoning name.</p> <p>Scheme amendments such as this do not influence how council rates are calculated.</p> <p>Property values are not a town planning issue/consideration.</p>	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
	If there is greater context around the purpose for this proposal, then please provide the detail so that landholders can make an informed decision. The recent publication of information appears as nothing more than a smokescreen.'	Additional information, including a Q&A sheet, was provided during consultation in response to requests for further information. Link to the sheet is available here - 62317a2a3ac17.pdf (wanneroo.wa.gov.au)	
48.	Private Landowner – 16 Clarecastle Retreat, Mindarie		
	<p>Submission states 'Firstly this change would be welcome only by the crayfish businesses within the end of Clarecastle Rt. Not one person in this street would be interested in going backwards. Why not change/close abalone fishing whom destroy local lawns/retic driveways fences fauna. We already have no extra parking in our street.</p> <p>It is to stay residential only. We already experience problems with local traffic motor bikes racing bikes. Please build another footpath where walkers children & animals are safe. Better still band bikes from doing over 10klms & accidents & near misses continually happen.'</p>	<p>There will be no changes to any of the existing planning rules for the Mindarie area as part of this amendment. These are found in the established structure plan for the marina precinct.</p> <p>Other issues raised are not planning matters.</p>	No action required.
49.	Private Landowner – 19 Scenic Drive, Wanneroo		
	Submitter objects to the change of zoning name from Special Residential to Residential on the basis that they consider this will enable the area to be subdivided and diminishing the character of the area.	Comments noted. Despite the change in zone from Special Residential to Residential, the City has retained the existing special rules for these areas and has moved these to different parts of the planning scheme, ensuring that the existing character and amenity is retained. There are no plans to change the existing minimum lot size requirements for these areas.	No action required.
50.	Private Landowner – 35 Clarecastle Retreat and 6A Kingslynn Rise, Mindarie		
	Submission states 'I agree with Andrea it should be zoned as residential only.'	Comments noted.	No action required.
51.	Private Landowner		
	Submission objects to the proposed change in zoning from Commercial to Service Commercial.	<p>Comments noted.</p> <p>There are only some select instances in this amendment of properties changing zone from Commercial to Service Commercial. These are predominantly in structure plan areas.</p>	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
		Two properties identified as Service Commercial in previous submissions have since been clarified as a Commercial activity centre. This matter is discussed further in the officer report.	
52.	Private Landowner – 22 Clarecastle Retreat, Mindarie		
	Submitter objects to the proposed change of zoning from Marina to Special Use in Mindarie.	Aside from changing the name of the zone, there will be no changes to any of the existing planning rules for the Mindarie area as part of this amendment. These are found in the established structure plan for the marina precinct.	No action required as part of this amendment – however note consideration of residential zoning for this section of Mindarie for LPS3.
53.	Private Landowner – Toulon Circle, Mindarie		
	Submission states 'so long as it does not effect me building a house on my land @ toulon circle, mindarie in the nest year or so ?'	Aside from changing the name of the zone, there will be no changes to any of the existing planning rules for the Mindarie area as part of this amendment. These are found in the established structure plan for the marina precinct.	No action required.
54.	Private Landowner – Seatrees Estate, Two Rocks		
	Submission states 'When we received our title in Seatrees in 2003 it was zoned Rural Residential. Advice provided at the time was the rezoning to allow property subdivision was likely in 2018. I'm really keen to understand why the designation was changed to Rural Community without consultation. Now it is being changed back fine, but include the promised subdivision provisions. You're late on that commitment.'	Comments noted. There are no plans to change the existing lot size or subdivision requirements/rules within this area of Two Rocks as part of the change in zoning and for the foreseeable future.	No action required.
55.	Private Landowner – 14 Stafford Way, Waneroo		
	Submission states 'We do not wish to change to change from special rural to residential!!!!'	Comments noted. Zone is changing to Rural Residential, which is essentially the same thing as 'Special Rural', just a different zoning name.	No action required.
56.	Private Landowner – 20 Seminara Place, Mariginiup		
	Submission states 'I do not agree to the changes that will happen if this plan goes through. I am deeply concerned and will be very disappointed.'	Comments noted. Zone is changing to Rural Residential, which is essentially the	No action required.

No.	Summary of Submission	Administration Comment	Recommendation
		same thing as 'Special Rural', just a different zoning name.	
57.	Private Landowner – 53 Oregano Drive, Two Rocks		
	Submission states 'If any changes limit how I can operate as a land owner when I don't want the changes, for instance if it stops the holding of any livestock, even a chook or rooster then I don't support the changes, If the changes proposed also give more authority to neighbouring properties as what I can do, then I also object the changes.'	The new land use class 'Rural Pursuit / Hobby Farm' includes the ability to conduct activities of this nature on land within the Rural Residential zone. This amendment was not intended to change the existing property rights of landowners, only to align the City's planning scheme with the 'model provisions' where required.	No action required.
58.	Private Landowner – 20 Seminara Place, Mariginiup		
	Submission states 'I do not agree to this change at all. It is not why I bought my property. We are happy the way things are.'	Comments noted. Zone is changing to Rural Residential which is essentially the same thing as 'Special Rural', just a different zoning name.	No action required.
59.	Private Landowner – 85 Lakelands Drive, Gngangara		
	Submission states 'This would be the most underhanded, ruthless, pointless, sneaky plan the Wanneroo shire in partnership with the State Labour have ever pushed into place with no consultation with the land owners, I will take this to the Media and courts as i will not sit on my hands while a bunch of out of tune polities make stupid uneducated decisions'	Comments noted.	No action required.
60.	Private Landowner		
	Submission has described the current situation of a number of properties within the south-western corner of Nowergup. The submission states that land in this area is in fragmented ownership, predominantly used for rural pursuits (hobby farms) and rural—residential properties and is effected by issues related to water licences that effect the ability of the area to be used for intensive agriculture, primary produce or mining operations. On this basis the submitter has requested that the south-western corner of Nowergup be rezoned to Rural Residential similar to Emerald Valley Estate to the north in Carabooda.	The City is well aware of the issues raised in this submission, especially in relation to the desire for land use diversity and development opportunities within some rural zones. Whilst these issues cannot be addressed within the context of this scheme amendment, which is to align the City's planning scheme with the 'model provisions', they will be further investigated as part of the ongoing work on the Local Planning Strategy and Local Planning Scheme No. 3.	No action required as part of this scheme amendment. Note issues raised for further investigation as part of strategy and LPS3.
61.	Private Landowner		

No.	Summary of Submission	Administration Comment	Recommendation
	<p>Submission states 'Can you please confirm that the change in this amendment is just a "paper shuffle" and a waste of rate payers money.</p> <p>It does not appear that it is changing anything for the owners? Why can't the City of Wanneroo just send out a letter stating what has really changed?'</p>	<p>The purpose of this amendment is to update the City's town planning framework by aligning our planning scheme with the State Government's template for local government planning schemes, known as the model provisions.</p> <p>All local councils in WA are legally required to align their schemes with these model provisions when preparing new or amended schemes.</p> <p>Further information and background is contained in the officer report.</p>	
62.	Water Corporation		
	The Water Corporation notes and has no objections to the various changes to the scheme maps and text.	Comments noted.	No action required.
63.	Department of Transport		
	Department of Transport Maritime has no comments on/objection to the Proposed Amendment No. 172 To District Planning Scheme No. 2 – Alignment with State Government 'Model Provisions'	Comments noted.	No action required.

Schedule of Modifications – Scheme Amendment No. 172.
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In accordance with Regulation 44(1)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the City submits the following Schedule of Modifications to Amendment No. 172 to District Planning Scheme No. 2 subsequent to the public advertising period:

No.	Scheme Section	Description of Modification	Reason/Justification
MODIFICATIONS SUBSEQUENT TO PUBLIC ADVERTISING PERIOD			
1	Schedule 1 – Zoning Table	Change the land use permissibility of the Recreation-Private use class to 'D - Discretionary' within the Landscape Enhancement zone.	<p>CHANGE OF PERMISSIBILITY</p> <p>Correcting an administrative error when drafting the scheme document, reflecting current use permissibility in this zone.</p> <p>This error was identified prior to advertising the amendment however was also mentioned in a submission received on the amendment.</p>
2	Schedule 1 – Zoning Table	Change the land use permissibility of the Motor Vehicle Repairs land use to 'D - Discretionary' in the Service Commercial zone.	<p>CHANGE OF PERMISSIBILITY</p> <p>Change to a discretionary land use reflecting the permissibility of other similar uses in the zone e.g. Motor Vehicle Sales.</p>
3	Schedule 3 – Restricted Uses for Land in Scheme Area Scheme Maps	<p>Introduce Restricted Use Provisions (R5), R-Coding of R2 and applicable mapping conventions to existing Special Residential lot at Lot 385 Stockholm Road, Wanneroo.</p> <p>Include property address against 'R5' restricted use provisions in <i>Schedule 3 – Restricted uses for land in Scheme area</i> of the scheme text.</p>	<p>SPECIAL RESIDENTIAL MAPPING & ZONING CORRECTION</p> <p>Correcting a drafting error that omitted the subject site from conversion to new restricted use provisions for existing special residential lots.</p>
4	Schedule 7 – Centre and Commercial Zones Scheme Maps	<p>Change the zoning of No. 6 Jindalee Boulevard and No. 6 Cockleshell Brace, Jindalee from Business to Commercial zone on the scheme maps.</p> <p>Introduce a retail floor space allocation of 1000sqm for the subject site into the table of Schedule 7 of the planning scheme text:</p>	<p>ZONING CHANGE & CENTRE DESIGNATION</p> <p>Addresses an issue presented by Amendment No. 192 to DPS2 which introduced a zoning of Business on the subject site, this zone is proposed to be deleted by Amendment No. 172. Upon review of the subject site, in response to submissions, the City has concluded that Commercial is the most appropriate for the site. Given its location and established land use mix, which includes small-scale retail tenancies, it is considered to form part of the broader Jindalee/Butler North Centre.</p>

No.	Scheme Section	Description of Modification			Reason/Justification							
		<table><tr><th>LOCALITY</th><th>DESCRIPTION</th><th>NLA</th></tr><tr><td>JINDALEE</td><td>Lot 1378 on Plan 49303 (6) Jindalee Boulevard and Lot 1377 on Plan 49303 (6) Cockleshell Brace</td><td>1000</td></tr></table>			LOCALITY	DESCRIPTION	NLA	JINDALEE	Lot 1378 on Plan 49303 (6) Jindalee Boulevard and Lot 1377 on Plan 49303 (6) Cockleshell Brace	1000		
LOCALITY	DESCRIPTION	NLA										
JINDALEE	Lot 1378 on Plan 49303 (6) Jindalee Boulevard and Lot 1377 on Plan 49303 (6) Cockleshell Brace	1000										
5	Schedule 7 – Centre and Commercial Zones Scheme Maps	Change the zoning of Madeley District Centre (Kingsway City) Lots 2 & 3 on Diagram 24051 Wanneroo Road to Commercial. Delete ‘Portions of...’ prior to ‘Lots 2 and 3...’ for the Madeley entry in the ‘Description of Centre and Commercial Zones’ column.			ZONING CHANGE & CENTRE DESIGNATION Changing the entire site to Commercial reflects the activity centre designation of the site under DPS2 and the State Activity Centre Planning Framework, and aligns with the zoning rationale applied to other activity centres under the Amendment. Commercial zone applies to the entire site and wording of schedule to be amended to reflect this. Existing retail floor space cap to be retained.							
6	Schedule 17 – Land Use Permissibility for Structure Plans and Activity Centre Plans	Insert additional provisions to address structure plan interpretation for Business and Commercial zones, reflective of those endorsed for advertising by WAPC in January 2022.			STRUCTURE PLANS Addresses structure plan interpretation issue for the existing Business and Commercial zones. Modification endorsed by WAPC for purposes of advertising in January 2022.							
7	Schedule 17 – Land Use Permissibility for Structure Plans and Activity Centre Plans	Delete reference to the Central Alkimos Local Structure Plan No. 95 within Schedule 17.			ZONING INTERPRETATION In response to a submission, it has been determined that the Business zone in this structure plan is more closely aligned to the Service Commercial zone than the Commercial zone. Note – this change has been reflected in the structure plan impact statement (refer second part of this attachment).							

No.	Scheme Section	Description of Modification	Reason/Justification
8	Entire Scheme text and maps	Correct numerous minor spelling, grammatical, typographical and formatting errors throughout document as noted in track changed version. Insertion of Table of Contents page.	SPELLING/FORMATting To ensure that the planning scheme document is formatted appropriately for final gazettal/publication.
MODIFICATIONS TO INCORPORATE AMENDMENTS GAZETTED SINCE AM. 172 INITIATION			
	Schedule 2 – Additional Uses	<p>Insert Additional Use (Schedule 2) provisions for No. 87 Innovation Circuit Wangara as ‘A42’ into scheme text, in accordance with Amendment No. 184 to DPS2.</p> <p>Change land use class to Smash Repair Station to reflect equivalent land use class under Amendment No. 172</p>	<p>ADDITIONAL USE</p> <p>Maps correctly show this additional use, however this is not reflected in the scheme text.</p>
	Schedule 2 – Additional Uses Scheme Maps	<p>Amend scheme text and maps to include Additional Uses of Retirement Village, Reception Centre and Aged and Dependant Persons’ Dwelling with relevant conditions for No. 198 Mary Street Wanneroo as ‘A43’, in accordance with Amendment No. 182 to DPS2.</p> <p>Include the following definition as an additional condition (iii) in the Schedule 2 Conditions column for ‘A43’:</p> <p>Aged and dependent persons’ dwelling: means a dwelling designed and used solely for the accommodation of aged or dependent persons.</p>	<p>ADDITIONAL USE</p> <p>The amendment is not reflected in either the scheme text or maps.</p> <p>Existing land use class of ‘Aged or Dependant Persons Dwelling’ is not included as a definition in Amendment No. 172. Given this use is specific to the development intent for the site, it is considered appropriate to transfer this land use definition into Schedule 2 as an additional condition for ‘A43’, to ensure the status quo is maintained.</p> <p>It is noted that unique land use definitions are included for other additional uses in Schedule 2, including A37 & A38 (Drovers); therefore, this approach is consistent with other entries in the schedule.</p>

No.	Scheme Section	Description of Modification	Reason/Justification
	Schedule 2 – Additional Uses Scheme Maps	Introduce additional use of place of worship and reception centre at No. 187 Hawkins Road, Jandabup as 'A44', include provisions into Schedule 2 of scheme text (Place of Worship and Reception Centre), in accordance with Amendment No. 186 to DPS2.	ADDITIONAL USE Not shown on maps and not included in scheme text.
	Schedule 2 – Additional Uses Scheme Maps	Introduce the additional use of Medical Centre to Lot 1 (845) Wanneroo Road, Wanneroo as 'A45' in the Scheme Text and Maps, in accordance with Amendment No. 193 to DPS2.	ADDITIONAL USE Not included in Scheme Text or Mapping.
	Schedule 3 – Restricted Uses	Delete Reference to 'Portion of Lot 9189 Flynn Drive, Banksia Grove' from the R5 provisions of Schedule 3 - Restricted Uses to reflect Amendment No. 177 to DPS2.	RESTRICTED USES Maps correctly show the subject land re-zoned as Urban Development as per Amendment No. 177, however the site 'Portion of Lot 9189 Flynn Drive' is still referenced in the planning scheme (Schedule 3).
	Schedule 3 – Restricted Uses Scheme Maps	Incorporate scheme mapping for the Wangara Industrial Extension Area LSP No. 96, in accordance with Amendment No. 190 to DPS2, incorporating the following zoning changes and modifications as required: <ul style="list-style-type: none"> replacing General Industrial Zone with General Industry zone; 	NORMALISED STRUCTURE PLAN Not included in scheme mapping, still shown as Industrial Development zone. Scheme text provision also not in scheme - including Restricted Use provisions.

No.	Scheme Section	Description of Modification	Reason/Justification
		<ul style="list-style-type: none"> replacing Service Industrial zone with Light Industry zone replacing Parks and Recreation Reserve with Public Open Space reserve; and including the Restricted use annotations for the General Industry area. <p>Include revised Restricted Use provisions in the scheme text for 'R3', including updated land description, and replacing land uses with the equivalent model land use where applicable.</p>	
	Schedule 7 – Centre and Commercial Zones Scheme Maps	<p>Include a residential density of R60 to the Commercial zoned lots comprising the Koondoola Plaza centre, to align with Amendment No. 173 to DPS2.</p> <p>Insert correct lot and street numbers for the Koondoola Plaza commercial centre into Schedule 7 of scheme text.</p>	COMMERCIAL CENTRE - RESIDENTIAL DENSITY Commercial zone on maps is correct; however, residential density of R60 needs to be included for this centre. Scheme text is up to date.
	Schedule 7 – Centre and Commercial Zones Scheme Maps	<p>Mapping and text changes required to include Brighton West Village Structure Plan into the scheme, in accordance with Amendment No. 192 to DPS2, incorporating the following zoning changes and modifications as required:</p> <ul style="list-style-type: none"> Change the zoning of No. 10 Clew Way to Commercial, allocate a retail floor space cap of 1000sqm for the site in Schedule 7, as per current planning scheme. Change zoning of Jindalee Boulevard and Cockleshell Brace sites to Commercial, allocate a retail floor space cap of 1000sqm in Schedule 7 to these sites (as per proposed Modification 4). 	<p>NORMALISED STRUCTURE PLAN Provisions for structure plan are not included in Scheme Text or Mapping.</p> <p>Note – the existing Business zoned lots were the subject of a submission on the amendment, this has resulted in a change of zone from Business to Commercial in recognition of the site's contribution to the function of the Brighton Village neighbourhood centre (east and west of Marmion Avenue). Refer to Modification No. 4 in this table.</p>

No.	Scheme Section	Description of Modification	Reason/Justification
		<ul style="list-style-type: none"> Delete Business zone over Jindalee Boulevard and change this to a Local Road reservation. Incorporate Residential zone for remaining lots within the normalised structure plan. Transfer all R-Codes to new scheme maps. 	
	Schedule 14 – East Wanneroo Planning and Developer Contribution Arrangements – Cells 1-9	Insert applicable developer contribution provision amendments into Schedule 14, Part 2, Clause 2.3 of the planning scheme text, in accordance with Amendment No. 178 to DPS2, to modify the percentage of total costs to acquire and construct portion of Dundobar Road in Cell 3 from 100% to 50%.	DEVELOPER CONTRIBUTIONS – EAST WANNEROO CELLS Provisions still required in planning scheme, relating to developer contributions, not covered in model or deemed provisions.
	Schedule 14 – East Wanneroo Planning and Developer Contribution Arrangements – Cells 1-9	<p>Amend Schedule 14 with applicable revised clauses, in accordance with Amendment No. 185 to DPS2:</p> <ul style="list-style-type: none"> Replace 1.13.3 with wording in current Cl. 9.13.3. Amend Cl. 1.10.9 to replace reference to <i>Section 142 of the Supreme Court Act</i> with <i>Civil Judgement Enforcement Act (2004) and the associated Regulations</i>. Amend Schedule 14 to replace reference to 'Council' with 'Local Government' 	DEVELOPER CONTRIBUTIONS – EAST WANNEROO CELLS Updated provisions do not form part of amendment text.
	Schedule A - Supplemental Provisions to the Deemed Provisions.	Insert existing 'Part 6A - Design Review Panel' clauses into planning scheme text following Clause 80C(4), in accordance with Amendment No. 168 to DPS2.	DESIGN REVIEW PANELS Provisions still required in planning scheme - not covered in the model or deemed provisions and are still relevant to the City's planning framework.
	Scheme Maps	Re-zone Lots 1, 2, 7, 12, 13, 36, 37 & 38 Caporn Street, Wanneroo from Rural to Urban Development on the planning scheme maps, in accordance with Amendment No. 179 to DPS2.	MAPPING CHANGE – DEVELOPMENT ZONE Mapping change required. Lots are currently shown as Rural on the Amendment No. 172 mapping.

No.	Scheme Section	Description of Modification	Reason/Justification
	Scheme Maps	<p>Mapping change from Urban Development to Residential required for entirety of Agreed Structure Plan No. 97 (Girrawheen), to reflect Amendment No. 187 to DPS2.</p> <p>Applicable R-Codes on scheme maps to be maintained as per current mapping.</p>	<p>MAPPING CHANGE – NORMALISED STRUCTURE PLAN Amendment mapping still shows the Girrawheen subdivision as Urban Development. The R-Codes as shown on the map are correct, however.</p>
	Scheme Maps	<p>Numerous mapping changes required to include normalised structure plans into the scheme, in accordance with Amendment No. 189 to DPS2, incorporating the following zoning changes and modifications to the scheme maps as required:</p> <ul style="list-style-type: none"> • Regent Waters ASP No. 11 <ul style="list-style-type: none"> ○ R-Codes (R20, R30, R40); ○ Residential zone; ○ Replace Public Use Reserves with Public Purpose Reserve for applicable lots; and ○ Replace Parks & Recreation Reserve with Public Open Space Reserve for applicable lots. • Mindarie Keys ASP No. 12 <ul style="list-style-type: none"> ○ R-Codes (R20, R40); ○ Replace Parks and Recreation Reserves with Public Open Space Reserve for applicable lots; and ○ Replace Public Use Reserve with Public Purpose Reserve for applicable lots. • Merriwa LSP No. 15 <ul style="list-style-type: none"> ○ R-Code (R20); ○ Replace Parks and Recreation Reserve with Public Open Space Reserve; and ○ Replace Public use Reserve with Public Purpose Reserve. • Clarkson South-East ASP No. 29 <ul style="list-style-type: none"> ○ R-Codes (R20, R30, R40, R60); 	<p>MAPPING CHANGES – NORMALISED STRUCTURE PLANS Zones and residential densities (where relevant) need to be transferred onto scheme maps, with revised zones and reserves provided on maps to reflect those in the model provisions.</p>

No.	Scheme Section	Description of Modification	Reason/Justification
		<ul style="list-style-type: none">○ Residential zone for applicable lots;○ Replace Parks and Recreation Reserves as Public Open Space for applicable lots;○ Mixed Use zone; and○ Replace Business zone with the Service Commercial zone for applicable lots, as the site is not a designated activity centre and to reflect established land uses which align with the Service Commercial zone.	

Regulation 35A Statement stating the impact of Amendment 172 on structure plans.

In accordance with Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the City submits the following schedule to the Western Australian Planning Commission stating the affect that Amendment No. 172 has on the approval of local structure plans within the scheme area:

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Clarkson Activity Centre Plan No. 2	Amendment required Business zoned land to be reclassified as Service Commercial instead of Commercial as established development is consistent with a Service Commercial zone. Clause 7.6.1 to be updated to remove 'Hire Service' as a discretionary use as this is considered a 'Shop' under the scheme amendment. This use is inconsistent with the established development and the objectives for the Business zone.
Structure Plan No. 3 – East Wanneroo Cell 1 (Tapping and Ashby)	Not affected
Structure Plan No. 4 - East Wanneroo Cell 2 (Sinagra)	Not affected
Structure Plan No. 5 - East Wanneroo Cell 3 (Wanneroo)	Not affected
Structure Plan No. 6 - East Wanneroo Cell 4 (Hocking/Pearsall)	Amendment required Special Residential zone to be reclassified to Residential with a density of R2.5 to align with scheme amendment.
Structure Plan No. 7 - East Wanneroo Cell 5 (Landsdale)	Not affected

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Structure Plan No. 8 – East Wanneroo Cell 6 (Darch Madeley)	Amendment required Business Precinct to be reclassified to Service Commercial to reflect location outside of an activity centre. Commercial zoned land to be reclassified to Residential for applicable lots, to reflect single house subdivision and development. Table 1 to be updated to delete reference to all land uses superseded by the ‘Shop’ land use under the scheme amendment.
Structure Plan No. 9 – East Wanneroo Cell 7 (Wangara West)	Not affected
Structure Plan No. 10 – East Wanneroo Cell 8 (Wangara)	Not affected
Structure Plan No. 11 – Regent Waters South	Not affected
Structure Plan No. 12 - Mindarie Keys	Not affected
Mindarie Keys Harbourside Village- ASP 13	Not affected
Structure Plan No. 15 – Merriwa	Not affected
Neerabup Industrial Area - ASP No. 17	Amendment required Business zoned land to be reclassified to Service Commercial instead of Commercial, as established development and objectives are consistent with a Service Commercial zone.
Structure Plan No. 18 – Alkimos-Eglinton District Structure Plan	Not affected

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Structure Plan No. 21A – Banksia Grove	Not affected
Structure Plan No. 21B - Carramar South/Tapping North	Not affected
Structure Plan No. 23 - Wanneroo Town Centre	<p>Amendment required</p> <p>Business zoned land to be reclassified to Commercial to reflect the location of this land within an activity centre, noting that draft ACP 90 is in progress.</p> <p>Part 6 to be updated to delete reference to all land uses superseded by the ‘Shop’ land use under the scheme amendment.</p>
Structure Plan No. 27 - Butler-Ridgewood	<p>Amendment required</p> <p>Commercial zoned land bound by Wides Lane to the west, Feakle Bend to the north, Westall Link to the east and Hinchinbrook Avenue to the south to be reclassified to Residential to reflect single house subdivision and development.</p> <p>Business zoned land to be reclassified to Service Commercial to reflect location outside of an activity centre.</p>
Structure Plan No. 29 - Clarkson South-East	<p>Amendment required</p> <p>Business zoned land to be reclassified to Service Commercial to reflect location outside of an activity centre.</p>
Structure Plan No. 33 – Clarkson (Lot 16 Connolly Drive)	<p>Amendment required</p> <p>Centre zoned land to be reclassified to Residential to reflect single house subdivision and development.</p>
Structure Plan No. 35 - Lot 201 Breakwater Drive, Two Rocks	Not affected
Structure Plan No. 36 – Lot 12 Jindalee	Not affected

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Brighton Village ASP No. 38	Amendment required Commercial zoned land to be reclassified to Residential for applicable lots on Pymore Crescent, Wadhurst Road, Marchwood Boulevard, Durley Way and Neston Lane to reflect single house subdivision and development.
Butler-Jindalee District Structure Plan No. 39	Not affected
Lot 1 & Lot 102 Yanchep Beach Road Yanchep ASP 40	Amendment required Business zoned land to be reclassified to Service Commercial to reflect location outside of an activity centre.
Hocking Local Centre Structure Plan No. 42	Not affected
Structure Plan No. 43 Yanchep – Two Rocks (St Andrews DSP)	Not affected
Structure Plan No. 44 - Capricorn Coastal Village	Amendment required Business zoned land to be reclassified to Commercial instead of Service Commercial. Commercial land should be retained as this zone instead of being reclassified to Service Commercial, to reflect land uses and objectives prescribed in structure plan.
Structure Plan No. 45 - Pederick Road, Neerabup	Not affected
Structure Plan No. 51 - Darch Neighbourhood Centre	Not affected

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Structure Plan No. 53 - Lot 202 Breakwater Drive, Two Rocks	Not affected
Structure Plan No. 56 - Lot 505 Pederick Road, Neerabup	Not affected
East Wanneroo Cell 9 Structure Plan No. 57 (East Landsdale)	Not affected
Structure Plan No. 59 - Kingway City Activity Centre	Not affected
Structure Plan No. 60 - Lots 1001 & 1002 Marmion Avenue, Alkimos (Formerly Lot 3 Romeo Road, Alkimos)	Amendment required Business zoned land should re-classified to Service Commercial, to reflect location outside of an activity centre.
Structure Plan No. 61 - Lots 1 & 2 Flynn Drive, Carramar	Not affected
Structure Plan No. 64 – Woodvale	Not affected
Structure Plan No. 65 - Banksia Grove District Centre	Amendment required Part 7.2 to be updated to delete reference all land uses superseded by the 'Shop' land use under the scheme amendment. Insert 'Shop' land use as a Discretionary (D) land use within the Business Precinct.
South Yanchep ASP 66	Not affected

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Structure Plan No. 68 - Yanchep City (formerly St Andrews)	<p>Amendment required</p> <p>Business zoned land to be reclassified to Commercial instead of Service Commercial to reflect location within an activity centre.</p> <p>Part 5 to be updated to delete reference to all land uses superseded by the 'Shop' land use under the scheme amendment.</p>
Structure Plan No. 69 - Two Rocks LSP	<p>Amendment required</p> <p>Business zoned land to be reclassified to Commercial instead of Service Commercial to reflect the intended land uses and development objectives for this zone.</p> <p>Precinct planning provisions within structure plan to be updated to delete reference to all land uses superseded by the 'Shop' land use under the scheme amendment.</p>
Two Rocks Town Centre Structure Plan No. 70	<p>Amendment required</p> <p>Land Use Permissibility Tables to be updated to delete reference to all land uses superseded by the 'Shop' land use under the scheme amendment.</p>
Structure Plan No. 71 - Jindalee Primary School (Portion of Lot 10 Marmion Ave, Jindalee)	Not affected
South Alkimos ASP No. 72	<p>Amendment required</p> <p>Land use permissibility provisions to be updated to delete reference to all land uses superseded by the 'Shop' land use under the scheme amendment.</p>
North Alkimos Local Structure Plan No. 73	Amendment required

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
	Business zoned land to be reclassified to Private Community Purposes to reflect educational establishment development and masterplanning on the subject land.
Capricorn Coastal Node ASP No. 75	Not affected
Structure Plan No. 76 - Lot 1 & 2 Yanchep Beach Rd (Formerly Lot 103)	Not affected
Ashby Neighbourhood Centre ASP 77	Not affected
Structure Plan No. 78 - Lot 12 Jindalee (Jindalee Beachside Estate) Coastal Village	Not affected
Structure Plan No. 79 – Tamala Park	Not affected
Structure Plan No. 80 - Drovers Place Precinct (replaces Structure Plan No. 47)	Not affected
Eglinton ASP No. 82	Not affected
Structure Plan No. 83 - East Two Rocks (Previously Lot 204 Breakwater Drive)	Not affected
Jindee Local Structure Plan No. 84	Not affected
Structure Plan No. 86 - Agora Village - Trinity at Alkimos (Pt	Not affected

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Lot 1001 Marmion Ave, Alkimos)	
Structure Plan No. 87 - Butler District Centre - Activity Centre	<p>Amendment required</p> <p>‘Precinct C’ of structure plan should be reclassified to align with the provisions of the Service Commercial zone instead of Commercial to reflect the land use and development objectives for the precinct.</p> <p>All Land Use Permissibility Tables to be updated to delete reference to all land uses superseded by the ‘Shop’ land use under the scheme amendment.</p>
Structure Plan No. 88 - Jindalee North	Not affected
Alkimos City Centre Activity Centre Structure Plan No. 89	<p>Amendment required</p> <p>Business zone to be reclassified to Service Commercial instead of Commercial to reflect precinct description and objectives under structure plan.</p>
Woodland Vista, Carramar - Local Structure Plan No. 92	Not affected
Structure Plan No. 93 – North Eglinton	Not affected
Central Alkimos Local Structure Plan No. 95	<p>Amendment required</p> <p>Business zoned land to be reclassified to Service Commercial to reflect the structure plan intent for the subject land, in line with the amendment rationale.</p>
Wangara Industrial Extension Area Local Structure Plan No. 96	<p>Amendment required</p> <p>General Industrial zoned land to be reclassified to General Industry, and Service Industrial zoned land to be reclassified to Light Industry zone to align with scheme amendment.</p>

Structure Plan (Numerical Order)	Affect of Amendment No. 172 on Structure Plan Approval
Hainsworth Local Structure Plan No. 98	Not affected
Gnangara Rural Community Local Structure Plan No. 99	Not affected
Yanchep City Centre Activity Centre Structure Plan No. 100	Not affected
Alkimos Coastal Village Structure Plan No. 101	Not affected
Western Precinct - Lot 6 Taronga Place, Eglinton Structure Plan No. 102	Not affected
Eglinton District Centre - Activity Centre Plan No. 104	Amendment required Business zoned land to be reclassified to Commercial in accordance given location of land within an activity centre and to reflect precinct objectives within the structure plan.

4.2 Review of Local Planning Policy 4.21: Coastal Assets

File Ref: 26121 – 22/204951
Responsible Officer: Director Planning and Sustainability
Attachments: 3

Issue

To consider the draft revised Local Planning Policy 4.21: Coastal Assets (LPP 4.21) included as **Attachment 1**, prior to public advertising.

Background

At its meeting on 16 August 2016 (Item PS01-08/16), Council resolved to adopt LPP 4.21 (**Attachment 2**). The Policy provides guidance on the type and location of temporary and permanent assets within the City's foreshore, in accordance with the State Government's *State Planning Policy 2.6: State Coastal Planning* (SPP 2.6) and the City's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP). The policy outlines the processes for delineating beach types, delivering permanent and temporary assets, and asset and foreshore maintenance and handover requirements.

In May 2022, Council resolved to adopt the Coastal Management Plan (CMP) 2021 (PS02-05/22), which provides a framework to guide the management and use of the City's coastline over the next 15 years. The LPP 4.21 has been reviewed to ensure that it is consistent and up to date with local and State policies and guidelines.

Detail

The current LPP 4.21 remains fit for purpose, continuing to guide the type and location of assets permitted within the City's foreshore reserve. The City's foreshore is reserved as Parks & Recreation in the Metropolitan Region Scheme, and extends westward from land that is zoned Urban in the MRS and Development in District Planning Scheme No. 2, and ends at the low water mark in accordance with the City's *Public Places and Local Government Property Local Law 2015*. The width of the foreshore reserve will vary to include areas of bush forever conservation land and impacts of coastal processes in accordance with SPP 2.6.

A tracked changed version of the draft LPP 4.21 (**Attachment 3**) highlights the key changes proposed as follows:

- Inclusion of a new objective to deliver accessible and user friendly facilities and spaces;
- Inclusion of new clauses which consider asset materials, universal access and asset handover requirements to be consistent with existing City standards;
- A new Schedule 3 to provide detailed information about the design and management plan requirements for permanent assets within the foreshore reserve; and
- Minor rewording and reformatting of clauses to improve the overall legibility and functionality of the policy, including the renumbering of subsequent sections.

Access and Inclusion

The draft LPP 4.21 proposes a new objective to encourage developers to deliver accessible and user-friendly facilities and spaces, which enable healthy lifestyles and encourage all abilities to enjoy the City's coastal foreshore. To support this objective, a new clause (clause 2.4) has also been included to require universal access and facilities to be supported by an Access Report or as per the advice of an Accessibility Consultant.

Additionally, a new sub-clause (sub-clause 7.1.5) has been included to ensure playground equipment offers play opportunities for all abilities. This is consistent with the City's Strategic Community Plan 2021-2031 Goal 1 to achieve an inclusive and accessible City with places and spaces that embrace all, as well as with the Access and Inclusion Plan 2018/19 – 2021/22 and Local Planning Policy 4.3: Public Open Space (LPP 4.3), which encourages play equipment to consider universal access design where possible.

To ensure that the City's coastal foreshore reserve is safe and accessible to the public during all times of the day and night, two new clauses (clause 2.5 and 2.6) are recommended to support the use of lighting and beach access gates in car parks along the coast. The delivery of lighting within coastal car parks should be delivered in accordance with the Australian Standards (AS1158). Furthermore, the City may require coastal car parks to have an access gate to manage anti-social behaviour and vehicle access to areas affected by severe storm processes.

Currently, these gates are operated manually by the City and can be resource intensive to manage. However, to address this, Administration is currently in the process of upgrading existing manual gates, such as at the Frederick Stubbs car park in Quinns Rocks, as well as delivering four new gates that are automated with CCTV control to monitor vehicle movement. Following the delivering of these new gates, Administration will finalise specifications to require developers to deliver automatic gates where needed. To ensure public access to the beach, the provision of gates and lighting may not be suitable in all locations along the coast, and therefore will require agreement from the City prior to the assets being delivered by developers.

Permanent Assets

Two new sub-clauses (sub-clause 2.1.2 and sub-clause 2.1.5) have been added to clearly outline what information is required by the City when considering approving a permanent asset within a coastal node. These sub-clauses require a detailed design report and construction management plan to be provided by an applicant to outline how the proposed asset will be designed, constructed and maintained during its life cycle. Where required, a construction management plan should identify construction inspection hold points to ensure all construction specifications are being met throughout the construction phase of delivering a permanent asset.

A new Schedule 3 is proposed to outline the specific requirements to be addressed through the detailed design report and asset management plan, including design drawings, materials used, geotechnical and structural design specification requirements. Furthermore, the schedule requires all asset management data to be provided to the City in accordance with A-SPEC standards, to be consistent with the City's Foreshore Management Plan Guidelines (FMP Guidelines) 2021, LPP 4.3, and WD 13C Land Development Landscape Submission Process and Requirements.

A new clause (clause 2.3) has been included to outline acceptable asset materials permitted within the foreshore reserve. These requirements include encouraging the use of recycled and locally sourced resources, as well as marine grade materials and timber composite plastics (i.e. fibre reinforced plastic) to be resistant to coastal environmental conditions and to reduce longer term maintenance cost to the City. 'Soft' materials such as wood are not recommended within the foreshore reserve as in the City's experience these have high maintenance requirements and short asset life cycle of the material, with coastal processes having damaging effect on materials such as wood, which can result in salt damage, wood rot, and loss of tensile strength. Therefore, use of marine grade and composite plastics are the preferred material options, as they will increase the lifespan of an asset and reduce maintenance costs for the City when the asset is handed over.

Maintenance and Handover

The draft LPP 4.21 proposes to include a new clause (clause 8.3) which outlines the circumstances where the City will accept a staged handover of the foreshore. These requirements are consistent with SPP 2.6 and the City's FMP Guidelines, and allow the City to fund, monitor and manage assets ready for handover in a sustainable way following practical completion.

Terminology

The revised draft LPP proposes a number of minor formatting changes to improve the policy's overall legibility and functionality. Primarily this includes the renumbering of sections to include sub-clauses previously listed as dot points. This formatting change will allow policy users to easily reference specific clauses and sub-clauses throughout the policy. Furthermore, existing clause 1.2 has been deleted, while existing clause 1.3.1, 1.4 and 1.5 have been merged with revised clause 1.2 to minimise repetition.

The list of relevant State and local documents (Relationship to Other Policies, Guidelines and Documents) has been updated to include reference to the recently adopted CMP 2021 and FMP Guidelines. Terminology relating to 'beach types' and 'Managed Retreat' has been updated to be consistent with SPP 2.6, CMP 2021 and CHRMAP. Furthermore, the policy proposes to remove reference to 'Sacrifice' in the Definition section of the current policy as it is not a standalone risk treatment option outlined in SPP 2.6 or the State's Coastal Hazard Risk Management and Adaptation Planning Guidelines (2019).

Consultation

The revised draft LPP 4.21 will be advertised in accordance with the Part 2 Clause 4 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, including:

- An advertising notification in the local newspaper;
- Display at the Civic Centre and on the City's website; and
- Letter to relevant State agencies and developers.

The draft LPP will be advertised for a period of 21 days. Following advertising, a summary of any submissions received and Administration's response to those submissions will be included in a report to Council to consider final adoption of the LPP 4.21 with or without modification.

Comment

The current LPP 4.21 remains fit for purpose, with Administration's review focusing on ensuring the policy requirements are consistent with State and local policies and guidelines. The revised draft LPP 4.21 continues to provide guidance to developers and applicants about the City's decision-making process when considering the type and location of permanent and temporary assets being delivered within the foreshore reserve. Additionally, the policy requires applicants to have regard for the vulnerability timeframes outlined in the City's CHRMAP, and requires them to identify an adaptation plan to protect the asset against coastal processes in accordance with SPP 2.6.

Following the finalisation of the City's CMP 2021 and recently adopted FMP Guidelines, the policy has been updated to reflect current terminology and requirements that relate to coastal node hierarchy and asset management. In this regard, new clauses have been included in the draft LPP 4.21 to provide clarification and additional guidance to developers and applicants when planning and developing new coastal assets and infrastructure. All new requirements included in the draft policy have been included to ensure assets are planned and constructed in line with industry standards and City requirements.

Statutory Compliance

The policy review has been undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, and Clause 4 and 5 of the Deemed Provisions of the DPS 2.

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*
- 4 ~ A sustainable City that balances the relationship between urban growth and the environment*
 - 4.2 – Manage and protect local biodiversity*
 - 4.3 - Manage natural assets and resources*
- 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*
 - 5.2 - Plan for and manage land use*
 - 5.3 - Manage and maintain assets*

Risk Management Considerations

Risk Title	Risk Rating
CO-018 Inherited Asset	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage
Risk Title	Risk Rating
CO-022 Environmental Management	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage
Risk Title	Risk Rating
ST-S06 Climate Change	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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

Policy Implications

Following the adoption of the Coastal Management Plan 2021, Administration has reviewed and updated the LPP 4.21.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Division 2 – Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to ADOPT draft Local Planning Policy 4.21: Coastal Assets, as contained in Attachment 1, for the purposes of advertising;
2. ADVERTISES Local Planning Policy 4.21: Coastal Assets for a period of 21 days by way of the following:
 - a) Notification in a local newspaper circulating the area at the commencement of the advertising period;
 - b) Letter to relevant developers and stakeholders; and
 - c) Publishing draft LPP 4.21 on the City's website and making it available for viewing at the City's Civic Centre.

Attachments:

- | | | |
|-----------------------|---|-----------|
| 1 ↓ . | Attachment 1 - Advertising draft Local Planning Policy 4.21: Coastal Assets | 22/150692 |
| 2 ↓ . | Attachment 2 - Local Planning Policy 4.21: Coastal Assets Policy - Adopted 16 August 2016 | 16/329946 |
| 3 ↓ . | Attachment 3 - Track-changed draft Local Planning Policy 4.21: Coastal Assets | 22/120906 |

PART 1 – POLICY OPERATION

Owner	Planning and Sustainability
Implementation	[adoption date]
Next Review	[enter month & year]

Policy Development and Purpose

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

The purpose of this Policy is to:

- Provide guidance to land developers, consultants, the community and contractors as to the type of permanent and temporary assets that the City will consider within the foreshore reserve; and
- Guide the location of proposed assets relative to the projected onset of coastal processes as calculated in accordance with State Planning Policy 2.6 Coastal Planning (SPP 2.6).

This policy applies to all future works proposed within the coastal foreshore reserve, as demarcated in the Metropolitan Region Scheme and in accordance with identified coastal vulnerability timeframes. It is to be considered by applicants, Administration and Council in the assessment and determination of:

- Structure Plans;
- Foreshore Management Plans;
- Asset Management Plans;
- Coastal Hazard Risk Management & Adaptation Plans;
- Development Applications; and
- City of Wanneroo coastal projects, maintenance and infrastructure upgrades.

This policy does not override the requirements under relevant legislation; state planning policies; approved management plans; approved district plans; or approved structure plans unless specifically authorised from the relevant authority.

Policy Objectives

The objectives of this policy are to:

Theme	Objective
Community	<ol style="list-style-type: none"> 1. Maintain a high level of coastal foreshore amenity for current and future residents. 2. Provide coastal foreshore and access points at safe swimming beaches. 3. Deliver accessible and user-friendly facilities and spaces that enable healthy lifestyles.

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Engineering	4. Encourage innovative asset designs through a combination of permanent facilities and temporary, relocatable structures that fulfil a short-term purpose.
Environment	5. Conservation of natural assets and ecological values. 6. Allow for the natural movement of sediment and beach restructuring over the 100 year planning timeframe.
Health & Wellbeing	7. Provide for a range of coastal foreshore uses that encourage physical activity and connectivity with the natural environment.
Climate Change	8. Recognise the impacts of climate change through informed planning. 9. Provide sustainable coastal infrastructure that is designed and located with consideration to sea level rise projections.

Relationship to Other Policies, Guidelines and Documents

This Policy complements SPP 2.6, the State Coastal Planning Policy Guidelines, the Western Australian Planning Commission's (WAPC) Coastal Planning and Management Manual and the WAPC Coastal Hazard Risk Management and Adaptation Planning Guidelines and are to be considered in conjunction with these documents. The following City of Wanneroo policies and documents should also be considered in unison with this policy:

- Coastal Management Plan (2021)
- Coastal Hazard Risk Management and Adaptation Plan
- Foreshore Management Plan Guidelines;
- Environmental Management Plan Guidelines;
- Local Planning Policy 4.2: Structure Planning;
- Local Planning Policy 4.3: Public Open Space;
- Local Planning Policy 4.4: Urban Water Management; and
- WD 13C Land Development Landscape Submission Process and Requirements.

It should be noted that all definitions in this Coastal Assets Policy are as per SPP 2.6 unless stated otherwise.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Delineation of Coastal Nodes

- 1.1 The City will not consider coastal development within the foreshore reserve unless the coastal node has been designated as either a local, district or regional coastal node in:
 - An adopted Coastal Management Plan (CMP);
 - An agreed Structure Plan; or
 - Specified in a Council adopted Foreshore Management Plan (FMP).
- 1.2 Where the coastal node classification has not yet been defined in an endorsed CMP, Local or District Structure Plan or FMP, the City will determine the proposed node classification based on an assessment of the following information to be provided by the applicant:
 - 1.2.1. Population projections for the Local, District and Regional catchment area at the time of handover to the City at full build out;
 - 1.2.2. Assessment of beach safety through a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit to be provided at the applicant's cost for their management area to the satisfaction of the City;
 - 1.2.3. Hazard mapping of the subject area illustrating the location of proposed and current assets relative to the projected onset of coastal processes over a 100-year planning timeframe. Vulnerability timeframes to be depicted in increments of 30 years, 50 years, 75 years and 100 years from the foreshore development's estimated date of completion;
 - 1.2.4. Proximity to established coastal nodes within the City and the classification of those nodes; and
 - 1.2.5. Proximity to future coastal node locations endorsed by the City through a CMP, LSP or FMP.
- 1.3 Proposed beaches or foreshore access points that correspond with an Australian Beach Safety and Management Program Rating (ABSAMP Rating) of 'Highly Hazardous' or 'Extremely Hazardous' as determined in the CARA, will not be considered by the City.

2.0 Permanent Assets

- 2.1 The City will approve a proposal for permanent assets at local, district and regional coastal nodes where it is consistent with the list of acceptable assets in Schedule 1, and the City has approved the following information:
 - 2.1.1. List of all proposed and pre-existing natural and built assets within the foreshore reserve;
 - 2.1.2. A detailed design report for each asset in accordance with Schedule 3, as required by the City;
 - 2.1.3. An asset management plan for each proposed asset in accordance with best practice;
 - 2.1.4. Whole-of-life costs for each asset;

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- 2.1.5. A Construction Management Plan, including construction inspection hold points, for each asset as required by the City;
- 2.1.6. Considers the integration and/or retention of natural assets; and
- 2.1.7. Adaptation plan for each asset over a 100 year planning timeframe.
- 2.2 The City encourages innovation and will consider a proposal for an asset that differs from the items set out in Schedule 1, where it satisfies the following criteria:
 - 2.2.1. The proposed location of the asset has a coastal vulnerability timeframe that is equal to or greater than the asset's structural lifespan;
 - 2.2.2. There is demonstrable increased demand for additional infrastructure due to a high density of residential dwellings being proposed within the walkable catchment of the foreshore reserve that is supported by a cost-benefit analysis provided by the proponent;
 - 2.2.3. The City does not consider the asset to be disproportionate for a local, district or regional coastal nodes based on Schedule 1 and SPP 2.6;
 - 2.2.4. A best industry practice asset management plan has been approved by the City; and
 - 2.2.5. The whole of life costs have been approved by the City.
- 2.3 Asset materials must be salt, rust resistant and marine grade and generally restricted to recycled plastics (or similar), concrete and metals (aluminium or stainless steel) and composite materials (fiber reinforced plastic) suitable to the coastal environment, unless otherwise agreed to by the City.
 - 2.3.1. All stainless-steel fixtures and fittings, internal and external should be electropolished to enhance corrosion resistance, unless agreed to by the City.
 - 2.3.2. Make use of local resources and materials that are robust, recycled/recyclable, and environmentally sound.
- 2.3 The provision of universal access and facilities should be supported by an Access Report or as per the advice of an Accessibility Consultant, unless otherwise agreed to by the City, and should be located in areas with regard to the topography of the land.
- 2.4 The requirement for car park lighting will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of car park lighting shall be designed and constructed in accordance with industry best practice (i.e. AS1158).
- 2.5 The requirement to install security gate(s) to control access to car parks located within the foreshore reserve will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of security gate(s) shall be designed and constructed to the City's standards and specifications.

3.0 Adaptation Planning for Permanent Assets

- 3.1 All proposed and pre-existing permanent assets within the foreshore reserve require an adaptation plan over the 100-year planning timeframe. The adaptation plan is calculated

from the estimated date of the foreshore development's completion of works.

- 3.2 The risks associated with the location of each permanent asset are to be sufficiently addressed through the adaptation options of 'Planned or Managed Retreat' or 'Avoid'.
- 3.3 It is the applicant's responsibility to identify viable relocation sites for all proposed permanent assets with an adaptation plan of 'Planned or Managed Retreat';
- 3.4 In instances where the applicant requests consideration of alternative adaptation options such as 'Accommodate' or 'Protect', the City will consider these under the following circumstances:
 - 3.4.1. The foreshore development site is abutting an established residential community or commercial area that may be impacted by coastal processes within 100 years;
 - 3.4.2. The asset is pre-existing and of high community value or heritage significance; and
 - 3.4.3. Where the City determines that the asset will not be of community value beyond its structural lifespan.

4.0 Temporary Assets

- 4.1 Temporary assets will be considered at local, district and regional coastal nodes where applicable in Schedule 1 and to the City's satisfaction, there is sufficient community demand for a temporary asset at the proposed location and the City has been provided the following information:
 - 4.1.1. Proximity to established businesses or temporary assets of a similar function within the local area;
 - 4.1.2. Current population data and demographics of the local catchment;
 - 4.1.3. Population projection for the duration of the asset's proposed period of approval; and
 - 4.1.4. Estimated timeframe for the construction of permanent assets of a similar function within the local area.

5.0 Conditions of Approval for Temporary Asset Proposals

- 5.1 The temporary asset conditions of approval in Schedule 2 are to be determined in consultation with the City on a case by case basis and with due consideration for the following:
 - 5.1.1. The site location of the proposed temporary asset and associated infrastructure has a coastal vulnerability timeframe that is equal to or greater than the duration of the asset's time-limited approval; and
 - 5.1.2. Construction and removal of the proposed asset does not undermine significant environmental values within the foreshore reserve.
- 5.2 It is the applicant's responsibility to ensure that the community is aware of the asset's temporary nature and that the City of Wanneroo does not own or manage the asset. This shall be fulfilled through public signage and additional arrangements to the City's

satisfaction.

- 5.3 Infrastructure associated with temporary assets such as lighting and pathways are to be temporary in nature. It is the applicant's responsibility to remove all supporting infrastructure upon cessation of the asset's use unless otherwise agreed with the City.
- 5.4 It is the applicant's responsibility to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a Revegetation Management Plan for the site upon cessation and removal of the asset. The site must then be maintained by the applicant for a period of two years.

6.0 Surf Life Saving Facilities

- 6.1 Proposed surf lifesaving facilities will be considered by the City in accordance with Schedule 1.
- 6.2 As per Schedule 1, a temporary Surf Life Saving (SLS) outpost may be considered at local and district beaches in lieu of a permanent facility or in locations where short term beach usage is forecast to reach a level that warrants this facility.
- 6.3 All temporary and permanent surf life saving facilities requires the support of both the City and Surf Life Saving Western Australia (SLSWA).

7.0 Playground Equipment

- 7.1 The City will accept a proposal for a playground within foreshore parkland that satisfies the following criteria:
 - 7.1.1. The playground does not exceed the total number of items allowed in accordance with Schedule 1;
 - 7.1.2. The playground provides opportunities for physical and creative play;
 - 7.1.3. The playground accommodates different age groups;
 - 7.1.4. The playground complies with the City's safety requirements;
 - 7.1.5. The playground provides play opportunities for all abilities to participate;
 - 7.1.6. Whole-of-life costs for play equipment items have been approved by the City; and
 - 7.1.7. An asset management plan for play equipment items in accordance with best industry practice have been approved by the City.

8.0 Maintenance and Handover of Foreshore Parkland and Assets

- 8.1 The City will accept handover of the foreshore after 5 years from practical completion, subject to the following:
 - 8.1.1. The City being satisfied that the maturity of vegetation, density of planting, species selection and standard of infrastructure are consistent with that specified in the landscaping plan approved by the City, as being acceptable for handover to the City;

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- 8.1.2. Prior to handover, the developer maintains the parkland to the same standard¹ as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival. This can be demonstrated by proof of watering schedules from water meters;
 - 8.1.3. The developer providing the City with annual metered bore water usage data for any irrigated POS during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area;
 - 8.1.4. The developer providing the City with as-constructed drawings and asset management data and relevant Structural certification and any testing certificates for the foreshore and any facilities/infrastructure contained therein, in accordance with Schedule 3;
 - 8.1.5. Where there are outstanding conditions imposed under the *Environmental Protection and Biodiversity Conservation Act 1999* that require ongoing maintenance of any component of the foreshore, the developer is to enter into an agreement with the City for access to the site for maintenance purposes; and
 - 8.1.6. The developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required as a consequence, where in the City's opinion the playground or play area does not fall within the Australian Standards.
- 8.2 Should the conditions of clause 8.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required until such time as the conditions detailed in clause 8.1 have been met to the satisfaction of the City.
- 8.3 The City may consider the handover of the foreshore in a staged approach, if:
- 8.3.1. Each stage has been managed for a minimum of 5 years from Practical Completion (PC);
 - 8.3.2. The boundary of each stage is clearly delineated, is easily identifiable on site and all infrastructure within the stage is self-contained and not dependent on or connected to other stages;
 - 8.3.3. Each stage has its own bore or where a bore covers multiple stages then all stages connected to that bore must be handed over once all stages have been maintained for a minimum of five years from PC;
 - 8.3.4. The City is satisfied that the maturity of vegetation, density of planting and species selection meets completion criteria or is of a satisfactory standard;
 - 8.3.5. The standard of infrastructure is acceptable to the City; and
 - 8.3.6. All other handover requirements are met in accordance with the City's relevant policies.
- 8.4 The City will not accept handover of foreshore parkland during the months of November to March (inclusive). Where necessary, the developer maintenance term shall be extended to avoid handover dates during this period

9.0 Consultation

- 9.1 Applicants shall consult with the City regarding the planning and development of coastal

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assets at all stages of the planning process to ensure that the requirements of this policy are adequately met.

- 9.2 Where applicable, the proponent should provide evidence of consultation with end users (the community) to ensure that demand for the coastal assets being proposed is reflected in the demographics of the surrounding community.

¹ The standard acceptable to the City at handover shall be specified in the landscape plans lodged as a condition of subdivision and subsequently agreed by the City at the time of approving the landscape plans for the parkland.

Definitions

Accommodate: Identified risks are suitably addressed through asset design and/or management strategies that render the risks from the identified coastal hazards acceptable.

Avoid: Means that the asset is not proposed within an area identified to be affected by coastal hazards over the 100 year planning timeframe.

Foreshore parkland: Land within the foreshore reserve, used or intended for use for recreational purposes by the public and includes parks, public gardens and playgrounds

Foreshore reserve (coastal foreshore reserve) : is the area of land on the coast set aside in public ownership to allow for likely impacts of coastal hazards and provide protection of public access, recreation and safety, biodiversity and ecosystem integrity, landscape, visual landscape, indigenous and cultural heritage (WAPC, 2013a)

Planned or Managed Retreat: The location of the proposed asset may be impacted by erosion and/or inundation during its structural lifespan. A relocation site is proposed to manage the retreat of the asset prior to the physical impact of coastal processes.

Overprovision: A proposed asset that is deemed excessive to its associated beach type.

Permanent asset: A tangible piece of infrastructure that is constructed in a location that will not be impacted by projected coastal processes for the duration of its structural lifespan. A permanent asset has a long term community demand.

Protect: Works are implemented for areas where there is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable. Protection works are to be considered when all other adaptation options are deemed unfeasible.

Temporary asset: An asset that fulfils a short-term community demand and as such has a predefined timeframe for relocation or removal.

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Schedule 1
COASTAL NODE HIERARCHY

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Local Coastal Node	Local coastal nodes are utilised by people living close by and are often accessed by foot or bicycle, as well as by car. Local beaches usually have very few facilities and infrastructure, and generally record relatively low rates of use (WAPC, 2020).	<ul style="list-style-type: none"> • 2x bench seating • 1x outdoor shower • 1x drinking fountain • 1x picnic table • 1x lookout shelter • 2-3x beach access points • 1x barbecue • 1x bike rack • 4x play equipment items or nature play with sand or mulch soft fall where applicable 	<ul style="list-style-type: none"> • Foreshore parkland and permanent assets at local beach to be placed at 50 year vulnerability line or landward of this location 	<ul style="list-style-type: none"> • Car park (30 - 70 bays) • Dual use pathway • Emergency vehicle access 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • SLS Outpost (as per section 7)

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Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
District Coastal Node	District coastal nodes are used by people living within the vicinity and are generally accessed by foot, bicycle and car. They may have some recreational attractions in addition to the natural beach. Appropriate facilities include car parks, cycle racks, toilets, showers and a kiosk. District beaches usually have a range of basic facilities, commercial activities and uses. (WAPC, 2020).	<ul style="list-style-type: none"> • 4x bench seating • 2x outdoor shower • 2x drinking fountain • 2x picnic table • 2x lookout shelter • 1x playground • 1x public ablutions • 1x change room • 3-4x beach access points • 3x barbecues • 2x bike rack • 6x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at district beach to be placed at 50 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (100 bays) • Dual use pathway • SLS Outpost • Emergency vehicle access 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • Community facility • SLS Outpost (as per section 7)

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Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Regional Coastal Nodes	Regional coastal nodes attract numbers of people from the local area and region. They should provide large capacity car parks, cycle tracks, toilets, showers, a cafe, parkland, lifesaving facilities and shade. Regional beaches have a relatively high level of facilities, infrastructure, commercial development and use (WAPC, 2020).	<ul style="list-style-type: none"> • 6x bench seating • 4x outdoor showers • 3x drinking fountain • 4x picnic table • 4x lookout shelter • 2x public ablutions • 2x change rooms • 4-5x beach access points • 5x barbecues • 4x bike racks • 8x play equipment items or nature play with sand or mulch soft fall where applicable • Adult changing facility where applicable 	Foreshore parkland at regional beach to be placed at 30 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (250 bays) • Dual use pathway • Emergency vehicle access • Cafe • Community facility • Surf life saving club 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. • Cafe: 60 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Nil

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Schedule 2

TEMPORARY ASSET CONDITIONS OF APPROVAL

1.	This approval is valid from the date of this approval until (<i>insert date</i>). Any subsequent application for approval of an Unlisted Use shall be submitted at least 4 weeks prior to the expiry of this approval. If a new application is not made by this time then the Unlisted Use shall immediately cease operation on (<i>insert date</i>).
2.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remove all materials associated with the development within 30 days, to the satisfaction of the City of Wanneroo.
3.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a revegetation management plan for the proposed site, to the satisfaction of the City of Wanneroo. The site must then be maintained for a period of 2 years.
4.	Installation of any lighting shall be temporary in nature, shall not spill on to adjoining properties and shall be removed upon cessation of the approval as referred to in Condition 3, to the satisfaction of the City of Wanneroo.
5.	The applicant shall make arrangements, in the form of a sign on site or other arrangements to the satisfaction of the City of Wanneroo, to ensure that surrounding residents and users of the Unlisted Use are advised that the approval is temporary in nature and is not owned or operated by the City of Wanneroo.

Schedule 3

ASSET CONDITIONS OF APPROVAL

1.	An asset management plan provided by the applicant should include the process for reporting and capturing asset data in accordance with A-SPEC requirements to be included on the City's asset register.
2.	<p>The developer to provide asset management data in accordance with the A SPEC requirements, including:</p> <ul style="list-style-type: none"> • B-SPEC – A common specification outlining the details of building asset data that is to be supplied in a machine readable format; • D-SPEC – A common specification outlining the details of stormwater drainage and Water Sensitive Urban Design (WSUD) asset data that is to be supplied in a machine readable format; • O-SPEC – A common specification outlining the details of assets within open space and recreation reserves that is to be supplied in a machine readable format; and • R-SPEC – A common specification outlining the details of assets within a road reserve that is to be supplied in a machine readable format.
3.	A detailed design report provided by the applicant should include design drawings for each proposed asset, materials used, consideration of coastal processes and vulnerability timeframes, geotechnical reports, and structural design specifications.

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OWNER	Planning and Sustainability
IMPLEMENTATION	16 August 2016
NEXT SCHEDULED REVIEW	16 August 2018

Part 1

POLICY OPERATION

Policy Development

This policy has been prepared under Clause 4 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

Purpose and Application

The purpose of this policy is to:

- Provide guidance to land developers, consultants, the community and contractors as to the type of permanent and temporary assets that the City will consider within the foreshore reserve; and
- Guide the location of proposed assets relative to the projected onset of coastal processes as calculated in accordance with State Coastal Planning Policy 2.6 (SPP 2.6).

This policy applies to all future works proposed within the coastal foreshore reserve, as demarcated in the Metropolitan Region Scheme and in accordance with identified coastal vulnerability timeframes. It is to be considered by applicants, Administration and Council in the assessment and determination of:

- Structure Plans;
- Foreshore Management Plans;
- Asset Management Plans;
- Coastal Hazard Risk Management & Adaptation Plans;
- Development Applications; and
- City of Wanneroo coastal projects, maintenance and infrastructure upgrades.

This policy does not override the requirements under relevant legislation; state planning policies; approved management plans; approved district plans; or approved structure plans unless specifically authorised from the relevant authority.

Relationship to Other Policies, Guidelines and Documents

This Policy complements SPP 2.6, the Western Australian Planning Commission's (WAPC) Coastal Planning and Management Manual and the WAPC Coastal Hazard Risk Management and Adaptation Planning Guidelines and are to be considered in

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conjunction with these documents. The following City of Wanneroo policies and documents should also be considered in unison with this policy:

- Foreshore Management Plan Guidelines;
- Environmental Management Plan Guidelines;
- Local Planning Policy 4.2: Structure Planning;
- Local Planning Policy 4.3: Public Open Space; and
- Local Planning Policy 4.4: Urban Water Management.

It should be noted that all definitions in this Coastal Assets Policy are as per SPP 2.6 unless stated otherwise.

Objective

Theme	Objective
Community	<ol style="list-style-type: none"> 1. Maintain a high level of coastal foreshore amenity for current and future residents; 2. Provide coastal foreshore and access points at safe swimming beaches;
Engineering	<ol style="list-style-type: none"> 3. Encourage innovative asset designs through a combination of permanent facilities and temporary, relocatable structures that fulfil a short term purpose;
Environment	<ol style="list-style-type: none"> 4. Conservation of natural assets and ecological values; 5. Allow for the natural movement of sediment and beach restructuring over the 100 year planning timeframe;
Health & Wellbeing	<ol style="list-style-type: none"> 6. Provide for a range of coastal foreshore uses that encourage physical activity and connectivity with the natural environment;
Climate Change	<ol style="list-style-type: none"> 7. Recognise the impacts of climate change through informed planning; and 8. Provide sustainable coastal infrastructure that is designed and located with consideration to sea level rise projections.

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Structure

This Policy is made up of two parts:

Part 1 Policy Operation: Inclusive of the policy objectives, purpose and application.

Part 2 Policy Provisions: Sets out the Policy provisions for the following:

- Delineation of beach types
- Planning requirements for coastal assets
- Permanent assets
- Temporary assets
- Foreshore adaptation planning
- Surf Life Saving facilities

Part 2 – POLICY PROCEDURES

1. Delineation of Beach Types

- 1.1 Council will not consider coastal development within the foreshore reserve unless the beach/activity node has been designated as either a local, district or regional beach in:
 - An agreed Local Structure Plan; or
 - Specified in a Council adopted Foreshore Management Plan.
- 1.2 New foreshore developments are to be defined as either a Local, District or Regional beach through a Council endorsed Local Structure Plan (LSP). In instances where the City has previously endorsed a LSP that does not delineate the beach type, the beach type will be defined in a Foreshore Management Plan (FMP).
- 1.3 Where the beach classification has not yet been defined in accordance with 1.1, the applicant is required to provide the following information in support of the proposed beach type:
 - Population projections for the Local, District and Regional catchment area at the time of handover to the City at full build out;
 - Assessment of beach safety through a Coastal Aquatic Risk Assessment (CARA) as per section 1.4 and 1.5;
 - Hazard mapping of the subject area illustrating the location of proposed and current assets relative to the projected onset of coastal processes over a 100-year planning timeframe. Vulnerability timeframes to be depicted in increments of 30 years, 50 years, 75 years and 100 years from the foreshore development's estimated date of completion;
 - Proximity to established beaches within the City and the classification of those beaches; and
 - Proximity to future beach locations endorsed by the City through a LSP or FMP.

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- 1.3.1 The City will determine the proposed beach type based on its assessment of the above information.
- 1.4 In instances where a District Structure Plan illustrates the indicative location of a Local, District or Regional beach within the subject area, the applicant is required to provide the information outlined in section 1.3 prior to the City considering any proposed development at these locations.
- 1.5 The applicant is required to fund the completion of a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit for their management area to the satisfaction of the City.
- 1.6 Proposed beaches or foreshore access points that correspond with an Australian Beach Safety and Management Program Rating (ABSAMP Rating) of 'Highly Hazardous' or 'Extremely Hazardous' as determined in the CARA, will not be considered by the City.

2. Permanent Assets

- 2.1 The City will approve a proposal for permanent assets at local, district and regional beaches where it is consistent with the list of acceptable assets in Schedule 1, and the City has approved the following information:
 - List of all proposed and pre-existing natural and built assets within the foreshore reserve;
 - An asset management plan for each proposed asset in accordance with best industry practice;
 - Whole-of-life costs for each asset;
 - Considers the integration and/or retention of natural assets; and
 - Adaptation plan for each asset over a 100 year planning timeframe.
- 2.2 The City encourages innovation and will consider a proposal for an asset that differs from the items set out in Schedule 1, where it satisfies the following criteria:
 - The proposed location of the asset has a coastal vulnerability timeframe that is equal to or greater than the asset's structural lifespan;
 - There is demonstrable increased demand for additional infrastructure due to a high density of residential dwellings being proposed within the walkable catchment of the foreshore that is supported by a cost-benefit analysis provided by the proponent;
 - The City does not consider the asset to be disproportionate for a local, district or regional beach based on Schedule 1 and SPP 2.6;
 - A best industry practice asset management plan has been approved by the City; and
 - The whole of life costs have been approved by the City.

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3. Adaptation Planning for Permanent Assets

- 3.1 All proposed and pre-existing permanent assets within the foreshore reserve require an adaptation plan over the 100-year planning timeframe. The adaptation plan is calculated from the estimated date of the foreshore development's completion of works.
- 3.2 The risks associated with the location of each permanent asset are to be sufficiently addressed through the adaptation options of 'Managed Retreat' or 'Avoid'.
- 3.3 It is the applicant's responsibility to identify viable relocation sites for all proposed permanent assets with an adaptation plan of 'Managed Retreat';
- 3.4 In instances where the applicant requests consideration of alternative adaptation options such as 'Accommodate', 'Protect' or 'Sacrifice', the City will consider these under the following circumstances:
 - The foreshore development site is abutting an established residential community or commercial area that may be impacted by coastal processes within 100 years;
 - The asset is pre-existing and of high community value or heritage significance; and
 - Where the City determines that the asset will not be of community value beyond its structural lifespan.

4. Temporary Assets

- 4.1 Temporary assets will be considered at local, district and regional beaches where applicable in Schedule 1 and to the City's satisfaction, there is sufficient community demand for a temporary asset at the proposed location and the City has been provided the following information:
 - Proximity to established businesses or temporary assets of a similar function within the local area;
 - Current population data and demographics of the local catchment;
 - Population projection for the duration of the asset's proposed period of approval; and
 - Estimated timeframe for the construction of permanent assets of a similar function within the local area.

5. Conditions of Approval for Temporary Asset Proposals

- 5.1 The temporary asset conditions of approval in Schedule 2 are to be determined in consultation with the City on a case by case basis and with due consideration for the following:
 - The site location of the proposed temporary asset and associated infrastructure has a coastal vulnerability timeframe that is equal to or greater than the duration of the asset's time-limited approval; and
 - Construction and removal of the proposed asset does not undermine significant environmental values within the foreshore.

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- 5.2 It is the applicant's responsibility to ensure that the community is aware of the asset's temporary nature and that the City of Wanneroo does not own or manage the asset. This shall be fulfilled through public signage and additional arrangements to the City's satisfaction.
- 5.3 Infrastructure associated with temporary assets such as lighting and pathways are to be temporary in nature. It is the applicant's responsibility to remove all supporting infrastructure upon cessation of the asset's use unless otherwise agreed with the City.
- 5.4 It is the applicant's responsibility to remediate the site and install landscaping in accordance with the approved landscaping plans for the site upon cessation and removal of the asset. The site must then be maintained by the applicant for a period of two years.

6. Surf Life Saving Facilities

- 6.1 Proposed surf lifesaving facilities will be considered by the City in accordance with Schedule 1.
- 6.2 As per Schedule 1, a temporary Surf Life Saving (SLS) outpost may be considered at local and district beaches in lieu of a permanent facility or in locations where short term beach usage is forecast to reach a level that warrants this facility.
- 6.3 All temporary and permanent surf life saving facilities requires the support of both the City and Surf Life Saving Western Australia (SLSWA).

7. Playground Equipment

- 7.1 The City will accept a proposal for a playground within foreshore parkland that satisfies the following criteria:
 - The playground does not exceed the total number of items allowed in accordance with Schedule 1;
 - The playground provides opportunities for physical and creative play;
 - The playground accommodates different age groups;
 - The playground complies with the City's safety requirements;
 - Whole-of-life costs for play equipment items have been approved by the City; and
 - An asset management plan for play equipment items in accordance with best industry practice have been approved by the City.

8. Maintenance and Handover of Foreshore Parkland and Assets

- 8.1 The City will accept handover of the foreshore after 5 years from practical completion, subject to the following:
 - The City being satisfied that the maturity of vegetation, density of planting, species selection and standard of infrastructure are consistent with that specified

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- in the landscaping plan approved by the City, as being acceptable for handover to the City;
- Prior to handover, the developer maintains the parkland to the same standard¹ as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival. This can be demonstrated by proof of watering schedules from water meters;
 - The developer providing the City with annual metered bore water usage data for any irrigated POS during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area;
 - The developer providing the City with as-constructed drawings and asset management data for the foreshore and any facilities/infrastructure contained therein;
 - The foreshore can be handed over as a staged approach, as long as each stage has its own bore;
 - Where there are outstanding conditions imposed under the *Environmental Protection and Biodiversity Conservation Act 1999* that require ongoing maintenance of any component of the foreshore, the developer is to enter into an agreement with the City for access to the site for maintenance purposes; and
 - The developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required as a consequence, where in the City's opinion the playground or play area does not fall within the Australian Standards.
- 8.2 Should the conditions of clause 8.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required until such time as the conditions detailed in clause 8.1 have been met to the satisfaction of the City.
- 8.3 The City will not accept handover of foreshore parkland during the months of November to March (inclusive). Where necessary, the developer maintenance term shall be extended to avoid handover dates during this period

9. Consultation

- 9.1 Applicants shall consult with the City regarding the planning and development of coastal assets at all stages of the planning process to ensure that the requirements of this policy are adequately met.
- 9.2 Where applicable, the proponent should provide evidence of consultation with end users (the community) to ensure that demand for the coastal assets being proposed is reflected in the demographics of the surrounding community.

¹ The standard acceptable to the City at handover shall be specified in the landscape plans lodged as a condition of subdivision and subsequently agreed by the City at the time of approving the landscape plans for the parkland.

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Definitions

Accommodate: Identified risks are suitably addressed through asset design and/or management strategies that render the risks from the identified coastal hazards acceptable.

Avoid: Means that the asset is not proposed within an area identified to be affected by coastal hazards over the 100 year planning timeframe.

Foreshore parkland: Land within the foreshore reserve, used or intended for use for recreational purposes by the public and includes parks, public gardens and playgrounds.

Foreshore reserve (coastal foreshore reserve) : is the area in the coast set aside in public ownership to allow for likely impacts of coastal hazards and provide protection of public access, recreation and safety, biodiversity and ecosystem integrity, landscape, visual landscape, indigenous and cultural heritage (WAPC, 2013a).

Managed Retreat: The location of the proposed asset may be impacted by erosion and/or inundation during its structural lifespan. A relocation site is proposed to manage the retreat of the asset prior to the physical impact of coastal processes.

Overprovision: A proposed asset that is deemed excessive to its associated beach type.

Permanent asset: A tangible piece of infrastructure that is constructed in a location that will not be impacted by projected coastal processes for the duration of its structural lifespan. A permanent asset has a long term community demand.

Protect: Works are implemented for areas where there is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable. Protection works are to be considered when all other adaptation options are deemed unfeasible.

Sacrifice: Asset is removed from its current location once it is rendered unfit for purpose or unsafe for public usage due to the impact of coastal processes. Subsequently, there are no plans to relocate or reconstruct this asset in a new location.

Temporary asset: An asset that fulfils a short term community demand and as such has a predefined timeframe for relocation or removal.

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Schedule 1
BEACH HIERARCHY

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location or Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Local Beach	Local beaches are utilised by people living close by and are often accessed by foot or bicycle, as well as by car. Local beaches usually have very few facilities and infrastructure, and generally record relatively low rates of use (WAPC, 2013b).	<ul style="list-style-type: none"> • 2x bench seating • 1x outdoor shower • 1x drinking fountain • 1x picnic table • 1x lookout shelter • 2-3x beach access points • 1x barbecue • 1x bike rack • 4x play equipment items or nature play with sand or mulch soft fall where applicable 	<ul style="list-style-type: none"> • Foreshore parkland and permanent assets at local beach to be placed at 50 year vulnerability line or landward of this location 	<ul style="list-style-type: none"> • Car park (30 - 70 bays) • Dual use pathway • Emergency vehicle access 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • SLS Outpost (as per section 7)

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Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location or Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
District Beach	District beaches are used by people living within the vicinity and are generally accessed by foot, bicycle and car. They may have some recreational attractions in addition to the natural beach. Appropriate facilities include car parks, cycle racks, toilets, showers and a kiosk. District beaches usually have a range of basic facilities, commercial activities and uses. (WAPC, 2013b).	<ul style="list-style-type: none"> • 4x bench seating • 2x outdoor shower • 2x drinking fountain • 2x picnic table • 2x lookout shelter • 1x playground • 1x public ablutions • 1x change room • 3-4x beach access points • 3x barbecues • 2x bike rack • 6x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at district beach to be placed at 50 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (100 bays) • Dual use pathway • SLS Outpost • Emergency vehicle access • 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • Community facility • SLS Outpost (as per section 7)

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Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location or Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Regional Beach	Regional beaches attract numbers of people from the local area and region. They should provide large capacity car parks, cycle tracks, toilets, showers, a cafe, parkland, lifesaving facilities and shade. Regional beaches have a relatively high level of facilities, infrastructure, commercial development and use (WAPC, 2013b).	<ul style="list-style-type: none"> • 6x bench seating • 4x outdoor showers • 3x drinking fountain • 4x picnic table • 4x lookout shelter • 2x public ablutions • 2x change rooms • 4-5x beach access points • 5x barbecues • 4x bike racks • 8x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at regional beach to be placed at 30 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (250 bays) • Dual use pathway • Emergency vehicle access • Cafe • Community facility • Surf life saving club 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. • Cafe: 60 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Nil

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Schedule 2

TEMPORARY ASSET CONDITIONS OF APPROVAL

1.	This approval is valid from the date of this approval until <i>(insert date)</i> . Any subsequent application for approval of an Unlisted Use shall be submitted at least 4 weeks prior to the expiry of this approval. If a new application is not made by this time then the Unlisted Use shall immediately cease operation on <i>(insert date)</i> .
2.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remove all materials associated with the development within 30 days, to the satisfaction of the City of Wanneroo.
3.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remediate the site and install landscaping in accordance with the approved landscaping plans for the proposed site, to the satisfaction of the City of Wanneroo. The site must then be maintained for a period of 2 years.
4.	Installation of any lighting shall be temporary in nature, shall not spill onto adjoining properties and shall be removed upon cessation of the approval as referred to in Condition 3, to the satisfaction of the City of Wanneroo.
5.	The applicant shall make arrangements, in the form of a sign on site or other arrangements to the satisfaction of the City of Wanneroo, to ensure that surrounding residents and users of the Unlisted Use are advised that the approval is temporary in nature and is not owned or operated by the City of Wanneroo.

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OWNER	Planning and Sustainability
IMPLEMENTATION	DRAFT
NEXT SCHEDULED REVIEW	DRAFT

Part 1
POLICY OPERATION

Policy Development

This policy has been prepared under [Part 2 Division 2–Clause 4](#) of the [Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2 \(DPS 2\)](#).

Purpose and Application

The purpose of this policy is to:

- Provide guidance to land developers, consultants, the community and contractors as to the type of permanent and temporary assets that the City will consider within the foreshore reserve; and
- Guide the location of proposed assets relative to the projected onset of coastal processes as calculated in accordance with State [Coastal Planning Policy 2.6 Coastal Planning](#) (SPP 2.6).

This policy applies to all future works proposed within the coastal foreshore reserve, as demarcated in the Metropolitan Region Scheme and in accordance with identified coastal vulnerability timeframes. It is to be considered by applicants, Administration and Council in the assessment and determination of:

- Structure Plans;
- Foreshore Management Plans;
- Asset Management Plans;
- Coastal Hazard Risk Management & Adaptation Plans;
- Development Applications; and
- City of Wanneroo coastal projects, maintenance and infrastructure upgrades.

This policy does not override the requirements under relevant legislation; state planning policies; approved management plans; approved district plans; or approved structure plans unless specifically authorised from the relevant authority.

Relationship to Other Policies, Guidelines and Documents

This Policy complements SPP 2.6, [the State Coastal Planning Policy Guidelines](#), the Western Australian Planning Commission's (WAPC) Coastal Planning and Management Manual and the WAPC Coastal Hazard Risk Management and Adaptation Planning Guidelines and are to be considered in

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conjunction with these documents. The following City of Wanneroo policies and documents should also be considered in unison with this policy:

- [Coastal Management Plan \(2021\)](#)
- [Coastal Hazard Risk Management and Adaptation Plan](#)
- Foreshore Management Plan Guidelines;
- Environmental Management Plan Guidelines;
- Local Planning Policy 4.2: Structure Planning;
- Local Planning Policy 4.3: Public Open Space; **and**
- Local Planning Policy 4.4: Urban Water Management; **and**
- [WD 13C Land Development Landscape Submission Process and Requirements.](#)

It should be noted that all definitions in this Coastal Assets Policy are as per SPP 2.6 unless stated otherwise.

Objective

Theme	Objective
Community	<ol style="list-style-type: none"> 1. Maintain a high level of coastal foreshore amenity for current and future residents; 2. Provide coastal foreshore and access points at safe swimming beaches; 2.3. Deliver accessible and user-friendly facilities and spaces that enable healthy lifestyles;
Engineering	<ol style="list-style-type: none"> 4.3. Encourage innovative asset designs through a combination of permanent facilities and temporary, relocatable structures that fulfil a short term purpose;
Environment	<ol style="list-style-type: none"> 4. 5. Conservation of natural assets and ecological values; 5. 6. Allow for the natural movement of sediment and beach restructuring over the 100 year planning timeframe;
Health & Wellbeing	<ol style="list-style-type: none"> 7. 6. Provide for a range of coastal foreshore uses that encourage physical activity and connectivity with the natural environment;
Climate Change	<ol style="list-style-type: none"> 7. 8. Recognise the impacts of climate change through informed planning; and 8. 9. Provide sustainable coastal infrastructure that is designed and located with consideration to sea level rise projections.

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Structure

This Policy is made up of two parts:

Part 1 Policy Operation: Inclusive of the policy objectives, purpose and application.

Part 2 Policy Provisions: Sets out the Policy provisions for the following:

- Delineation of beach types
- Planning requirements for coastal assets
- Permanent assets
- Temporary assets
- Foreshore adaptation planning
- Surf Life Saving facilities

Part 2 – ~~POLICY PROCEDURES~~ GENERAL POLICY PROVISIONS

1. Delineation of Coastal Nodes ~~Beach Types~~

1.1 ~~The City Council~~ will not consider coastal development within the foreshore reserve unless the coastal beach/activity node has been designated as either a local, district or regional node beach in:

- An adopted Coastal Management Plan (CMP);
- An agreed ~~Local~~ Structure Plan; or
- Specified in a Council adopted Foreshore Management Plan (FMP).

~~1.2 New foreshore developments are to be defined as either a Local, District or Regional beach through a Council endorsed Local Structure Plan (LSP). In instances where the City has previously endorsed a LSP that does not delineate the beach type, the beach type will be defined in a Foreshore Management Plan (FMP).~~

~~1.3 1.2 Where the coastal node beach classification has not yet been defined in an endorsed CMP, Local or District Structure Plan or FMP accordance with 1.4, the City will determine the proposed node classification based on an assessment of the following information to be provided by the applicant is required to provide the following information in support of the proposed node beach type:~~

- ~~1.2.1.~~ Population projections for the Local, District and Regional catchment area at the time of handover to the City at full build out;
- ~~1.2.2.~~ Assessment of beach safety through a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit to be provided at funded by the applicant's cost for their management area to the satisfaction of the City as per section 1.4 and 1.5;
- ~~1.2.3.~~ Hazard mapping of the subject area illustrating the location of proposed and current assets relative to the projected onset of coastal processes over a 100- year planning timeframe. Vulnerability timeframes to be depicted in increments of 30 years, 50 years, 75 years and 100 years from the foreshore development's estimated date of completion;
- ~~1.2.4.~~ Proximity to established coastal nodes beaches within the City and the classification of those nodes beaches; and

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1.1.1. ~~1.2.5.~~ Proximity to future ~~coastal node~~~~beach~~ locations endorsed by the City through a ~~CMP~~, LSP or FMP ~~; and~~.

~~1.3.1 The City will determine the proposed beach type based on its assessment of the above information.~~

~~1.4 In instances where a District Structure Plan illustrates the indicative location of a Local, District or Regional beach within the subject area, the applicant is required to provide the information outlined in section 1.3 prior to the City considering any proposed development at these locations.~~

~~1.5 The applicant is required to fund the completion of a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit for their management area to the satisfaction of the City.~~

~~1.6~~ ~~1.3~~ Proposed beaches or foreshore access points that correspond with an Australian Beach Safety and Management Program Rating (ABSAMP Rating) of 'Highly Hazardous' or 'Extremely Hazardous' as determined in the CARA, will not be considered by the City.

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2. Permanent Assets

2.1 The City will approve a proposal for permanent assets at local, district and regional ~~coastal nodes~~~~beaches~~ where it is consistent with the list of acceptable assets in Schedule 1, and the City has approved the following information:

~~2.1.1.~~ List of all proposed and pre-existing natural and built assets within the foreshore reserve;

~~2.1.2.~~ A detailed design report for each asset in accordance with Schedule 3, as required by the City;

~~2.1.3.~~ An asset management plan for each proposed asset in accordance with best ~~industry~~ practice;

• ~~2.1.4.~~ Whole-of-life costs for each asset;

~~2.1.5.~~ A Construction Management Plan, including construction inspection hold points, for each asset as required by the City;

• ~~2.1.6.~~ Considers the integration and/or retention of natural assets; and

• ~~2.1.7.~~ Adaptation plan for each asset over a 100 year planning timeframe.

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2.2 The City encourages innovation and will consider a proposal for an asset that differs from the items set out in Schedule 1, where it satisfies the following criteria:

• ~~2.2.1.~~ The proposed location of the asset has a coastal vulnerability timeframe that is equal to or greater than the asset's structural lifespan;

• ~~2.2.2.~~ There is demonstrable increased demand for additional infrastructure due to a high density of residential dwellings being proposed within the walkable catchment of the foreshore that is supported by a cost-benefit analysis provided by the proponent;

• ~~2.2.3.~~ The City does not consider the asset to be disproportionate for a local, district or regional ~~coastal nodes~~~~beach~~ based on Schedule 1 and SPP 2.6;

• ~~2.2.4.~~ A best industry practice asset management plan has been approved by the City; and

• ~~2.2.5.~~ The whole of life costs have been approved by the City.

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2.3 Asset materials must be salt, rust resistant and marine grade and generally restricted to recycled plastics (or similar), concrete and metals (aluminium or stainless steel) and composite materials (fibre reinforced plastic) suitable to the coastal environment, unless otherwise agreed to by the City.

2.3.1 All stainless-steel fixtures and fittings, internal and external should be electropolished to enhance corrosion resistance, unless agreed to by the City.

2.3.2 Make use of local resources and materials that are robust, recycled/recyclable, and environmentally sound.

2.4 The provision of universal access and facilities should be supported by an Access Report or as per the advice of an Accessibility Consultant, unless otherwise agreed to by the City, and should be located in areas with regard to the topography of the land.

2.5 The requirement for car park lighting will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of car park lighting shall be designed and constructed in accordance with industry best practice (i.e. AS1158).

2.6 The requirement to install security gate(s) to control access to car parks located within the foreshore reserve will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of security gate(s) shall be designed and constructed to the City's standards and specifications.

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3. Adaptation Planning for Permanent Assets

3.1 All proposed and pre-existing permanent assets within the foreshore reserve require an adaptation plan over the 100-year planning timeframe. The adaptation plan is calculated from the estimated date of the foreshore development's completion of works.

3.2 The risks associated with the location of each permanent asset are to be sufficiently addressed through the adaptation options of 'Planned or Managed Retreat' or 'Avoid'.

3.3 It is the applicant's responsibility to identify viable relocation sites for all proposed permanent assets with an adaptation plan of 'Planned or Managed Retreat';

3.4 In instances where the applicant requests consideration of alternative adaptation options such as 'Accommodate', or 'Protect' or 'Sacrifice', the City will consider these under the following circumstances:

- 3.4.1. The foreshore development site is abutting an established residential community or commercial area that may be impacted by coastal processes within 100 years;
- 3.4.2. The asset is pre-existing and of high community value or heritage significance; and
- 3.4.3 Where the City determines that the asset will not be of community value beyond its structural lifespan.

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4. Temporary Assets

- 4.1 Temporary assets will be considered at local, district and regional [coastal nodes](#) ~~beaches~~ where applicable in Schedule 1 and to the City's satisfaction, there is sufficient community demand for a temporary asset at the proposed location and the City has been provided the following information:-
- [4.1.1](#) Proximity to established businesses or temporary assets of a similar function within the local area;
 - [4.1.2](#) Current population data and demographics of the local catchment;
 - [4.1.3](#) Population projection for the duration of the asset's proposed period of approval; and
 - [4.1.4](#) Estimated timeframe for the construction of permanent assets of a similar function within the local area.

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5. Conditions of Approval for Temporary Asset Proposals

- 5.1 The temporary asset conditions of approval in Schedule 2 are to be determined in consultation with the City on a case by case basis and with due consideration for the following:
- [5.1.1](#) The site location of the proposed temporary asset and associated infrastructure has a coastal vulnerability timeframe that is equal to or greater than the duration of the asset's time-limited approval; and
 - [5.1.2](#) Construction and removal of the proposed asset does not undermine significant environmental values within the foreshore [reserve](#).
- 5.2 It is the applicant's responsibility to ensure that the community is aware of the asset's temporary nature and that the City of Wanneroo does not own or manage the asset. This shall be fulfilled through public signage and additional arrangements to the City's satisfaction.
- 5.3 Infrastructure associated with temporary assets such as lighting and pathways are to be temporary in nature. It is the applicant's responsibility to remove all supporting infrastructure upon cessation of the asset's use unless otherwise agreed with the City.
- 5.4 It is the applicant's responsibility to remediate the site and install landscaping in accordance with the approved landscaping plans [and/or revegetation in accordance with a Revegetation Management Plan](#) for the site upon cessation and removal of the asset. The site must then be maintained by the applicant for a period of two years.

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6. Surf Life Saving Facilities

- 6.1 Proposed surf lifesaving facilities will be considered by the City in accordance with Schedule 1.
- 6.2 As per Schedule 1, a temporary Surf Life Saving (SLS) outpost may be considered at local and district beaches in lieu of a permanent facility or in locations where short term beach usage is forecast to reach a level that warrants this facility.
- 6.3 All temporary and permanent surf life saving facilities requires the support of both

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the City and Surf Life Saving Western Australia (SLSWA).

7. Playground Equipment

7.1 The City will accept a proposal for a playground within foreshore parkland that satisfies the following criteria:

- [7.1.1](#) The playground does not exceed the total number of items allowed in accordance with Schedule 1;
- [7.1.2](#) The playground provides opportunities for physical and creative play;
- [7.1.3](#) The playground accommodates different age groups;
- [7.1.4](#) The playground complies with the City's safety requirements;
- [7.1.5](#) The playground provides play opportunities for all abilities to participate;
- [7.1.6](#) Whole-of-life costs for play equipment items have been approved by the City; and
- [7.1.7](#) An asset management plan for play equipment items in accordance with best industry practice have been approved by the City.

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8. Maintenance and Handover of Foreshore Parkland and Assets

8.1 The City will accept handover of the foreshore after 5 years from practical completion, subject to the following:

- [8.1.1](#) The City being satisfied that the maturity of vegetation, density of planting, species selection and standard of infrastructure are consistent with that specified

in the landscaping plan approved by the City, as being acceptable for handover to the City;

- [8.1.2](#) Prior to handover, the developer maintains the parkland to the same standard¹ as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival. This can be demonstrated by proof of watering schedules from water meters;
- [8.1.3](#) The developer providing the City with annual metered bore water usage data for any irrigated POS during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area;

[8.1.4](#) The developer providing the City with as-constructed drawings and asset management data and relevant structural certification and any testing certificates for the foreshore and any facilities/infrastructure contained therein in accordance with Schedule 3;

- ~~The foreshore can be handed over as a staged approach, as long as each stage has its own bore;~~

- [8.1.5](#) Where there are outstanding conditions imposed under the *Environmental Protection and Biodiversity Conservation Act 1999* that require ongoing maintenance of any component of the foreshore, the developer is to enter into an agreement with the City for access to the site for maintenance purposes; and

- [8.1.6](#) The developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required as a consequence, where in the City's opinion the playground or play area does not fall within the Australian Standards.

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8.2 Should the conditions of clause 8.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required until such time as the conditions detailed in clause 8.1 have been met to the

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satisfaction of the City.

- 8.3 The City may consider the handover of the foreshore in a staged approach, if:
- 8.3.1 Each stage has been managed for a minimum of 5 years from Practical Completion (PC);
 - 8.3.2. The boundary of each stage is clearly delineated, is easily identifiable on site and all infrastructure within the stage is self-contained and not dependent on or connected to other stages;
 - 8.3.3. Each stage has its own bore or where a bore covers multiple stages then all stages connected to that bore must be handed over once all stages have been maintained for a minimum of five years from PC;
 - 8.3.4. The City is satisfied that the maturity of vegetation, density of planting and species selection meets completion criteria or is of a satisfactory standard;
 - 8.3.5. The standard of infrastructure is acceptable to the City; and
 - 8.3.6. All other handover requirements are met in accordance with the City's relevant policies.

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~~8.3~~ 8.4 The City will not accept handover of foreshore parkland during the months of November to March (inclusive). Where necessary, the developer maintenance term shall be extended to avoid handover dates during this period

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9. Consultation

- 9.1 Applicants shall consult with the City regarding the planning and development of coastal assets at all stages of the planning process to ensure that the requirements of this policy are adequately met.
- 9.2 Where applicable, the proponent should provide evidence of consultation with end users (the community) to ensure that demand for the coastal assets being proposed is reflected in the demographics of the surrounding community.

¹ The standard acceptable to the City at handover shall be specified in the landscape plans lodged as a condition of subdivision and subsequently agreed by the City at the time of approving the landscape plans for the parkland.

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Definitions

Accommodate: Identified risks are suitably addressed through asset design and/or management strategies that render the risks from the identified coastal hazards acceptable.

Avoid: Means that the asset is not proposed within an area identified to be affected by coastal hazards over the 100 year planning timeframe.

Foreshore parkland: Land within the foreshore reserve, used or intended for use for recreational purposes by the public and includes parks, public gardens and playgrounds

Foreshore reserve (coastal foreshore reserve) : is the area [of land on the coast](#) ~~in the coast~~ set aside in public ownership to allow for likely impacts of coastal hazards and provide protection of public access, recreation and safety, biodiversity and ecosystem integrity, landscape, visual landscape, indigenous and cultural heritage (WAPC, 2013a)

Planned or Managed Retreat: The location of the proposed asset may be impacted by erosion and/or inundation during its structural lifespan. A relocation site is proposed to manage the retreat of the asset prior to the physical impact of coastal processes.

Overprovision: A proposed asset that is deemed excessive to its associated beach type.

Permanent asset: A tangible piece of infrastructure that is constructed in a location that will not be impacted by projected coastal processes for the duration of its structural lifespan. A permanent asset has a long term community demand.

Protect: Works are implemented for areas where there is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable. Protection works are to be considered when all other adaptation options are deemed unfeasible.

Sacrifice: ~~Asset is removed from its current location once it is rendered unfit for purpose or unsafe for public usage due to the impact of coastal processes. Subsequently, there are no plans to relocate or reconstruct this asset in a new location.~~

Temporary asset: An asset that fulfils a short term community demand and as such has a predefined timeframe for relocation or removal.

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Schedule 1

COASTAL NODE BEACH HIERARCHY

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Local Beach Coastal Node	Local nodes beaches are utilised by people living close by and are often accessed by foot or bicycle, as well as by car. Local beaches usually have very few facilities and infrastructure, and generally record relatively low rates of use (WAPC, 2020 13b).	<ul style="list-style-type: none"> • 2x bench seating • 1x outdoor shower • 1x drinking fountain • 1x picnic table • 1x lookout shelter • 2-3x beach access points • 1x barbecue • 1x bike rack • 4x play equipment items or nature play with sand or mulch soft fall where applicable 	<ul style="list-style-type: none"> • Foreshore parkland and permanent assets at local beach to be placed at 50 year vulnerability line or landward of this location 	<ul style="list-style-type: none"> • Car park (30 - 70 bays) • Dual use pathway • Emergency vehicle access 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • SLS Outpost (as per section 7)

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 4.21: Coastal Assets Policy



Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
District Beach Coast Node	District coastal nodes beaches are used by people living within the vicinity and are generally accessed by foot, bicycle and car. They may have some recreational attractions in addition to the natural beach. Appropriate facilities include car parks, cycle racks, toilets, showers and a kiosk. District beaches usually have a range of basic facilities, commercial activities and uses. (WAPC, 2020 13b).	<ul style="list-style-type: none"> • 4x bench seating • 2x outdoor shower • 2x drinking fountain • 2x picnic table • 2x lookout shelter • 1x playground • 1x public ablutions • 1x change room • 3-4x beach access points • 3x barbecues • 2x bike rack • 6x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at district beach to be placed at 50 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (100 bays) • Dual use pathway • SLS Outpost • Emergency vehicle access 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • Community facility • SLS Outpost (as per section 7)

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 4.21: Coastal Assets Policy



Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Regional Beach Nodes	Regional coastal nodes beaches attract numbers of people from the local area and region. They should provide large capacity car parks, cycle tracks, toilets, showers, a cafe, parkland, lifesaving facilities and shade. Regional beaches have a relatively high level of facilities, infrastructure, commercial development and use (WAPC, 2020 2013b).	<ul style="list-style-type: none"> • 6x bench seating • 4x outdoor showers • 3x drinking fountain • 4x picnic table • 4x lookout shelter • 2x public ablutions • 2x change rooms • 4-5x beach access points • 5x barbecues • 4x bike racks • 8x play equipment items or nature play with sand or mulch soft fall where applicable • Adult changing facility where applicable 	Foreshore parkland at regional beach to be placed at 30 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (250 bays) • Dual use pathway • Emergency vehicle access • Cafe • Community facility • Surf life saving club 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. • Cafe: 60 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Nil

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 4.21: Coastal Assets Policy



Schedule 2

TEMPORARY ASSET CONDITIONS OF APPROVAL

1.	This approval is valid from the date of this approval until <i>(insert date)</i> . Any subsequent application for approval of an Unlisted Use shall be submitted at least 4 weeks prior to the expiry of this approval. If a new application is not made by this time then the Unlisted Use shall immediately cease operation on <i>(insert date)</i> .
2.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remove all materials associated with the development within 30 days, to the satisfaction of the City of Wanneroo.
3.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a revegetation management plan for the proposed site, to the satisfaction of the City of Wanneroo. The site must then be maintained for a period of 2 years.
4.	Installation of any lighting shall be temporary in nature, shall not spill onto adjoining properties and shall be removed upon cessation of the approval as referred to in Condition 3, to the satisfaction of the City of Wanneroo.
5.	The applicant shall make arrangements, in the form of a sign on site or other arrangements to the satisfaction of the City of Wanneroo, to ensure that surrounding residents and users of the Unlisted Use are advised that the approval is temporary in nature and is not owned or operated by the City of Wanneroo.

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Schedule 3
ASSET CONDITIONS OF APPROVAL

1. An asset management plan provided by the applicant should include the process for reporting and capturing asset data in accordance with A-SPEC requirements to be included on the City's asset register.
2. The developer to provide asset management data in accordance with the A SPEC requirements, including: 1.1.1. B-SPEC – A common specification outlining the details of building asset data that is to be supplied in a machine readable format; 1.1.2. D-SPEC – A common specification outlining the details of stormwater drainage and Water Sensitive Urban Design (WSUD) asset data that is to be supplied in a machine readable format; 1.1.3. O-SPEC – A common specification outlining the details of assets within open space and recreation reserves that is to be supplied in a machine readable format; and 1.1.4. R-SPEC – A common specification outlining the details of assets within a road reserve that is to be supplied in a machine readable format.
3. A detailed design report provided by the applicant should include design drawings for each proposed asset, materials used, consideration of coastal processes and vulnerability timeframes, geotechnical reports, and structural design specifications.

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Approval Services

4.3 Preparation of Amendment No. 202 to District Planning Scheme No. 2 – Planning Framework Review of the Neerabup Industrial Area

File Ref: 44671 – 22/61628
Responsible Officer: Director Planning and Sustainability
Attachments: 4

Issue

To consider initiating Amendment No. 202 to DPS 2, which proposes to impose zoning and land use planning controls over the Neerabup Industrial Area.

Background

The City of Wanneroo currently contains the majority of industrial land in the Perth Northwest Metropolitan sub-region. As recognised in the City's Economic Development Strategy 2016-2021, industrial land is critically important for the sub-region to provide substantial and diverse local employment opportunities. This Strategy also identifies the Neerabup Industrial Area (NIA) as having potential to provide 20,000 jobs, contributing toward the 60% employment self-sufficiency target for the sub-region.

The City has recently advertised a new draft Economic Development Strategy 2022-2032, which also highlights the importance of the NIA from an economic and employment perspective. The draft Strategy will be presented for Council endorsement at an upcoming Council meeting.

The Department of Planning, Lands and Heritage (DPLH) has prepared the Northwest Sub-Regional Planning Framework (NWSRPF); which aims to establish a long-term, integrated planning framework for land use and infrastructure to guide future growth across the Northwest Metropolitan Sub-region. Noting industrial land in Wangara and Landsdale is becoming more 'built out' and becoming less available, the NWSRPF projects approximately 1,770 hectares of additional industrial land is expected to be required in the sub-region through to 2050 – and that the NIA would meet much of that demand.

The Neerabup Industrial Area Agreed Local Structure Plan No. 17 (ASP 17) sits over the NIA, providing guidance for subdivision and development. ASP 17 was approved by the Western Australian Planning Commission (WAPC) on 11 January 2005, and was prepared under the City's District Planning Scheme No. 2 (DPS 2).

ASP 17 is not inhibiting the City, DevelopmentWA or other landowners from undertaking industrial subdivision and development in the NIA. However, the content of ASP 17 is in need of review as it has become less reflective of the City's current long-term aspirations for the NIA, and a number of external factors have changed.

Administration has been undertaking work toward completing a refreshed planning framework for the NIA, comprising of:

- Amendment No. 7 to ASP 17, which will completely overhaul and replace the content of that structure plan (subject of a separate Report on this Agenda); and
- Proposed Amendment No. 202 to DPS 2, as detailed in this Report.

Detail

Amendment No. 202 to DPS 2 proposes the following, affecting the NIA:

- The rezoning of land in the NIA, so that the land capable of industrial activity becomes zoned Service Industrial and General Industrial. The land in the NIA is predominantly zoned Industrial Development currently, with a central portion of approximately 174 hectares already zoned General Industrial.

The existing zoning of the land in the NIA is provided on a plan included in **Attachment 1**, and a Scheme (Amendment) Map is included as **Attachment 2**. A plan outlining the extent of modifications to the Scheme Map through Amendment No. 202 is provided in **Attachment 3**.

- Introducing 'Additional Uses' capable of approval in the NIA General Industrial and Service Industrial zones. Amendment No. 202 will also introduce definitions and parameters around the Additional Uses.
- The planning of places in two easily accessible locations along Flynn Drive (called 'Service Hubs') that will provide for a level of service for employees, business owners and visitors to the NIA. These Service Hubs will be set as their own Additional Use area within the proposed Service Industrial zone, with DPS 2 allowing for a limited range of commercial uses such as restaurants, take away food, medical, office and retail.
- Minor amendments to the DPS 2 text (including the Zoning Table), to prescribe that the 'Showroom' and 'Vehicle Sales/Hire Premises' are to be dealt with as discretionary (or 'D') uses in the NIA Service Industrial Zone – and not as permitted (or 'P') uses as they are typically dealt with in that zone.
- The classifying of Lot 8001 (240) Flynn Drive, Neerabup from the Industrial Development zone to Local Scheme Reserve – Conservation. Lot 8001 is already a Crown Land parcel for the purpose of Conservation. Similarly, a Crown Land parcel for drainage adjoining Lot 8001 (being Lot 8002 (270) Flynn Drive) will also be reclassified from the 'Industrial Development' zone to Local Scheme Reserve – Public Use.

The full extent of what Amendment No. 202 is proposing, which will be inserted into Scheme Amendment documentation, is provided as **Attachment 4**.

Amendment No. 202 is not proposing to change the current zoning of 'Industrial Development' over the north-western and eastern extents of the NIA. These areas are noted as being heavily vegetated and could potentially have notable environmental attributes. Administration considers that further investigations and/or actions are needed by the landowners to determine whether this land is suitable for industrial purposes, or whether these areas require environmental protection through the planning framework.

Administration considers that draft Amendment No. 202 to DPS2 meets the following criteria for 'complex' amendments in the context of Regulation 34 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations):

"an amendment that is not addressed by any local planning strategy"

This is due to the fact that the City's Local Planning Strategy has not yet been prepared, that would have further informed the planning framework for the NIA in addition to the strategic documents referred to in the 'Background' section above.

The Regulations (Regulation 35A) also make provision for when an amendment to a local planning scheme affects a structure plan area, it should include a statement that when the amendment takes effect:

- (a) the approval of the structure plan is to be revoked; or
- (b) the structure plan is to be amended in accordance with the statement; or
- (c) the approval of the structure plan is not affected.

Therefore, the Amendment No. 202 proposal should be accompanied by a statement referring to Amendment No. 7 to ASP 17 (subject of a separate Report on this Agenda):

Should Amendment No. 202 to District Planning Scheme No. 2 be approved and take effect, the City of Wanneroo's Neerabup Industrial Area Agreed Local Structure Plan No. 17 is to be amended to remove zoning and land use permissibility provisions. These amendments (among others) are occurring through Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17, which was prepared by the City of Wanneroo to correlate with this local planning scheme amendment.

Consultation

If initiated for the purpose of advertising (or 'prepared' as per the term used in the Regulations), this 'complex' amendment must be referred to the WAPC for its consideration prior to advertising, pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). The WAPC will undertake an assessment to determine whether it is satisfied that the amendment is suitable to be advertised. The amendment will also be referred to the Environmental Protection Authority (EPA) to assess the environmental impacts of the proposal, and to determine whether any formal environmental assessment is necessary.

Subject to the WAPC and the EPA being satisfied with the complex amendment (with or without modifications), Amendment No. 202 to DPS 2 will then be advertised for public comment, pursuant to Regulation 38 and Regulation 76A of the Regulations and for a period of 60 days in the following manner:

- a) Having the amendment documentation available for inspection at the City's Civic Centre;
- b) Uploading the amendment documentation onto the City's website;
- c) Providing a notice to each public authority likely to be affected by the amendment; and
- d) Publishing a notice published in a newspaper circulating in the scheme area (Perth Now – Wanneroo).

The Regulations also allow the City to advertise a 'complex' amendment in "*any other way the local government considers appropriate*". In this instance, Administration also considers it appropriate to:

- Give notice by letter to landowners and occupiers of land affected by the DPS 2 amendment; and
- Install signs on land subject to Amendment No. 202 to DPS 2. Administration would install one or more signs at prominent locations giving notice of the amendment to DPS 2.

Administration is intending that advertising of Amendment No. 202 to DPS 2 will occur simultaneously with Amendment No. 7 to ASP 17. Following advertising, both Amendment No. 202 to DPS 2 and Amendment No. 7 to ASP 17 will be presented back to Council together for further consideration.

Comment

Relationship with Amendment to ASP 17

Although the land in the NIA is largely zoned Industrial Development (as discussed in the Detail section above), ASP 17 currently designates land in the NIA as either having a General Industrial, Service Industrial and Business zoning. ASP 17 currently outlines land use permissibility for the designated zones to be in accordance with the DPS 2 provisions, except for the variances as tabled below:

ASP 17 Zoning Designation	Land Use Permissibility Variance in ASP 17
General Industrial	'Abattoir' and 'Industry – Hazardous' are land uses not favoured in the zone.
Service Industrial	<p>The following uses are discretionary ('D') on Lot 1001 and Lot 1021 only:</p> <ul style="list-style-type: none"> • Office • Restaurant/Café • Take Away Food Outlet • Medical Centre • Shop <p>Permissibility is subject to parameters as prescribed in ASP 17.</p>
Business	No variances.

Amendment No. 7 to ASP 17 will remove the zoning designations and land use permissibility requirements that are currently in the structure plan. Structure plans (including ASP 17) are 'due regard' documents for the purposes of decision making, meaning that structure plan provisions are subject to variation and discretion by decision makers such as a Development Assessment Panel or the State Administrative Tribunal. Amendment No. 202 then proposes to add zoning and land use planning controls for the NIA into DPS 2, where such provisions will be binding and have statutory weight.

Relationship with Amendment No. 172 to DPS 2

Amendment No 172 is a major amendment to DPS 2 to align large parts of the City's current scheme with the Model Provisions for local planning schemes contained in the Regulations. Amendment No. 172 has been subject to recent public consultation, the outcome of which is subject to a separate Report on this Agenda.

Relative to the NIA, Amendment No. 172 is proposing to:

- Change the naming and objectives of the industrial zones and local scheme reserves;
- Redefine, delete and add land uses; and
- Modify the land use permissibility's contained in the Zoning Table, in light of the modified land uses.

As these changes are occurring through Amendment No. 172, it has an impact on how Amendment No. 202 can progress. Therefore, there should be a reliance on the approval for both Amendment No. 172 and Amendment No. 202 to deliver the City's desired planning outcomes for the NIA. Many modifications currently proposed in Amendment No. 172 affecting industrial land uses are considered beneficial for the NIA, and align with what the NIA planning framework review is setting out to achieve. Land use and permissibility outcomes desired for the NIA – but not allowed for in DPS 2 currently or proposed Amendment No. 172 – are being sought through proposed Amendment No. 202.

Zoning and Land Use Permissibility Outcomes

Amendment No. 202 proposes the NIA to be predominantly zoned General Industrial, so that subdivision and development aligns with the intentions of the City and the State Government for this area – being to provide for industrial development. However, a Service Industrial Zone is proposed on the southern periphery of the NIA, which acts as a buffer between heavier industries located in the General Industrial Zone to the north – and residential and rural-residential development to the south of Flynn Drive.

The change in land use permissibility from 'P' to 'D' for the 'Showroom' and 'Vehicle Sales/Hire Premises' land uses was proposed through Amendment No. 202 as a means to control the proliferation of these uses. Uncontrolled proliferation of these uses could have unintended consequences on the predominance of industrial development and land use that the City is attempting to achieve in the NIA Service Industrial Zone.

Administration has identified land uses that would be desirable for the NIA – but are not permitted under DPS 2, or proposed to be permitted for the industrial zones under Amendment No. 172. Amendment No. 202 proposes Additional Uses for the General Industrial and Service Industrial zones as tabled below:

Additional Use Area	Additional Uses
General Industrial Zone (1-50)	Intensive Agriculture Data Storage Premises Education Establishment Research and Development Centre
Service Industrial Zone (1-51)	Data Storage Premises Industry – Extractive Research and Development Centre
Service Hubs (1-52)	Data Storage Premises Industry – Extractive Medical Centre Office Research and Development Centre Restaurant Shop Take-Away Food Outlet

There will be definitions and parameters relating to the Additional Uses tabled above, which are further detailed within **Attachment 4**.

Amendment No. 202 to DPS 2 does not seek to prohibit land uses which are capable of approval in the General Industrial or Service Industrial under DPS 2 from establishing in the NIA.

MRS Amendment 1379/57

Separate from Amendment No. 202 to DPS 2, the WAPC has advertised omnibus Metropolitan Region Scheme (MRS) Minor Amendment 1379/57.

Relevant to land also affected by Amendment No. 202, one location that the MRS omnibus amendment affects is a portion of Lot 801 (410) Flynn Drive, Neerabup. Currently, the south-western corner of Lot 801 is reserved for the purpose of Parks and Recreation under the MRS, with a Bush Forever designation over this land. The MRS amendment proposes to rezone this land to Industrial under the MRS and remove the Bush Forever designation.

Administration provided the City's submission to the WAPC on MRS amendment 1379/57 on 15 November 2021, with a comment of 'no objection' to the rezoning of the affected portion of Lot 801.

As the MRS amendment has progressed significantly, it is anticipated that it will be determined by the Minister for Planning shortly – and well before Amendment No. 202 is determined. Therefore, Amendment No. 202 is proposing a General Industrial and Service Industrial zoning in DPS 2 over the portion of Lot 801 that MRS amendment 1379/57 is proposing to zone Industrial, so that DPS 2 and the MRS are in alignment.

Statutory Compliance

The DPS 2 amendment process is prescribed in the *Planning and Development Act 2005* as well as the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Strategic Implications

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

- 3 ~ *A vibrant, innovative City with local opportunities for work, business and investment*
 3.3 - *Plan, develop and activate employment locations*

Risk Management Considerations

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

Risk Title	Risk Rating
CO-O03 Strategic Land	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O15 – Project Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

Policy Implications

Amendment No. 202 to DPS 2 has been prepared with regard to the provisions contained within local planning policies (prepared by the City), as well as State Planning Policies and Development Control Policies (prepared by the WAPC).

Financial Implications

The costs of preparing, advertising and progressing Amendment No. 202 to DPS 2 is being met through the Planning and Sustainability Directorate's operational budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **PREPARES** Amendment No. 202 to the City's District Planning Scheme No. 2 pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the local planning scheme as outlined on the Scheme (Amendment) Map included as Attachment 2 and as outlined as text in Attachment 4;
2. Pursuant to Regulation 35A(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** that Amendment No. 202 to District Planning Scheme No. 2 include the following statement:

Should Amendment No. 202 to District Planning Scheme No. 2 be approved and take effect, the City of Wanneroo's Neerabup Industrial Area Agreed Local Structure Plan No. 17 is to be amended to remove zoning and land use permissibility provisions. These amendments (among others) are occurring through Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17, which was prepared by the City of Wanneroo to correlate with this local planning scheme amendment.





3. Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** that Amendment No. 202 to District Planning Scheme No. 2 is a 'Complex' Amendment for the following reason:

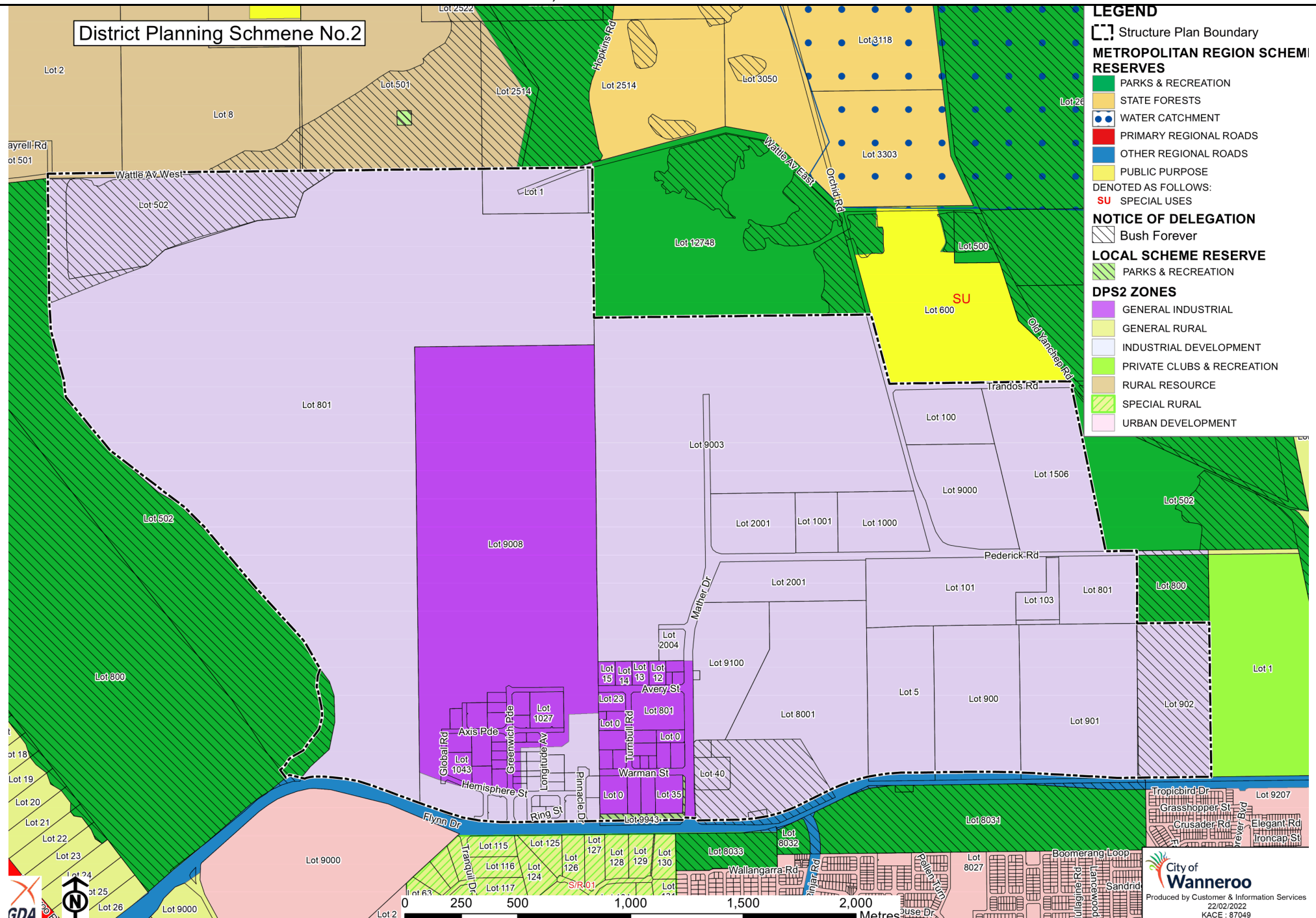
An amendment that is not addressed by any local planning strategy.

4. Pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUBMITS** two (2) copies of the Amendment No. 202 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration;
5. Pursuant to Section 81 and Section 82 of the *Planning and Development Act 2005* **REFERS** Amendment No. 202 to District Planning Scheme No. 2 to the Environmental Protection Authority; and

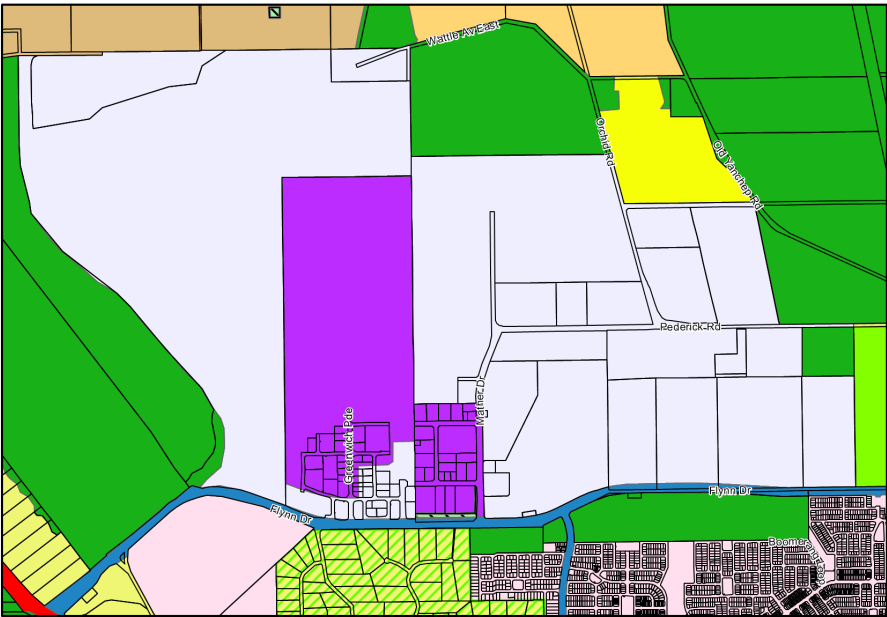
6. **Subject to the satisfaction of the Environmental Protection Authority and the Western Australian Planning Commission, ADVERTISES Amendment No. 202 to District Planning Scheme No. 2 for a period of 60 days pursuant to Regulations 38 and 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

Attachments:

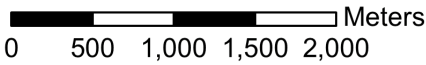
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|---|---|------------------|
| 1  | <i>Attachment 1 - Current District Planning Scheme No. 2 Map Detail for the Neerabup Industrial Area</i> | <i>22/225526</i> |
| 2  | <i>Attachment 2 - Scheme Amendment Map - Amendment No. 202 to DPS 2</i> | <i>22/225765</i> |
| 3  | <i>Attachment 3 - Scheme Amendment Map Full Page Detail - Amendment No. 202 to District Planning Scheme No. 2</i> | <i>22/225767</i> |
| 4  | <i>Attachment 4 - Proposed Extent of Amendments Explained in Text - Amendment No. 202 to District Planning Scheme No. 2</i> | <i>22/225530</i> |



CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
AMENDMENT NO. 202



EXISTING ZONE



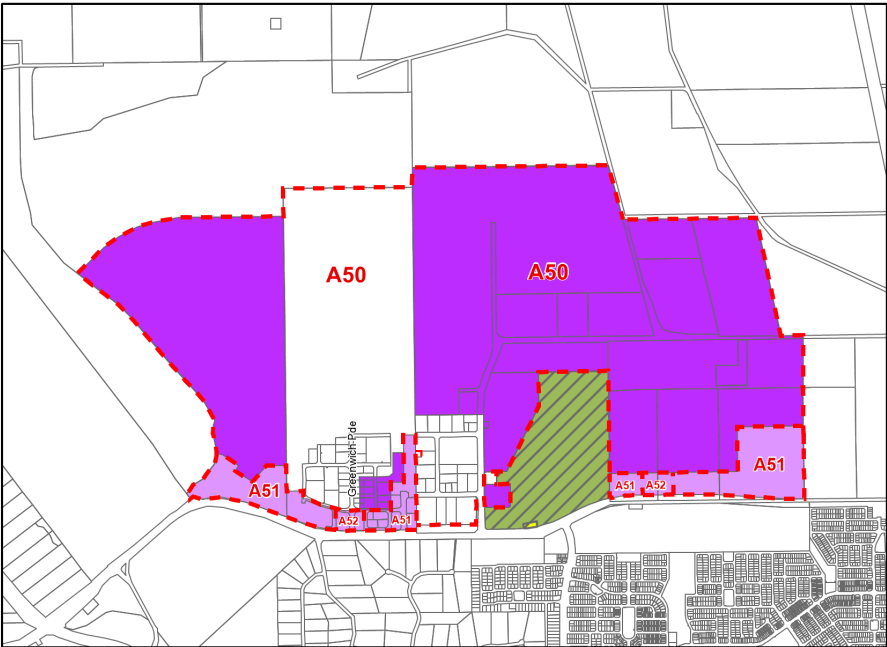
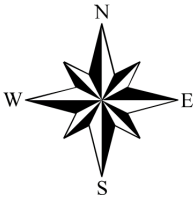
LEGEND

DPS2 ZONES & RESERVES

- GENERAL INDUSTRIAL
- GENERAL RURAL
- INDUSTRIAL DEVELOPMENT
- PARKS & RECREATION
- PRIVATE CLUBS & RECREATION
- RURAL RESOURCE
- SPECIAL RURAL
- URBAN DEVELOPMENT

MRS RESERVES

- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS
- PUBLIC PURPOSES
- REGIONAL PARKS & RECREATION
- STATE FOREST



SCHEME (AMENDMENT) MAP 1

LEGEND

ADDITIONAL USE

DPS2 ZONES

- GENERAL INDUSTRIAL
- SERVICE INDUSTRIAL

LOCAL SCHEME RESERVES

- CONSERVATION
- PUBLIC USE



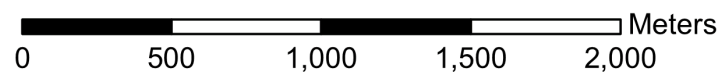
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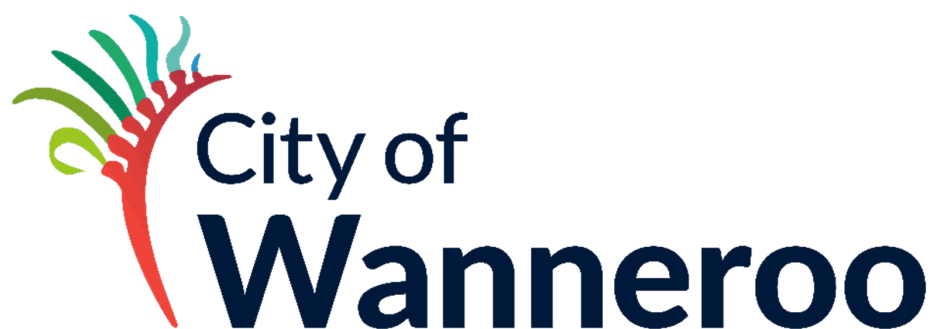
LEGEND

- A50 ADDITIONAL USE
- DPS2 ZONES**
 - GENERAL INDUSTRIAL
 - SERVICE INDUSTRIAL
- LOCAL SCHEME RESERVES**
 - CONSERVATION
 - PUBLIC USE

The map displays several land parcels with the following features:

- Zoning Designations:**
 - A50 (Additional Use):** Indicated by red dashed outlines around large parcels.
 - A51 (Service Industrial):** Shaded in light purple.
 - A52 (General Industrial):** Shaded in dark purple.
- Local Scheme Reserves:**
 - Conservation:** Represented by green diagonal hatching.
 - Public Use:** Represented by yellow diagonal hatching.
- Other Features:**
 - A central white area labeled "Land is already zoned General Industrial".
 - Street names include Outhill Rd, Wattie Ave East, Old Vanehep Rd, Pederick Rd, Greenwch Pde, Flynn Dr, and Muller Dr.





DISTRICT PLANNING SCHEME No. 2

Amendment No. 202

*Planning and Development Act 2005***RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 202**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Rezoning the following land from 'Industrial Development' to 'General Industrial', to the extent shown on the Scheme (Amendment) Map:
 - Portion Lot 801 (410) Flynn Drive, Neerabup (on DP: 415725);
 - Portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704);
 - Portion Lot 1031 (24) Hemisphere Street, Neerabup (on DP: 405727);
 - Portion Lot 1030 (18) Greenwich Parade, Neerabup (on DP: 405727);
 - Portion Lot 1029 (22) Greenwich Parade, Neerabup (on DP: 405727);
 - Portion Lot 1019 (26) Greenwich Parade, Neerabup (on DP: 61212);
 - Portion Lot 1018 (30) Greenwich Parade, Neerabup (on DP: 61212);
 - Portion Lot 800 (34) Greenwich Parade, Neerabup (on DP: 415111);
 - Lot 1024 (15) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1023 (11) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1026 (7) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1022 (20) Hemisphere Street, Neerabup (on DP: 409191);
 - Lot 1035 (12) Hemisphere Street, Neerabup (on DP: 409191);
 - Lot 1034 (6) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1033 (12) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 40 (26) Mather Drive, Neerabup (on D: 78186);
 - Lot 9100 (60) Mather Drive, Neerabup (on DP: 411322);
 - Lot 44 (64) Mather Drive, Neerabup (on D: 83582);
 - Lot 2004 (69) Mather Drive, Neerabup (on DP: 70103);
 - Lot 9003 (85) Mather Drive, Neerabup (on DP: 70103);
 - Lot 2001 (240) Pederick Road, Neerabup (on DP: 60745);
 - Lot 1001 (220) Pederick Road, Neerabup (on DP: 37249);
 - Lot 1000 (190) Pederick Road, Neerabup (on DP: 37249);
 - Lot 100 (45) Trandos Road, Neerabup (on DP: 63371);
 - Lot 9000 (140) Pederick Road, Neerabup (on DP: 63371);
 - Lot 1506 (1) Trandos Road, Neerabup (on DP: 407752);
 - Lot 101 (141) Pederick Road, Neerabup (on DP: 413173);
 - Lot 102 (123) Pederick Road, Neerabup (on DP: 413173);
 - Lot 103 (125) Pederick Road, Neerabup (on DP: 413173);
 - Lot 104 (127) Pederick Road, Neerabup (on DP: 413173);
 - Lot 801 (109) Pederick Road, Neerabup (on DP: 57533);
 - Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435);
 - Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843); and
 - Portion Lot 901 (150) Flynn Drive, Neerabup (on DP: 50843).
2. Rezoning portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704) from 'General Industrial' to 'Service Industrial', to the extent shown on the Scheme (Amendment) Map.

3. Rezoning the following land from 'Industrial Development' to 'Service Industrial', to the extent shown on the Scheme (Amendment) Map:
- Portion Lot 801 (410) Flynn Drive, Neerabup (on DP: 415725);
 - Portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704);
 - Lot 1000 (45) Hemisphere Street, Neerabup (DP: 423704);
 - Portion Lot 1001 (11) Greenwich Parade, Neerabup (on DP: 61212);
 - Portion Lot 1021 (10) Greenwich Parade, Neerabup (on DP: 61212);
 - Lot 2 (19) Hemisphere Street, Neerabup (on DP: 413473);
 - Lot 1 (13) Hemisphere Street, Neerabup (on DP: 413473);
 - Lot 1057 (5) Ring Street, Neerabup (on DP: 420872);
 - Lot 1058 (11) Ring Street, Neerabup (on DP: 420872);
 - Lot 1060 (11) Pinnacle Drive, Neerabup (on DP: 420872);
 - Portion Lot 1059 (1) Pinnacle Drive, Neerabup (on DP: 420872);
 - Portion Lot 1064 (2) Pinnacle Drive, Neerabup (on DP: 420872);
 - Lot 1063 (10) Pinnacle Drive, Neerabup (on DP: 420872);
 - Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435);
 - Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843);
 - Portion Lot 901 (150) Flynn Drive, Neerabup (on DP: 50843).
4. Reclassifying Lot 8002 (270) Flynn Drive, Neerabup (on DP: 411322) from the 'Industrial Development' zone to 'Local Scheme Reserve – Public Use', as shown on the Scheme (Amendment) Map.
5. Reclassifying Lot 8001 (250) Flynn Drive, Neerabup (on DP: 411322) from the 'Industrial Development' zone to 'Local Scheme Reserve – Conservation', as shown on the Scheme (Amendment) Map.
6. Applying the Additional Uses (A50) designation to various land parcels in the Neerabup locality, as shown on the Scheme (Amendment) Map.
7. Amending Schedule 2 – Section 1 of the Scheme text to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A50	1-50	Neerabup locality	Multiple land parcels zoned General Industrial.	<ul style="list-style-type: none"> • Intensive Agriculture • Data Storage Premises • Education Establishment • Research and Development Centre <p>Conditions:</p> <ol style="list-style-type: none"> 1. All the 'Additional Uses' shall be dealt with as "D" uses, pursuant to Clause 6.2.2. 2. Land uses referred to above, but which are not defined in Schedule 1, are defined below: <p>Data Storage Premises – means premises that provide computer servers or other devices for the storage or retention of electronic data, and may include the provision of</p>

				<p>ancillary infrastructure and offices.</p> <p>Research and Development Centre – means land and buildings used to undertake scientific and industrial research and the development, testing, training and education, production and assembly involved with that research and development. It may include administration, promotion, conference, office, meeting rooms, display, laboratory, assembly, laydown, and manufacturing areas.</p> <p>3. Conditions and parameters for the carrying out of land uses listed above are provided for below:</p> <p>Education Establishment: Activities shall only be limited to providing persons with training of skills needed to operate heavy vehicles, earthmoving equipment or other industrial equipment or machinery.</p> <p>Intensive Agriculture: The cultivation and harvesting of produce shall only occur within a building, enclosed by walls and a roof (excluding greenhouses). Cultivation of produce shall not occur where exposed to the open natural environment.</p> <p>4. The number of on-site parking bays to be provided for the Additional Uses shall be as provided below:</p> <p>Data Storage Premises – 1 per 400m² GFA</p> <p>Intensive Agriculture – 1 per 50m² GFA</p> <p>Research and Development Centre – 1 per 50m² GFA (excluding ancillary office space) and 1 per 30m² NLA for ancillary office</p>
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8. Applying the Additional Uses (A51) designation to the following land parcels, as shown on the Scheme (Amendment) Map:

- Portion Lot 801 (410) Flynn Drive, Neerabup (on DP: 415725);

- Portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704);
- Lot 1000 (45) Hemisphere Street, Neerabup (DP: 423704);
- Lot 2 (19) Hemisphere Street, Neerabup (on DP: 413473);
- Lot 1 (13) Hemisphere Street, Neerabup (on DP: 413473);
- Lot 1057 (5) Ring Street, Neerabup (on DP: 420872);
- Lot 1058 (11) Ring Street, Neerabup (on DP: 420872);
- Lot 1060 (11) Pinnacle Drive, Neerabup (on DP: 420872);
- Portion Lot 1059 (1) Pinnacle Drive, Neerabup (on DP: 420872);
- Portion Lot 1064 (2) Pinnacle Drive, Neerabup (on DP: 420872);
- Lot 1063 (10) Pinnacle Drive, Neerabup (on DP: 420872);
- Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435);
- Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843); and
- Portion Lot 901 (150) Flynn Drive, Neerabup (on DP: 50843).

9. Amending Schedule 2 – Section 1 of the Scheme text to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A51	1-51	<ul style="list-style-type: none"> • 410 Flynn Drive • 370 Flynn Drive • 45 Hemisphere Street • 19 Hemisphere Street • 13 Hemisphere Street • 5 Ring Street • 11 Ring Street • 11 Pinnacle Drive • 1 Pinnacle Drive • 2 Pinnacle Drive • 10 Pinnacle Drive • 190 Flynn Drive • 170 Flynn Drive • 150 Flynn Drive <p>All in the Neerabup locality.</p>	<ul style="list-style-type: none"> • Portion Lot 801 (on DP: 415725); • Portions of Lot 9009 (on DP: 423704); • Lot 1000 (on DP: 423704); • Lot 2 (on DP: 413473); • Lot 1 (on DP: 413473); • Lot 1057 (on DP: 420872); • Lot 1058 (on DP: 420872); • Lot 1060 (on DP: 420872); • Portion Lot 1059 (on DP: 420872); • Portion Lot 1064 (on DP: 420872); • Lot 1063 (on DP: 420872); • Portion Lot 5 (on D: 91435); • Portion Lot 900 (on DP: 50843); • Portion Lot 901 (on DP: 50843) 	<ul style="list-style-type: none"> • Data Storage Premises • Industry – Extractive • Research and Development Centre <p><u>Conditions:</u></p> <ol style="list-style-type: none"> 1. All the 'Additional Uses' shall be dealt with as "D" uses, pursuant to Clause 6.2.2. 2. Land uses as referred to above, but which are not defined in Schedule 1, are defined below: <p>Data Storage Premises – means premises that provide computer servers or other devices for the storage or retention of electronic data, and may include the provision of ancillary infrastructure and offices.</p> <p>Research and Development Centre – means land and buildings used to undertake scientific and industrial research and the development, testing, training and education, production and assembly involved with that research and development. It may include administration, promotion, conference, office, meeting rooms, display, laboratory, assembly, laydown, and manufacturing areas.</p>

				<p>3. The number of on-site parking bays to be provided for the 'Additional Uses' listed shall be in accordance with the below:</p> <p>Data Storage Premises – 1 per 400m² GFA</p> <p>Industry - Extractive – 1 per staff member, but not less than 5</p> <p>Research and Development Centre – 1 per 50m² GFA (excluding ancillary office space) and 1 per 30m² NLA for ancillary office</p>
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10. Amending the Scheme Map by applying the Additional Uses (A52) designation to the following land parcels, as shown on the Scheme (Amendment) Map:

- Portion Lot 1001 (11) Greenwich Parade, Neerabup (on DP: 61212);
- Portion Lot 1021 (10) Greenwich Parade, Neerabup (on DP: 61212);
- Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435); and
- Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843).

11. Amending Schedule 2 – Section 1 of the Scheme text to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A52	1-52	<ul style="list-style-type: none"> • 11 Greenwich Parade • 10 Greenwich Parade • 190 Flynn Drive • 170 Flynn Drive <p>All in the Neerabup locality.</p>	<ul style="list-style-type: none"> • Portion Lot 1001 (on DP: 61212); • Portion Lot 1021 (on DP: 61212); • Portion Lot 5 (on D: 91435); • Portion Lot 900 (on DP: 50843) 	<ul style="list-style-type: none"> • Data Storage Premises • Industry – Extractive • Medical Centre • Office • Research and Development Centre • Restaurant • Shop • Take-Away Food Outlet <p><u>Conditions:</u></p> <ol style="list-style-type: none"> 1. In addition to Conditions 2-6 below, all the conditions that are specified for Additional Use area A51 also apply to A52. 2. All the 'Additional Uses' shall be dealt with as "D" uses, pursuant to Clause 6.2.2. 3. The maximum floorspace for the 'Office' land use is limited to no more than:

				<p>a) 700m² net lettable area (NLA) across both subject portions of Lots 1001 and 1021; and</p> <p>b) 700m² NLA across both subject portions of Lot 5 and Lot 900.</p> <p>4. The maximum floorspace for the 'Restaurant' and 'Take-Away Food Outlet' land uses are limited to no more than:</p> <p>a) 1,000m² NLA across both subject portions of Lots 1001 and 1021; and</p> <p>b) 1,000m² NLA across both subject portions of Lot 5 and Lot 900; and</p> <p>Individual premises shall not exceed 500m².</p> <p>5. The 'Medical Centre' land use is limited to the following restrictions:</p> <p>a) No more than four health practitioners and one ancillary dispensary premise to be located across both subject portions of Lot 1001 and Lot 1021 at any one time;</p> <p>b) No more than four health practitioners and one ancillary dispensary premise to be located across both subject portions of Lot 5 and Lot 900 at any one time;</p> <p>c) The dispensary shall be ancillary to a medical centre, and only sell goods of a personal and medical nature;</p> <p>d) Dispensary premises shall not exceed 150m² NLA; and</p> <p>e) The Car parking standard for Medical Centre shall be 5 bays per practitioner plus 1 bay per 30m² NLA of the dispensary.</p> <p>6. The 'Shop' land use is limited to premises that offer only the following:</p> <ul style="list-style-type: none"> • The service and/or retail of mail distribution/ collection; • Baked goods; • Hardware/trade supplies; • Costumes sales and hire; • Banking services; and
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				<ul style="list-style-type: none"> • Dry cleaning. <p>The offering of services or goods by retail sale or hire for purposes unrelated to those listed above, is not permitted.</p>
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12. Amending Table 1 (Clause 3.2 – The Zoning Table) by:

- a) Depicting the land use permissibility for the 'Showroom' and 'Vehicle Sales/Hire Premises' in the Service Industrial Zone as 'P*'; and
- b) Adding a notation at the end of Table 1 as follows:

Notes:

** Refer to provisions contained in Clause 3.12.3*

13. Introducing the following as a new Clause 3.12.3, relative to the Service Industrial Zone:

3.12.3 Notwithstanding the provisions of Table 1, the 'Showroom' and 'Vehicle Sales/Hire Premises' use classes shall be dealt with as "P" uses pursuant to Clause 6.2.2; except in the Neerabup locality where these use classes are dealt with as "D" uses.

Should Amendment No. 202 to District Planning Scheme No. 2 be approved and take effect, the City of Wanneroo's Neerabup Industrial Area Agreed Local Structure Plan No. 17 is to be amended to remove zoning and land use permissibility provisions. These amendments (among others) are occurring through Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17, which was prepared by the City of Wanneroo to correlate with this local planning scheme amendment.

The Amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

An amendment that is not addressed by any local planning strategy

Date of Council Resolution: 12 July 2022

.....
(Chief Executive Officer)

Dated this day of 2022

4.4 Initiation of Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17 - Planning Framework Review of the Neerabup Industrial Area

File Ref: 36461V05 – 22/61618
Responsible Officer: Director Planning and Sustainability
Attachments: 1

Issue

For Council to agree that Amendment No. 7 to the City's Neerabup Industrial Area Agreed Local Structure Plan No. 17, as prepared by Administration, can proceed.

Background

The City of Wanneroo currently contains the majority of industrial land in the Perth Northwest Metropolitan sub-region. As recognised in the City's Economic Development Strategy 2016-2021, industrial land is critically important for the sub-region to provide substantial and diverse local employment opportunities. This Strategy also identifies the Neerabup Industrial Area (NIA) as having potential to provide 20,000 jobs, contributing toward the 60% employment self-sufficiency target for the sub-region.

The City has recently advertised a new draft Economic Development Strategy 2022-2032, which also highlights the importance of the NIA from an economic and employment perspective. The draft Strategy will be presented for Council endorsement at an upcoming Council meeting.

The Department of Planning, Lands and Heritage (DPLH) has prepared the Northwest Sub-Regional Planning Framework (NWSRPF); which aims to establish a long-term, integrated planning framework for land use and infrastructure to guide future growth across the Northwest Metropolitan Sub-region. Noting industrial land in Wangara and Landsdale is becoming more 'built out' and becoming less available, the NWSRPF projects approximately 1,770 hectares of additional industrial land is expected to be required in the sub-region through to 2050 – and that the NIA would meet much of that demand.

The Neerabup Industrial Area Agreed Local Structure Plan No. 17 (ASP 17) sits over the NIA, providing guidance for subdivision and development. ASP 17 was approved by the Western Australian Planning Commission (WAPC) on 11 January 2005, and was prepared under the City's District Planning Scheme No. 2 (DPS 2).

ASP 17 is not inhibiting the City, DevelopmentWA or other landowners from undertaking industrial subdivision within the NIA – or development of major initiatives such as the Australian Automated and Robotics Precinct (AARP). However, the content of ASP 17 is in need of review as it has become less reflective of the City's current long-term aspirations for the NIA, and a number of external factors have changed.

Administration has been undertaking work toward completing a refreshed planning framework for the NIA, comprising of:

- Amendment No. 7 to ASP 17, which will completely overhaul and replace the content of that structure plan which is the subject of this Report; and
- Proposed Amendment No. 202 to DPS 2, which is the subject of a separate Report on this Agenda.

The amendment to the structure plan will also inform the City's separate work on preparation of a Development Contribution Plan (DCP) for the NIA. Preparation of a DCP will commence after Council initiates Amendment No. 7 to ASP 17.

Detail

Amendment No. 7 to ASP 17 proposes to essentially replace the entire content of the structure plan as follows:

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by deleting the content of the entire structure plan (including Part 1, Part 2 and Technical Appendices), and replacing that content with what is provided for in Schedule 1 and Schedule 2.

Schedule 1 sets out the revisions to Part 1 and Part 2 of the structure plan, with Schedule 2 providing the Technical Appendices.

The revised structure planning documentation has been prepared to align with the requirements of the WAPC Structure Plan Framework (2015), as well as the aspirations outlined in the strategic documents referred to in the 'Background' section above. The procedure for processing of the structure plan amendment is set out in the deemed provisions for local planning schemes (deemed provisions) provided in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

Amendment No. 7 to ASP 17 has been drafted to ensure the modified structure plan will contain the three parts outlined as follows:

- Part 1 is the implementation component of the structure plan, outlining the purpose and intent of the structure plan. It will also include the structure plan map. Part 1 will set out strategically how subdivision and development can occur in a proper and integrated manner within the NIA, by:
 - Identifying the major road network, road reserve and infrastructure requirements;
 - Setting out the information that will be needed to support a subdivision proposal or development application;
 - Planning around environmental constraints, such as the identification of areas within the NIA which require 'future structure planning';
 - Setting out final surface contour levels that need to be established following resource extraction to enable subdivision and development in the NIA;
 - The setting of a public open space requirement; and
 - Identifying the need for a DCP to ensure that road, infrastructure and other works identified through ASP 17 can be delivered in a fair and equitable manner.

Structure plans have typically provided some zoning and land use planning controls, as ASP 17 does currently. However, the revised structure plan will not have need for such controls, as these will be put into the local planning scheme through Amendment No. 202 to DPS 2. This is to provide greater certainty in managing future development.

- Part 2 contains the background and explanation of the structure plan; including design methodology, relevance and compliance with the planning framework at the State and local levels. Part 2 also contains other supporting plans and maps.
- Technical appendices, consisting of eight reports prepared by external consultants. These documents have informed the preparation of both Part 1 and Part 2 of the revised ASP 17.

An unbranded, 'Word version' of the amendment proposal (including Schedule 1 containing the new Part 1 and Part 2, but with the Technical Appendices omitted) is provided as **Attachment 1**. Due to their size, Administration has provided the Technical Appendices separately for Council Members' information, and will make them available for public viewing during the advertising period. Administration will complete a final version of Part 1 and Part 2 that presents professionally prior to the amendment being advertised.

Consultation

Administration has engaged and consulted throughout the process to date with DPLH, DevelopmentWA and major landowners. Feedback has been received that has informed the methodology and identified issues that needed to be addressed in the revised planning framework.

Amendment No. 7 to ASP 17 will be formally advertised and presented back to Council for a recommendation, before being forwarded to the WAPC for its determination. Administration is proposing to undertake the advertising pursuant to Clauses 18(2) and 87 of the deemed provisions, by way of the following methods:

- Publish the completed structure plan amendment documentation to be published on the City's website;
- Having a copy of the documentation available for viewing at the City's Civic Centre during office hours;
- Publishing a notice in the Perth Now – Wanneroo newspaper;
- Giving notice by letter to landowners and occupiers of land in the structure plan area, that would be affected by the amendment proposal; and
- Installation of signs on land subject to the structure plan amendment. Administration would install one or more signs at prominent locations giving notice of the structure plan amendment.

Although Administration has provided Council Members with plans and other information through this Report, dates in which Amendment No. 7 to ASP 17 will be advertised have not yet been set.

Length of Time for Advertising Period

The advertising period for structure plan proposals (including amendments) is 42 days pursuant to Clause 18(3A)(a) of the deemed provisions.

In the case of advertising Amendment No. 7 to ASP 17, Administration is recommending a longer period of 60 days, instead of 42 days. This allows Amendment No. 7 to ASP 17 to be advertised simultaneously with Amendment No. 202 to DPS 2, which requires advertising for 60 days.

As Amendment No. 202 to DPS 2 is a 'complex' amendment in the context of the Regulations, it is required to firstly undergo an initial consideration by both the EPA and the WAPC before advertising, which could take up to 60 days pursuant to the Regulations. If Amendment No. 7 to ASP 17 is advertised simultaneously with Amendment No. 202 with DPS 2 (as recommended), advertising will need to be delayed until after the EPA and the WAPC provide their initial considerations.

Pursuant to the deemed provisions, structure plan proposals are typically advertised within 28 days of being prepared or received; however, in this case, the unique circumstances warrant deferring the commencement of advertising.

Clause 18(3A)(b) of the deemed provisions allows for the 42 day structure plan advertising period to be extended, provided that the longer period is approved by the WAPC.

Administration is therefore recommending that Council request the WAPC approve a 60-day advertising period for Amendment No. 7 to ASP 17, so that the two processes align.

Comment

Relationship with DPS 2 Amendment

It is proposed that the zoning and land use planning controls for the NIA be inserted into DPS 2 through Amendment No. 202. This will provide greater clarity and certainty for development of the area as opposed to placing these controls in ASP 17, noting that a structure plan is a 'due regard' document for the purposes of decision making. This means that the land use and development controls in DPS 2 will apply to the land in the NIA; and not rely on structure plan provisions which are subject to variation and discretion by decision makers such as JDAP and SAT.

Amendment No. 7 to ASP 17 will remove the zoning and land use permissibility requirements that are currently in the structure plan. This will mean that ASP 17 becomes a document that will primarily guide further subdivision and development of the NIA.

More discussion on the zoning and land use controls to be inserted into DPS 2 map and text, through Amendment No. 202, is provided in a separate Report included in this Agenda.

Extension of the ASP 17 Approval Duration Period

Under Clause 28 of the deemed provisions, the approval of a structure plan has effect for a period of ten years, unless another period of time is determined by the WAPC. For structure plans approved prior to 19 October 2015 (which ASP 17 was), the date of approval under the deemed provisions is taken to be from that October 2015 date. The approval of ASP 17 therefore is currently set to expire in October 2025.

Both the deemed provisions and the WAPC's Structure Plan Framework outline the possibility for the duration of a structure plan to be extended. In this case, Administration is recommending that the duration of ASP 17 be extended by ten years from the date Amendment No. 7 is approved by the WAPC. The revised structure plan documents reflect this extended approval duration, in anticipation that it is agreed by the WAPC.

Applications to extend the duration of a structure plan can be made on the WAPC's 'Application to extend the approval of a Structure Plan' form (Form 5D). It will be recommended that Council authorise the Chief Executive Officer to complete the Form 5D after Amendment No. 7 to ASP 17 is advertised. This will be discussed further in a subsequent report to Council on Amendment No. 7 to ASP 17, to be presented following public consultation.

Statutory Compliance

The preparation of Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17 has been undertaken in consideration of Part 4 of the deemed provisions for local planning schemes, contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. These same deemed provisions also provide the statutory processes for the City to advertise and consider structure plan amendments, as well for their determination by the WAPC.

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

3.3 - Plan, develop and activate employment locations

Risk Management Considerations

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

Risk Title	Risk Rating
CO-O03 Strategic Land	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O15 – Project Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

Policy Implications

Amendment No. 7 to ASP 17 has been prepared with regard to the provisions contained within relevant local planning policies (prepared by the City), as well as relevant State Planning Policies and Development Control Policies (prepared by the WAPC).

Financial Implications

The costs of drafting the documentation needed to prepare Amendment No. 7 to ASP 17, and obtaining the background technical studies from external consultants, have been met through the Planning and Sustainability Directorate's operational and consultancy budgets. Further costs to advertise and thereafter progress Amendment No. 7 to ASP 17 toward WAPC approval should be met through existing operational budgets.

The costs in preparing Amendment No. 7 to ASP 17 may be recoverable through the future formulation of a Development Contribution Plan.

Voting Requirements


Simple Majority

Recommendation

That Council:-

1. **PREPARES** Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17, with content as included in Attachment 1 and containing the Technical Appendices provided to Council Members separate to this Report, pursuant to Clause 29(2) and Clause 16(2) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **AGREES** that Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17 and Amendment No. 202 to District Planning Scheme No. 2 can be advertised simultaneously;
3. **PROVIDES** Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17 to the Department of Planning, Lands and Heritage for its information, as contained in Attachment 1, prior to advertising;
4. **NOTES** that Administration will prepare a branded version of the Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17 documentation, whilst maintaining the content in Attachment 1, prior to advertising;
5. **REQUESTS** the Western Australian Planning Commission consider and agree to a 60 day period for making submissions on proposed Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17, pursuant to Clause 18(3A)(b) of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
6. **NOTES** that Administration, pursuant to Section 2.10.1 (Condition (b)) of the Delegated Authority Register, will provide formal written notification to Council Members, when advertising of Amendment No. 7 to the Neerabup Industrial Area Agreed Local Structure Plan No. 17 is set to commence.

Attachments:

1  Attachment 1 - Amendment No. 7 to Neerabup Industrial Area Agreed Local Structure Plan No. 17 22/227613



AMENDMENT NO. 7

TO THE

NEERABUP INDUSTRIAL AREA

AGREED STRUCTURE PLAN NO. 17

RECORD OF AMENDMENTS MADE TO NEERABUP INDUSTRIAL AREA AGREED LOCAL STRUCTURE PLAN NO. 17

Amendment No.	Summary of the Amendment	Date approved by WAPC
2	Makes provisions for some design guidelines applicable to a portion of the Agreed Structure Plan known as Meridian Park and addition of Plan 6 to illustrate the Meridian Park area.	18.08.2008
3	Realignment of 'Road B' and intersection with Pederick Road.	12.10.2011
4	<p>Deleting Plan 2 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Plan 2 Neerabup Industrial Area Final Surface Contour Plan (August 2015) - Drawing No.5920-00-SK128 Rev F.</p> <p>Plan 1 and Figure 8.1 being modified to delineate and annotate the 98ha area within the northern part of the site as "Proposed Conservation Areas Subject to Environmental Review" so as to match the delineation and annotation on the Final Surface Contour Plan. Plan 1 and the Final Surface Contour Plan being modified to delineate and annotate the 47ha area within the south eastern part of the site as "Reserve for Conservation".</p> <p>Deleting Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (August 2015) - Drawing No.5920-00-SK128 Rev F.</p> <p>Amend Part 1 – Statutory Planning Section to align with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>Part 1 following section 11.0 the following section being added: 12.0 Bushfire and include Appendix 9 – Bushfire Management Plan (Strategen, June 2017)</p>	25.08.2017
5	Make provisions for additional land uses applicable to Lots 1001 and 1021 Greenwich Parade.	20.12.2019
6	<p>Rectify existing mapping anomalies of LSP 17 Map and Figure 8.1 where the 'Service Industrial' and 'General Industrial' designations do not correctly align with the lot cadastral boundaries.</p> <p>Modify the LSP 17 map and Figure 8.1 to replace the 'Service Industrial' designation for portions of Lot 9006 abutting future Pinnacle Drive (south of Avery Street) with the 'General Industrial' designation such that it is consistent with the City of Wanneroo District Planning Scheme No. 2 zoning map.</p> <p>On the LSP 17 Map and Figure 8.1, reinstate the 30 metre wide road reserve for the full length of Warman Street.</p>	9.10.2020
7	Deletion and replacement of the entire structure plan content, undertaken by the City of Wanneroo following a planning framework review for the Neerabup Industrial Area.	TBA

**AMENDMENT NO. 7 TO
NEERABUP INDUSTRIAL AREA AGREED LOCAL STRUCTURE PLAN NO. 17**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by deleting the content of the entire structure plan (including Part 1, Part 2 and Technical Appendices), and replacing that content with what is provided for in Schedule 1 and Schedule 2.



Schedule 1

New Structure Plan Documentation
Part 1 and Part 2

Neerabup Industrial Area Agreed Local
Structure Plan No. 17

Certification Page

<To be added later>

NEERABUP INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17

PART 1 – IMPLEMENTATION

Table of Amendments

Amendment No.	Summary of the Amendment	Date Approved by the WAPC
2	Makes provisions for some design guidelines applicable to a portion of the Agreed Structure Plan known as Meridian Park and addition of Plan 6 to illustrate the Meridian Park area.	18.08.2008
3	Realignment of 'Road B' and intersection with Pederick Road.	12.10.2011
4	<p>Deleting Plan 2 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Plan 2 Neerabup Industrial Area Final Surface Contour Plan (August 2015) - Drawing No.5920-00-SK128 Rev F.</p> <p>Plan 1 and Figure 8.1 being modified to delineate and annotate the 98ha area within the northern part of the site as "Proposed Conservation Areas Subject to Environmental Review" so as to match the delineation and annotation on the Final Surface Contour Plan. Plan 1 and the Final Surface Contour Plan being modified to delineate and annotate the 47ha area within the south eastern part of the site as "Reserve for Conservation".</p> <p>Deleting Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (August 2015) - Drawing No.5920-00-SK128 Rev F.</p> <p>Amend Part 1 – Statutory Planning Section to align with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>Part 1 following section 11.0 the following section being added: 12.0 Bushfire and include Appendix 9 – Bushfire Management Plan (Strategen, June 2017).</p>	25.08.2017
5	Make provisions for additional land uses applicable to Lots 1001 and 1021 Greenwich Parade.	20.12.2019

6	<p>Rectify existing mapping anomalies of LSP 17 Map and Figure 8.1 where the 'Service Industrial' and 'General Industrial' designations do not correctly align with the lot cadastral boundaries.</p> <p>Modify the LSP 17 map and Figure 8.1 to replace the 'Service Industrial' designation for portions of Lot 9006 abutting future Pinnacle Drive (south of Avery Street) with the 'General Industrial' designation such that it is consistent with the City of Wanneroo District Planning Scheme No. 2 zoning map.</p> <p>On the LSP 17 Map and Figure 8.1, reinstate the 30 metre wide road reserve for the full length of Warman Street.</p>	9.10.2020
7	Deletion and replacement of the entire structure plan content, undertaken by the City of Wanneroo following a planning framework review for the Neerabup Industrial Area.	TBA

Executive Summary

The Neerabup Industrial Area Agreed Local Structure Plan No. 17 (**ASP 17**) affects approximately 1,000 hectares of land within the Neerabup Industrial Area (NIA). The NIA relates to numerous land parcels in the Neerabup locality, which are zoned 'Industrial' under the Metropolitan Region Scheme (MRS).

Although industrial development in the NIA commenced in the late 1970's, ASP 17 was only initially approved by the Western Australian Planning Commission (WAPC) in January 2005. The City of Wanneroo (the **City**) has since undertaken a planning framework review of the NIA, which resulted in a major amendment to this structure plan (Amendment No. 7).

Most areas affected by structure plans in the City of Wanneroo have an underlying zoning of 'Urban Development' under the City's local planning scheme. However, in the case of land affected by ASP 17, industrial zonings and local scheme reserves have been applied across land in the NIA through Amendment No. 202 to District Planning Scheme No. 2 (**DPS 2**). Amendment No. 202 was prepared through the same planning framework review process as Amendment No. 7 to this structure plan.

Land use permissibility in the NIA, set through the local planning scheme, is responsive to both conventional and innovative industrial development. For the planning framework to be responsive to industrial innovation in particular, a wider array of land uses were made permissible in the NIA through amendments to DPS 2. This is to attract a broader range of industries that were not permitted in the City's industrial areas prior to the planning framework review.

As zoning and land use controls affecting the NIA are found within DPS 2, no such controls are needed in this structure plan. The structure plan functions are therefore limited to coordinating the ongoing development of land in the NIA, as it expands through subdivision.

Ongoing subdivision and development in the NIA will continue generally in a northerly direction away from Flynn Drive. Subdivision will be undertaken by DevelopmentWA and the City of Wanneroo – as key landowners – in the western and central parts of the NIA. ASP 17 also facilitates the further subdivision of other landholdings in the eastern parts of the NIA, which are owned by a small number of major landowners.

The NIA is identified for industrial development in various strategic documents, prepared at the State and local government level. The WAPC's North-West Sub-regional Planning Framework (**NWSRPF**), which forms part of the Perth and Peel @3.5million series of frameworks, acknowledges that the NIA can meet much of the demand for industrial land in the North-West Metropolitan sub-region (**sub-region**) by 2050. The City also has economic development strategies in place that identify the NIA as a focus area having the potential to provide in excess of 20,000 jobs, and contributing toward a greater level of employment self-sufficiency in the sub-region.

This structure plan also recognises the transport planning initiatives highlighted in the NWSRPF. ASP 17 coordinates the structure planning within the NIA in a way that recognises the proposed rail corridor alignment (to traverse through the NIA) as well as the prospect of changing traffic flows as a result of the proposed Whiteman-Yanchep Highway being delivered at a future date.

To support ASP 17, the following technical reports have been prepared, which are included as technical appendices to this structure plan:

- Economics and Employment Strategy
- Bushfire Management Plan
- Servicing Report
- Local Water Management Strategy
- Traffic and Transport Study
- Car Parking Strategy
- Environmental Report
- Subdivision and Built Form Report

The abovementioned technical reports address the relevant planning considerations, and demonstrate that the NIA is suitable for continued industrial development, as this structure plan sets out to coordinate.

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Complete Last

1.0 STRUCTURE PLAN AREA

The Neerabup Industrial Area Agreed Local Structure Plan No. 17 (**ASP 17**) applies to various parcels of land contained within the inner edge of the broken line denoting the structure plan boundary, as shown on **Plan 1: Local Structure Plan**.

2.0 STRUCTURE PLAN CONTENT

This Local Structure Plan comprises of:

Part 1 – Implementation Section
Part 2 – Explanatory Report
Technical Appendices

Part 1 of ASP 17 comprises the structure plan map and planning provisions for the subdivision and development of the Neerabup Industrial Area.

Part 2 provides clarity and guidance to the provisions contained in Part 1.

The Technical Appendices have informed the preparation of both Part 1 and Part 2.

3.0 OPERATION

This structure plan was initially approved by the Western Australian Planning Commission (**WAPC**) on 11 January 2005. However, in accordance with Clause 28 of the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)*, the approval of this structure plan is taken to have commenced on 19 October 2015.

ASP 17 has effect for a period of ten years from the date that Amendment No. 7 was approved by the WAPC (refer to the Table of Amendments).

4.0 RELATIONSHIP WITH THE SCHEME

In accordance with Clause 27 of the Deemed Provisions, a decision-maker for an application for development approval or subdivision approval within this structure plan area is to have due regard to, but is not bound by, this structure plan when deciding the application.

Notwithstanding the above, a decision-maker is however bound to adhere to all provisions contained in a local planning scheme relevant to the land in this structure plan area. Zoning and land use permissibility of land subject to this structure plan is prescribed in the local planning scheme and not in this structure plan.

5.0 STAGING

5.1 Staging of Subdivision and Development on Zoned Land

ASP 17 is not accompanied by a Staging Plan. Timing of subdivision within the ASP 17 area will be primarily influenced by four factors:

- The fragmented land ownership, and the varying intentions of individual landowners;
- The location and quantities of basic raw materials that are capable of being extracted – and the desire of respective landowners to extract that material;
- Proximity to, and availability of, service infrastructure; and
- Market forces, such as industrial land demand and land values.

5.2 Land Subject to Further Structure Planning

Plan 1 identifies 'areas subject to further structure planning'. These areas require more extensive planning and/or environmental considerations prior to any subdivision or development.

Prior to industrial subdivision and development occurring in areas that are 'subject to further structure planning', a landowner/proponent must seek to:

- Amend this structure plan, to:
 - Impose provisions that are sufficient in supporting industrial subdivision and development;
 - Adequately respond to any environmental attributes that may exist on the respective land; and
 - Designate final surface contour levels that will appropriately coordinate with levels of adjoining land; and
- Amend the local planning scheme to rezone land from 'Industrial Development'.

6.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

6.1 Surface Contour Levels

- 6.1.1 **Plan 2: Final Surface Contour Plan** illustrates the final surface contour levels that should be achieved through subdivision and/or development of land in the structure plan area.
- 6.1.2 Accompanying any application for basic raw material extraction within the structure plan area, the landowner/proponent must demonstrate how the final contour levels shown on **Plan 2** will be established following completion of works.
- 6.1.3 At subdivision stage, the City and/or the WAPC may support minor variances to final contour levels to that shown on **Plan 2**, if satisfied that such a variation:
- Complies with the design criteria contained in Section 3.6.5 of Part 2 (the Explanatory Report); and

- Will not adversely affect the ability of adjoining landholdings from conforming to the Final Surface Contour Plan.

- 6.1.4 Through subdivision or development, land adjoining the proposed rail corridor alignment (where shown on **Plan 2**) is to be contoured to a level that is agreed by the Public Transport Authority and/or other relevant government agencies. Final surface contour levels are to coordinate with any known design levels of the proposed rail corridor.

6.2 Car Parking

Subdivision should be carried out in a manner that encourages car parking within development on lots, on the road carriageways or in on-street parking embayments. Subdivision should be designed to discourage car parking on verges where possible.

6.3 Public Open Space

- 6.3.1 Public open space (**POS**) should generally constitute at least 2% of the structure plan area. In this context, the 'structure plan area' is the entire structure plan area as shown in **Plan 1**, but excluding the following:
- Areas that are 'subject to further structure planning';
 - Conservation areas; and
 - Areas already subdivided for industrial development and have not been designated a sector on **Plan 3**.
- 6.3.2 **Table 1** below outlines the amount of POS to be provided in the structure plan area, within four sectors as shown in **Plan 3**:

Sector	POS minimum area
1	6.45 ha
2	2.98 ha
3	1.82 ha
4	1.79 ha

Table 1: Public Open Space Provision in Sectors

6.3.3 This structure plan allows flexibility with where POS is to be located within each sector. However, POS should be designed and located:

- To contribute to improved stormwater quality through water sensitive urban design;
- To provide an opportunity for unstructured recreation during working hours (lunch breaks etc.) and to improve amenity within a built environment;
- Be located where walkable catchment can be maximised and of appropriate size to provide an area protected where possible from the impacts of surrounding industry; and
- To retain natural environmental assets where possible.

6.3.4 Through subdivision, POS should be vested in the Crown and thereafter managed by the local government.

6.4 Pinjar Tip Site Leachate Plume

Land affected by the Pinjar Tip Site Leachate Plume is identified in Part 2 of this structure plan (Section 2.3.2). Conditions may be imposed on relevant development or subdivision approval to ensure that prospective purchasers of land or development are appropriately informed of the potential impacts of this plume.

6.5 Bushfire Hazard

A decision maker may impose conditions of subdivision or development approval to address a bushfire risk, or require notification to be placed on the Certificate of Title for lots within a bushfire prone area, in accordance with an approved Bushfire Management Plan and/or State Planning Policy 3.7: Planning in Bushfire Prone Areas (and associated Guidelines).

6.6 Interface with Adjoining Land

6.6.1 The local planning scheme facilitates service or lighter industrial land uses on the southern portion of the structure plan area. This ensures that an interface is maintained between heavier industries located further to the north in the structure plan area and sensitive land uses (residential and rural-residential development) located south of Flynn Drive.

6.6.2 An interface provided through subdivision should secure an adequate separation between the natural environment and industrial built form, particularly between:

- Industrial lots and the Mather Reserve conservation area located at Lot 8001 Flynn Drive;
- Industrial lots and the MRS Parks and Recreation reservation located at Lot 502 Flynn Drive; and
- Industrial lots and 'areas subject to further structure planning' which are retaining the natural environment.

6.6.3 Roads designed and constructed through subdivision should connect seamlessly with existing or proposed roads on adjoining land.

6.7 New Infrastructure

As industrial subdivision in the structure plan area progresses, the following major infrastructure will be required:

- Four wastewater pumping stations, generally located where shown on Plan 1;
- Interim wastewater infrastructure as required, pending the accessibility, availability and construction of permanent wastewater pump stations;
- Reticulated water servicing for lots with a final surface contour of above 65m AHD will require the prior construction of a pressure booster station in the vicinity of the Flynn Drive/Mather Drive intersection (or any other alternative location as agreed by the Water Corporation). In the longer term, high level water tanks on Lot 10 Wattle Avenue, Nowergup may also be required to service levels above 65m AHD in the structure plan area;
- A minimum of one new Western Power zone sub-station; and
- Telecommunications infrastructure in locations that would provide optimal cellular network coverage to support industries and other wireless infrastructure in the NIA. Locations for telecommunications infrastructure will be considered through the development application process.

7.0 LOCAL DEVELOPMENT PLANS

Local Development Plans are to be prepared and implemented by the local government pursuant to Clause 47 of the Deemed Provisions, prior to the development of lots:

- Within the Service Hubs where located on **Plan 1**;
- Sharing boundaries with public open space, recreation or conservation reserves;
- Abutting the proposed rail corridor; and
- Accessed by Controlled Access Places (**CAPS**) roads.

8.0 OTHER REQUIREMENTS

8.1 Road Widening Requirements

8.1.1 **Plan 1** depicts the need for widening of the following existing road reserves:

- Pederick Road – from Mather Drive to the eastern boundary of the structure plan area;
- Orchid Road – from Pederick Road to the northern boundary of the structure plan area; and
- Mather Drive – north of Pederick Road.

8.1.2 At the subdivision stage, landowners/proponents will be required to design and undertake road widening where indicated in Section 8.1.1 above, to the satisfaction of the City, the WAPC and/or other relevant agencies sufficient to support:

- Road infrastructure sufficient to accommodate ultimate traffic volumes;
- The vehicle types projected to use the respective road, including the accommodation of heavy vehicles rated RAV 4 or RAV 7 (refer Section 8.4 below);
- Intersection controls and treatments;
- Verge treatments – such as footpaths, street lighting and drainage; and
- All existing and required service utility infrastructure, including (but not limited to) high voltage power lines and poles.

8.1.3 Road widening design should be:

- Informed by the guidance provided in Part 2 of this structure plan;
- Informed by the content of the Traffic and Transport Study provided in the Technical Appendices, particularly the cross-sectional detail contained within that Study; and
- To the satisfaction of the City, other relevant government agencies and utility providers.

8.2 Restriction of Access from Major Roads

- 8.2.1 Where possible, subdivision should be designed in a manner that avoids direct vehicular access onto industrial lots from the major roads identified on **Plan 1** (including Flynn Drive).
- 8.2.2 Notwithstanding Section 8.2.1 above, subdivision design may provide CAPS roads or alternative means that would provide indirect vehicular access onto industrial lots from major roads.
- 8.2.3 The WAPC may impose conditions of subdivision approval requiring a covenant be placed on relevant lots pursuant to Section 150 of the *Planning and Development Act 2005* and Part 3, Division 3 of the *Planning and Development Regulations 2009* (or other legal mechanism), in order to prevent access from major roads directly onto industrial lots.

8.3 Restricted Access Vehicle Movements

- 8.3.1 Pederick Road is required to be upgraded, designed and constructed to accommodate vehicles rated as RAV 7 by Main Roads Western Australia.
- 8.3.2 All other roads within the structure plan area (including minor roads) are required to be designed and constructed to accommodate heavy vehicles rated as RAV 4.

8.4 Robotics Precinct

Plan 1 shows the current location of the Australian Automation and Robotics Precinct (**AARP**), as it is located within the structure plan area. The AARP provides areas for testing, research and development; as well as training in autonomous, remote operations, robotics systems and equipment. The AARP could potentially expand eastward in the future, into the area also shown in **Plan 1**.

This structure plan acknowledges that the AARP is not an ultimate use of the land that it occupies. Should the AARP cease to operate, this structure plan coordinates further contouring and industrial subdivision of the subject land.

8.5 Service Hubs

Plan 1 identifies the location of two Service Hubs, located on:

- Portions of Lot 1001 and Lot 1021 Greenwich Parade, Neerabup; and
- Portions of Lot 5 and 900 Flynn Drive, Neerabup.

The provision of two 'service hubs' in the structure plan area is to provide ease of access to basic services for business owners, employees and visitors of the NIA.

Land uses permissible in the Service Hubs include restaurants/take away food outlets, offices, medical and convenience-type stores. These land uses are permissible through the local planning scheme, subject to conditions limiting activities so that they do not compromise or compete with activity centres located outside the structure plan area.

8.6 Development Contributions

- 8.6.1 Landowners within the structure plan area will be responsible for providing contributions toward shared infrastructure costs. Infrastructure items that will be subject to shared costs will be

determined through the formulation of a development contribution plan (DCP), prepared through a scheme amendment process.

- 8.6.2 Interim measures may be applied by the City and/or the WAPC through conditions of subdivision approval to facilitate collection of contributions pending the formulation of a DCP.

9.0 ADDITIONAL INFORMATION

- 9.1 Table 2 below outlines information required to be prepared at the subdivision stage:

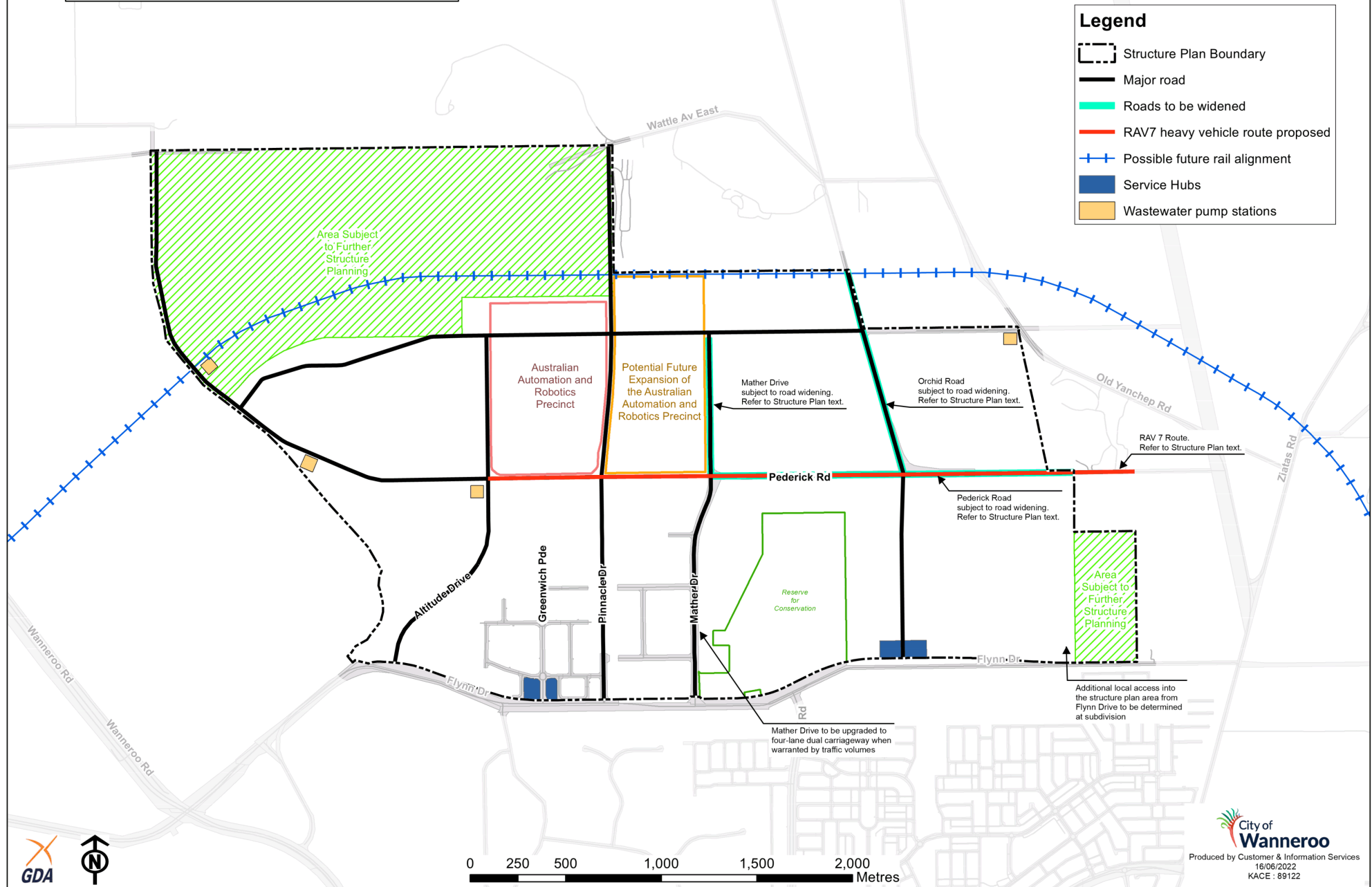
Additional Information	Conditions (if applicable)	Approval Stage	Consideration Required
Bushfire Management Plan	Where land is identified as 'bushfire prone' by the Fire and Emergency Services Commissioner under the <i>Fire and Emergency Services Act 1998</i>	Subdivision application	City of Wanneroo and DFES
Preliminary Site Investigation	Where land may be potentially impacted by prior contaminating activities	Subdivision application	City of Wanneroo
Traffic Impact Assessment	Where a traffic analysis associated with subdivision proposals is required. To be in accordance with WAPC guidelines	Subdivision application	City of Wanneroo
Urban Water Management Plan		Condition of subdivision	City of Wanneroo
Geotechnical Report	To ensure that the ground is suitable and stable for further development – in consideration of karst, land restoration following extraction and/or possible underground contaminants from prior land use	Condition of subdivision	City of Wanneroo
Karstic Features Management Plan	In areas identified as having a medium or high karst risk by the City of Wanneroo	Condition of subdivision	City of Wanneroo

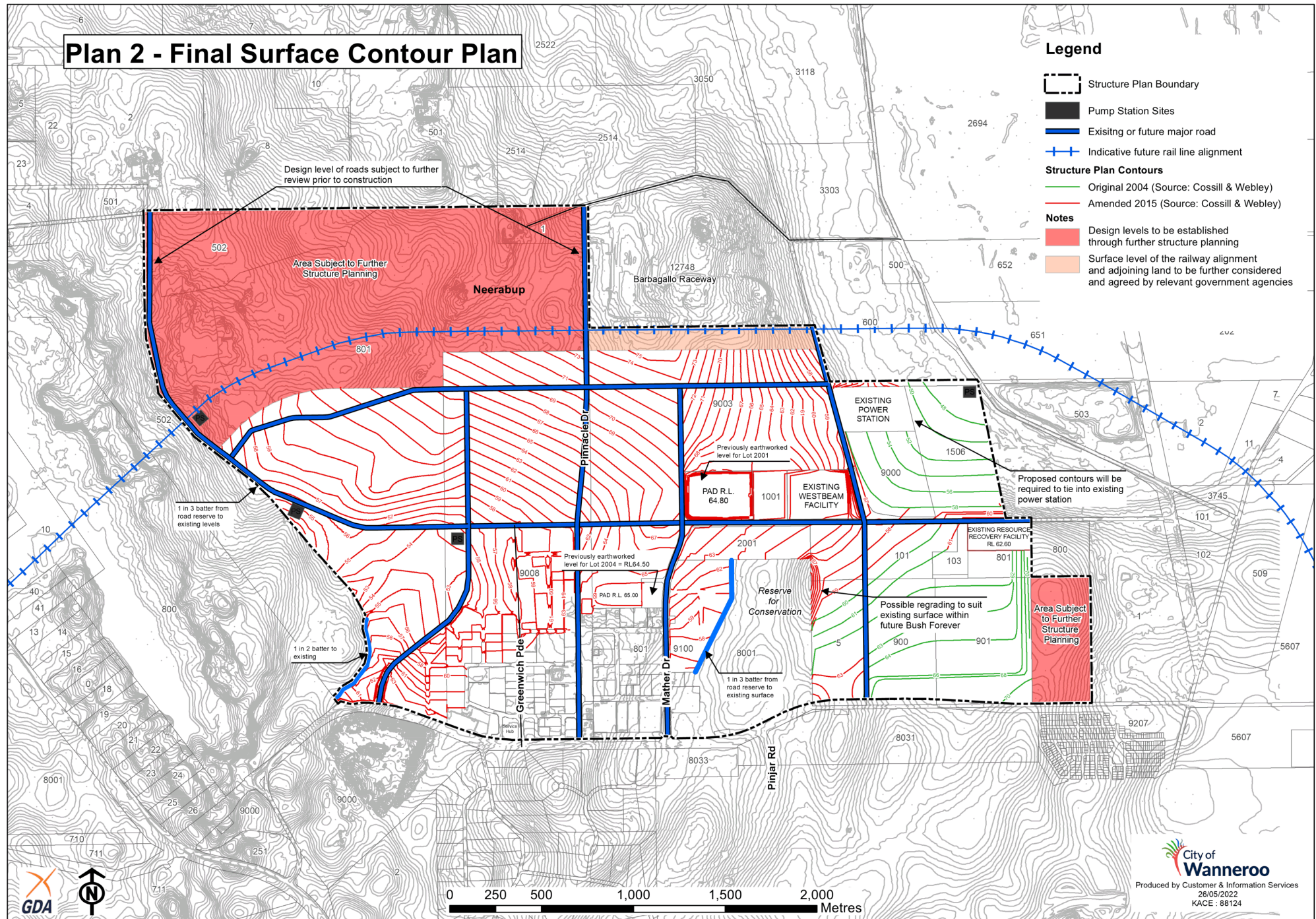
Native Fauna Management Plan	For subdivisions that result in a loss of fauna habitat	Condition of subdivision	City of Wanneroo
Flora and Vegetation Surveys	For subdivisions that result in a loss of natural vegetation	Condition of subdivision	City of Wanneroo
Dieback Management Plan	For subdivisions that propose removal of natural vegetation or affects land adjoining where vegetation will be retained	Condition of subdivision	City of Wanneroo
Landscape Master Plan	To manage the interface with the reservations and conservation areas	Condition of subdivision	City of Wanneroo

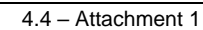
Table 2: Additional Information Required at Subdivision Stage

- 9.2 Any of the technical information listed above may be required to be submitted with a development application, where such information has not been submitted to the City through a prior subdivision proposal.

Plan 1 - Local Structure Plan







NEERABUP INDUSTRIAL AREA AGREED LOCAL STRUCTURE PLAN NO. 17

PART 2 – EXPLANATORY REPORT

1.0 Planning Background

1.1 Introduction and Purpose

The Neerabup Industrial Area (**NIA**) is the largest single industrial area in the north-west sub-region of the Perth Metropolitan Region (**sub-region**). The emergence of the NIA provides a rare opportunity to attract investment for industrial companies looking to secure and build their portfolio in the sub-region in the medium to long term.

The City of Wanneroo (**City**) also contains the majority of industrial land in the sub-region. As recognised in the City's economic development strategy documents, industrial land is critically important for the sub-region to provide substantial and diverse local employment opportunities. With the Wangara Industrial Area now almost completely 'built out', the NIA is emerging as an area that can meet the demand for industrial land in the sub-region into the short to medium term.

This structure plan, being the City of Wanneroo's Neerabup Industrial Area Agreed Local Structure Plan No. 17 (**ASP 17**) was initially approved by the Western Australian Planning Commission (**WAPC**) on 11 January 2005.

The City has taken the view that ASP 17, as it was initially approved, was becoming outdated and in need of review. For a four-year period from 2018 to 2022, the City undertook a major planning framework review of the planning framework affecting the NIA, including ASP 17. This Report is a product of that review, and is a revision of an original Part 2 structure plan document that supported the initially approved structure plan. This Report provides up-to-date explanatory information to support ASP 17, by providing a synthesis of the following:

- The relevant content of the original Part 2 Report;
- An updated understanding of the factors that will influence future subdivision and development of land in the NIA;
- Findings and recommendations from recent technical studies obtained by the City (refer to the Technical Appendices of this structure plan); and

- Current aspirations of the City and major landowners.

The City has also captured advice expressed by Department of Planning, Lands and Heritage (**DPLH**) officers, on their aspirations for the NIA from a sub-regional perspective.

The preparation of the revisions to this structure plan has been managed and worked on by officers of the City. The City did, however, obtain technical inputs from GHD Pty Ltd (**GHD**) and Bushfire Prone Planning, for the various reports provided in the Technical Appendices.

1.2 Land Description

1.2.1 Location

This structure plan affects the NIA, which is situated approximately 30 kilometres north of the Perth Central Business District – and approximately seven kilometres north of Joondalup City Centre.

A map showing the location of the NIA is provided as **Figure 1**.

The NIA lies wholly within the City of Wanneroo, and within the Neerabup locality. The NIA is situated east of Wanneroo Road and the Mitchell Freeway, with road access being provided from the west via Flynn Drive, from the south via Pinjar Road and from the east via Old Yanchep Road.

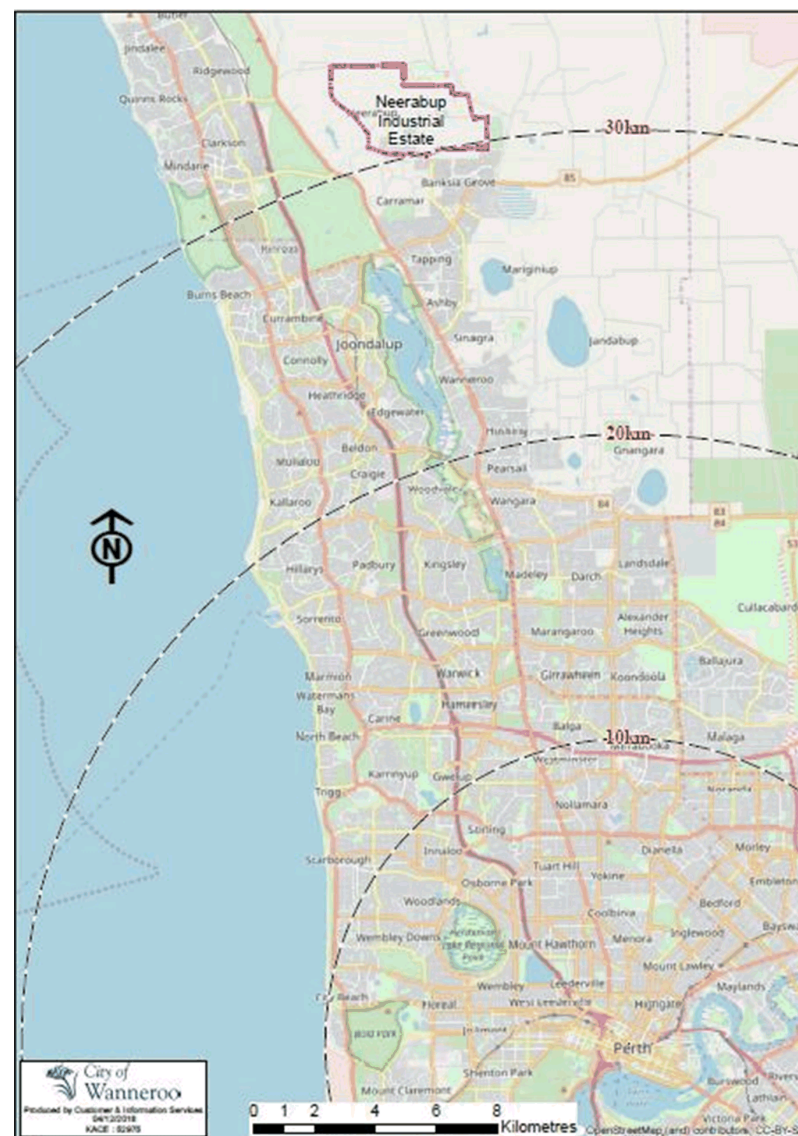


Figure 1: Location of the Neerabup Industrial Area
(Source: City of Wanneroo)

1.2.2 Area and Land Use

The NIA is situated in vicinity of existing and future residential and rural-residential development to the south; as well as rural, recreational uses and bushland to the west, north and east.

The structure plan covers an area of approximately 1,000 hectares. Much of the structure plan area contains a sand and limestone resource, which has been extracted as a basic raw material since the 1970's. It is anticipated that resource extraction will still occur in the structure plan area for many years to come.

The eastern part of the structure plan area has been used for intensive agriculture since the early 1980's, with much of this land still being used for this purpose.

Industrial development first occurred in the NIA in a 25-hectare area to the west of Mather Drive; commencing in the late 1970's and occurred slowly over a 40 year period. In 2007, LandCorp (now DevelopmentWA) commenced its own subdivision of its Meridian Park Industrial Estate, which continues to progress generally in a northerly direction away from Flynn Drive.

Further north of the existing Meridian Park Industrial Estate development front, development of the Australian Automation and Robotics Precinct (AARP) got underway in 2021. The AARP provides areas for testing, research and development; as well as training in autonomous, remote operations, robotics systems and equipment. The AARP is expected to be a medium-term use that occurs in the NIA, before the land being developed for industrial use in the future.

A plan showing existing land uses and the progression of industrial development in the NIA is included in **Figure 2**.

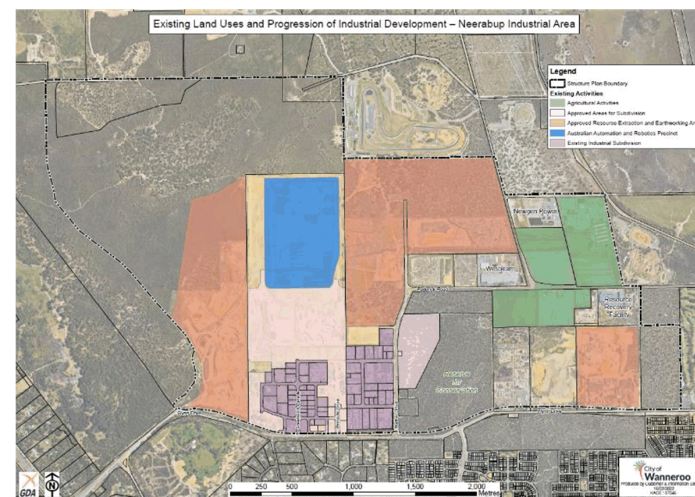


Figure 2: Land Uses and Progression of Industrial Development in the NIA
(Source: City of Wanneroo)

1.2.3 Land Description and Ownership

The ownership of land in the Neerabup Industrial Area is fragmented, as shown on the plan contained in **Figure 3** below.

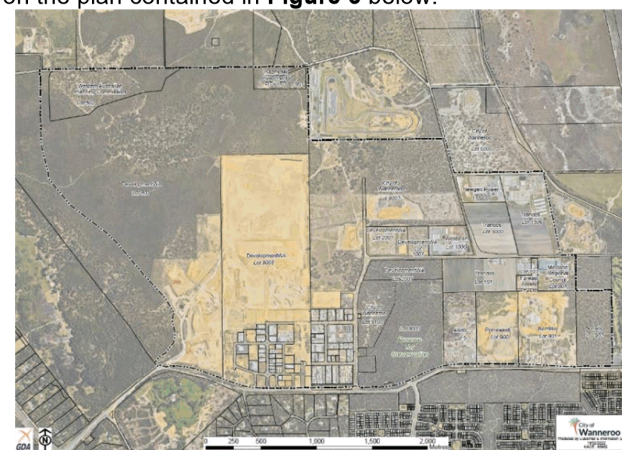


Figure 3: Land Ownership Plan
(Source: City of Wanneroo)

Land in the NIA is also broken down by land ownership and area as outlined in Table 1 below:

Landowner	Land Area
DevelopmentWA	455.5 ha
City of Wanneroo (Freehold)	149.1 ha
Alvito Pty Ltd	19.3 ha
Primewest (Neerabup) Pty Ltd	24.7 ha
Borrello Family	57.2 ha
Mindarie Regional Council	10.4 ha
Trandos Family	67.5 ha
Fareast Assets Pty Ltd & Minalbi Pty Ltd	3.65 ha
Wesbeam Pty Ltd	10.0 ha
NewGen Power Pty Ltd	9.66 ha
Razmoski Investments Pty Ltd	8.81 ha
Western Australian Planning Commission	34.1 ha
Crown Land Conservation Reserve (Lot 8001)	50.0 ha
Other Crown/Freehold Lands owned and/or managed by government agencies	4.65 ha
Land Already Subdivided for Industrial	46.8 ha (approx.)

Table 1: Land Ownership Detail of the NIA

1.3 Planning Framework

The *Planning and Development Act 2005* (**Act**) provides for an efficient and effective land use planning system in Western Australia. The Act also gives force and effect to region and local planning schemes, which provide land use planning for their respective areas.

For the NIA, the Metropolitan Region Scheme (**MRS**) is the relevant region planning scheme.

At the time this report was prepared, the City's District Planning Scheme No. 2 (**DPS 2**) was operating as the local planning scheme. The City has intentions to prepare a new Local Planning Scheme No. 3, which could be in place later in the period that this structure plan is effective. Therefore, a generic reference to the 'local planning scheme' is used in this document where applicable.

The deemed provisions for local planning schemes (**Deemed Provisions**) in Schedule 2 of *Planning and Development (Local Planning Schemes) Regulations 2015* (**Regulations**) set out how structure plans are to be prepared, advertised, approved and operated. The Structure Plan

Framework (WAPC, 2015) provides further guidance on the scope, format and content of structure plans. This structure plan has been updated to ensure consistency with legislative requirements and guidance provided in the Structure Plan Framework.

This local structure plan is not subject to an over-arching structure plan at a district or regional level.

Further detail on the planning framework as it affects the NIA and ASP 17 is provided below, and in the Appendices of this Report where stated.

1.3.1 Zoning and Reservations

1.3.1.1 Metropolitan Region Scheme Zoning of the NIA

The MRS sets out an 'Industrial' zoning for the vast majority of the structure plan area (refer **Figure 4**). A small portion of land in the south-western corner of the structure plan area is currently reserved for the purpose of Parks and Recreation under the MRS. At the time this Report was being prepared, this land was subject to an MRS amendment (1379/57) to also have this land zoned 'Industrial'.

This structure plan and the current DPS 2 zonings applicable over the NIA (refer Section 1.3.1.2 below) are consistent with the MRS 'Industrial' zoning.

1.3.1.2 DPS 2 Zoning and Land Use Permissibility – Within the Structure Plan Area

At the time this Report was being prepared, land in the NIA was zoned under DPS 2 as shown in **Figure 5**. Zoning in the NIA was largely Industrial Development; with an exception being the General Industrial zone applying over a 174 area located centrally within the NIA.

The City had prepared Amendment No. 202 to DPS 2, which proposed to zone the majority of land capable of industrial development in the NIA General Industrial and Service Industrial. Amendment No. 202 to DPS 2 also proposed to classify of a 50-hectare conservation area at Lot 8001 as 'Local Schemes Reserve – Conservation'. Amendment No. 202 to DPS 2 was prepared at the same time as this Report, and also prepared as a result of the City's planning framework review for the NIA undertaken by the City. The Scheme Map changes proposed through Amendment No. 202 are shown in **Figure 6**.

At the time Amendment No. 202 to DPS 2 was being prepared, the City had advanced a separate DPS 2 amendment (Amendment No. 172) through the advertising process. The purpose of Amendment No. 172 was to align DPS 2 to the Model Provisions for local planning schemes contained within the Regulations (**Model Provisions**) as much as possible. The Model Provisions also have alternative industrial zones of 'General Industry' and 'Light Industry', which will be applied to land in the NIA following the approvals of Amendment No. 172 and Amendment No. 202 to DPS 2.

Both Amendment No. 172 and Amendment No. 202 to DPS 2 broaden the range of land use permissibility in the industrial zones which will take effect on approval of both those amendments.

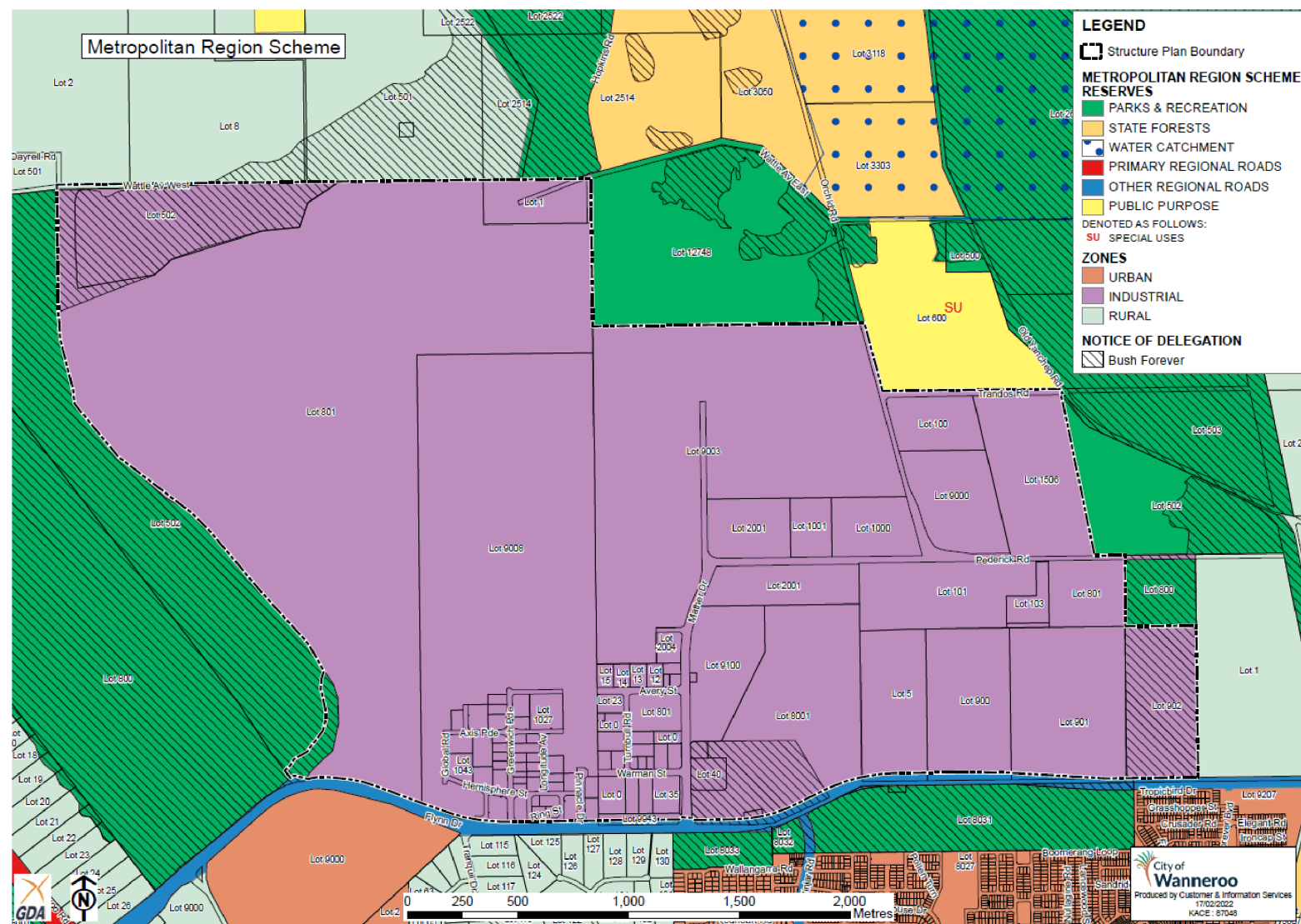
1.3.1.3 Structure Plan Relationship with Deemed Provisions

The preparation of Amendment No. 202 to DPS 2, separate to this structure plan, was undertaken under guidance from senior officers at DPLH. The zones assigned for the NIA through Amendment No. 202 do not specifically require a structure plan to guide further subdivision and development. However, pursuant to Clause 15(c) of the Deemed Provisions, a structure plan is considered required in this instance for the purposes of orderly and proper planning.

1.3.1.4 DPS 2 and MRS Zoning – Adjacent to the Structure Plan Area

The MRS and DPS 2 maps in **Figure 4** and **Figure 5** also indicate the current zoning and reservations of land adjacent to the NIA (as at the time this report was prepared), which could be summarised as follows:

- Lake Neerabup located to the west of the NIA is reserved for the purpose of Parks and Recreation under the MRS.
- Land to the northwest of the NIA is zoned Rural under the MRS and Rural Resource under DPS 2. Some of which is designated 'Bush Forever'.
- Land due north of the NIA is reserved for Parks and Recreation under the MRS (including the Barbagallo Raceway).
- To the northeast of the NIA is Lot 600 Wattle Avenue, which is reserved under the MRS for 'Public Purposes (Special Use)'. The 'special use' prescription to the MRS reservation is to support power generation.
- To the east of the NIA is:
 - A motorcross facility site, which is reserved for Parks and Recreation under the MRS; and
 - The Wanneroo Golf Club site which is zoned Rural under the MRS and Private Clubs/Recreation under DPS 2.
- The southern extent of the NIA adjoins Flynn Drive, which is reserved for the purpose of 'Other Regional Road' under the MRS. To the south of Flynn Drive, zoning of land is described as follows:
 - To the south-west and south-east of the NIA, land zoned Urban under the MRS and Urban Development under DPS 2;
 - Due south of the NIA, land is zoned Rural under the MRS and zoned Special Rural under DPS 2, adjoining an area reserved for the purpose of Parks and Recreation under the MRS.



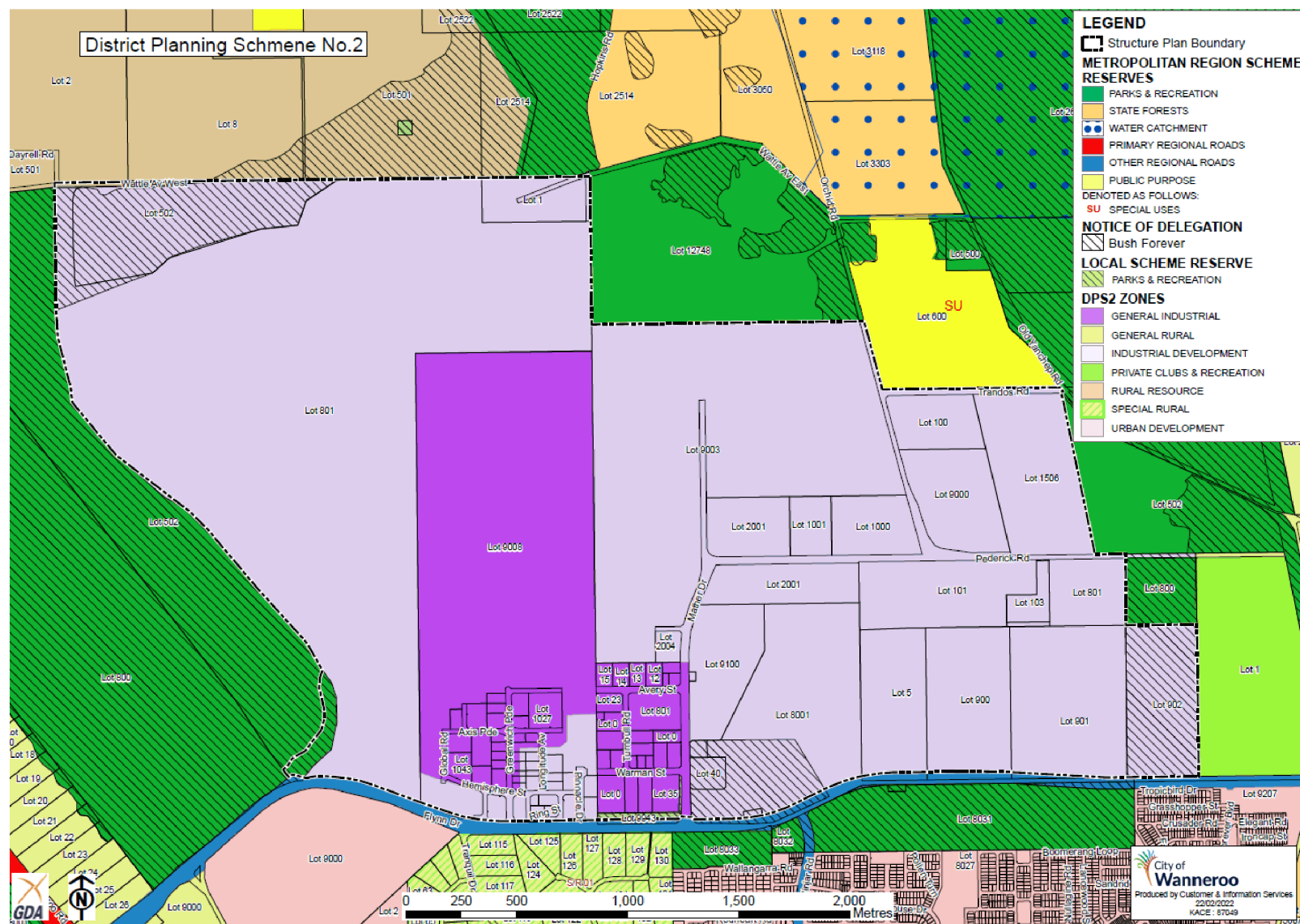


Figure 5: DPS 2 Extract of NIA and Surrounds
(Source: City of Wanneroo)

CITY OF WANNEROO
DISTRICT PLANNING SCHEME No. 2
SCHEME AMENDMENT NO. 202

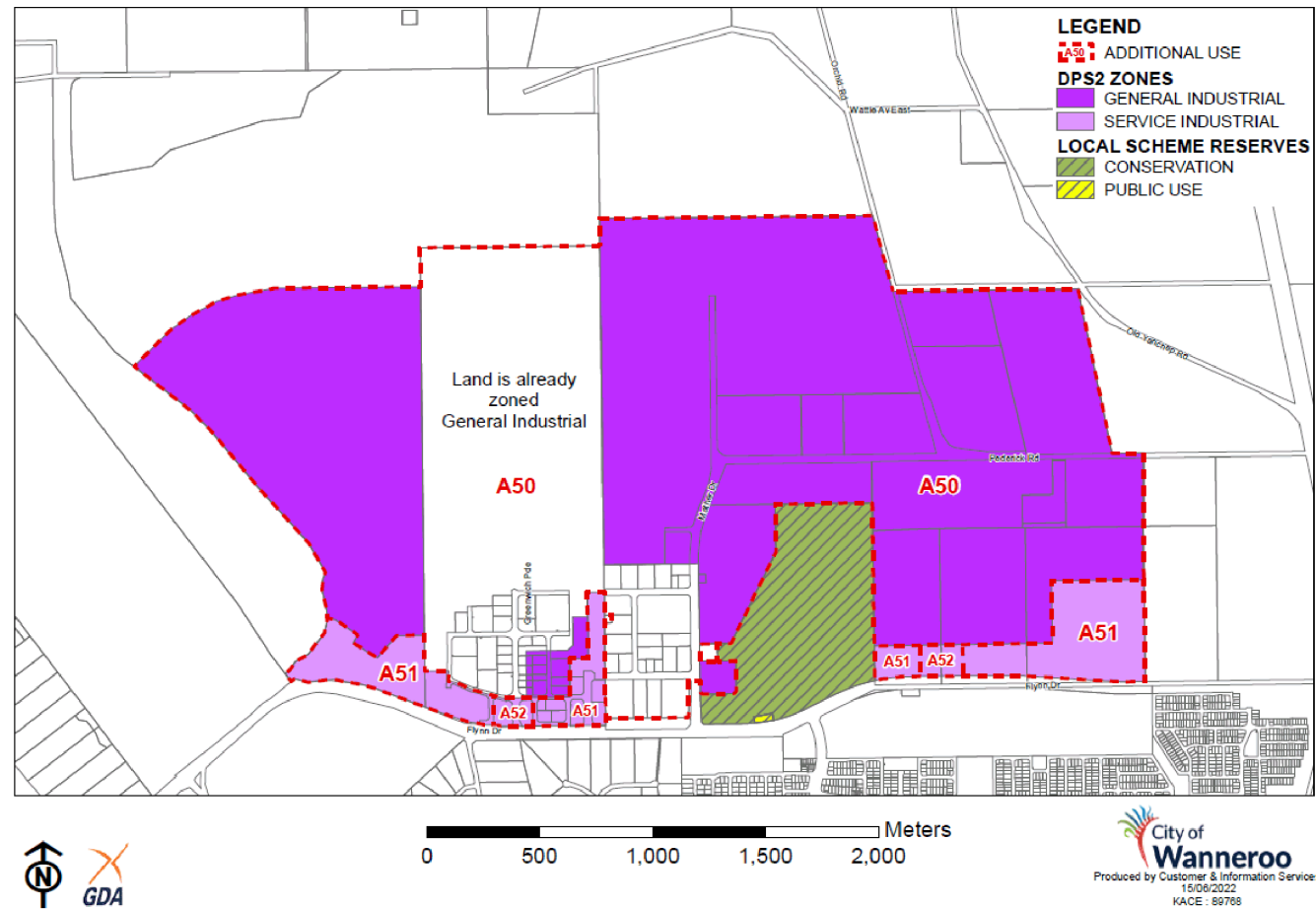


Figure 6: Zoning of NIA Proposed through Amendment No. 202 (as advertised)
(Source: City of Wanneroo)

1.3.2 Planning Strategies and Other Strategic Documents

1.3.2.1 Northwest Sub-Regional Planning Framework (WAPC, 2018)

The DPLH, on behalf of the WAPC, has prepared the Perth and Peel @3.5million series of sub-regional frameworks, which puts land use and infrastructure frameworks in place with an aim of accommodating 3.5 million people in the Perth and Peel Regions by 2050. For this structure plan, the relevant document in this series is the North-West Sub-regional Planning Framework (**NWSRPF**), which aims to establish a long-term and integrated planning framework for land use and infrastructure to guide future growth across the sub-region.

The key principles of the WAPC's 'Directions 2031 and Beyond' (2010) formed the basis for the development of the Perth and Peel@3.5million frameworks.

The NWSRPF recognises the role of Activity Centres and Industrial Centres across the sub-region. In respect to Activity Centres, the NWSRPF identifies existing and emerging Secondary Activity Centres at Wanneroo, Clarkson, Alkimos and Two Rocks North as well as the existing Strategic Metropolitan Centre at Joondalup and emerging Strategic Metropolitan Centre at Yanchep.

Similarly, the NWSRPF acknowledges the emergence of Neerabup as an industrial area, as well as the limited amount of vacant industrial land remaining in Wangara and Landsdale. The NWSRPF also identifies the prospect for new industrial areas being developed in Nowergup, Jandabup and Pinjar – however, the establishment of industrial areas at these locations still require extensive investigation.

A plan from the NWSRPF showing the location of Activity Centres and Industrial Areas (existing, proposed or subject to investigation) is included as **Figure 7**.

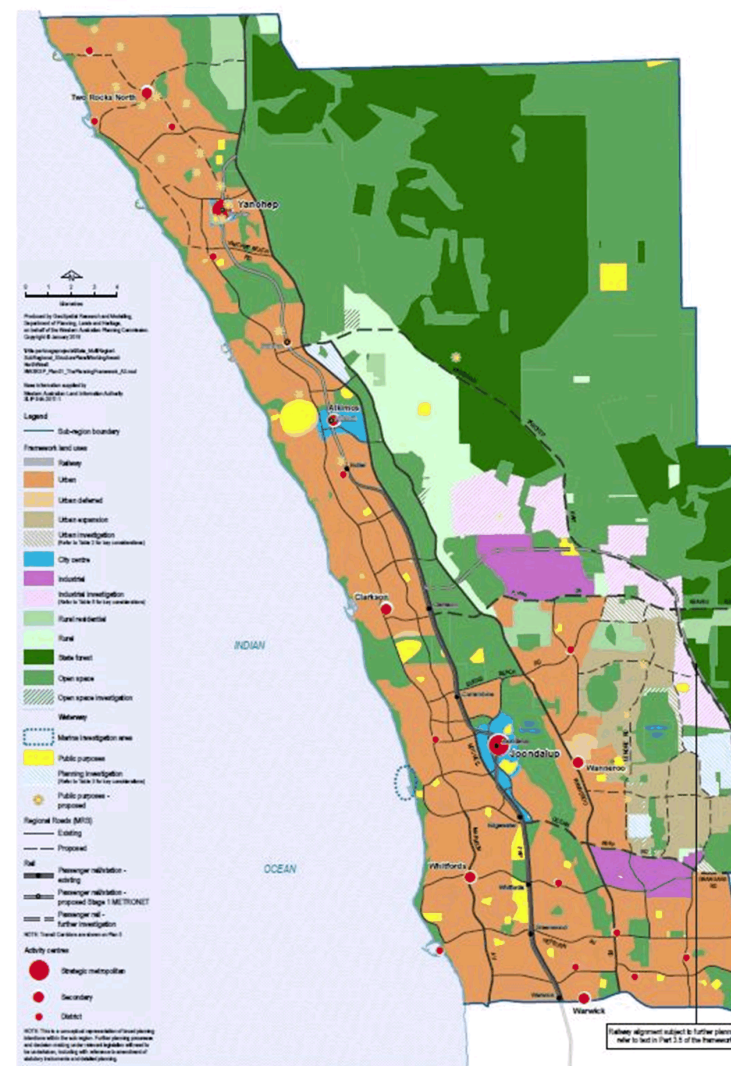


Figure 7: North-West Sub-regional Planning Framework Map showing Activity Centres and Industrial Areas
(Source: DPLH)

1.3.2.2 City of Wanneroo Economic Development Strategies

The formulation of the current version of this structure plan was informed by the City's Economic Development Strategy and Action Plan 2016-2021 (**Economic Strategy**).

This Economic Strategy included the identification of the NIA as a focus area having the potential to provide 20,000 jobs. The Economic Strategy also focussed on the development of advanced manufacturing and engineering, clean technologies and agribusiness within the City. Through Amendment No. 172 and Amendment No. 202, DPS 2 will set out zoning and land use permissibility in the NIA that will support development associated with all these focus areas.

The 'Neerabup Industrial Area Economic and Employment Strategy Report' (GHD, 2020), prepared to support this structure plan (and included as a Technical Appendix), confirms that 20,000 jobs in the NIA is achievable – and outlines how the NIA could reach an ultimate job number total of 28,692 by 2064 based on a moderate growth trajectory.

A new Economic Development Strategy 2022-2032 is expected to be endorsed by Council in mid-2022. The new Strategy will continue to highlight the importance of the NIA in providing economic development opportunities for the City.

1.3.2.3 Future City of Wanneroo Local Planning Strategy

At the time that this Report was being prepared, the City was also preparing its Local Planning Strategy. It is intended that the Local Planning Strategy would provide the strategic information needed to formulate a new local planning scheme, which will eventually replace DPS 2. The Local Planning Strategy will set out the City's objectives for land in the scheme area; as well as addressing the social, environmental, resource management and economic factors that affect, and in turn are affected by, land use and development.

1.3.3 Planning Policies

1.3.3.1 State Planning Policies

A number of State Planning Policies and Development Control Policies have particular relevance to this structure plan, as well as subsequent subdivision

and development of the NIA. Key policies noteworthy of identification and further discussion are listed below:

- State Planning Policy 1: State Planning Framework Variation 3 (WAPC, 2017);
- State Planning Policy 2.4: Planning for Basic Raw Materials (WAPC, 2021);
- State Planning Policy 3.6: Infrastructure Contributions (WAPC, 2021);
- State Planning Policy 3.7: Planning in Bushfire Prone Areas (WAPC, 2015); and
- Development Control Policy 4.1: Industrial Subdivision (WAPC, 1988)

Further detail on the policies listed above, and how they relate to the structure planning of the NIA, is provided in **Appendix 1**.

In addition to the State Planning Policies and Development Control Policies elaborated on in **Appendix 1**, there are a number of other State-level policy and guidance documents that have some relevance to the content of this structure plan and should be noted, including:

- State Planning Policy 2: Environment and Natural Resources (WAPC, 2003);
- State Planning Policy 2.2: Gnamara Groundwater Protection (WAPC, 2005);
- State Planning Policy 2.9: Water Resources (WAPC, 2006); and
- State Planning Policy 5.2: Telecommunications Infrastructure (WAPC, 2015).

1.3.3.2 Local Planning Policies

The City has a suite of local planning policies which provide guidance on structure planning, subdivision and development of land within the local planning scheme area. The following local planning policies are considered to be the most relevant to the structure planning of the NIA:

- Local Planning Policy 1.1: Conservation Reserves (City of Wanneroo, 2021);
- Local Planning Policy 2.5: Telecommunications Infrastructure (City of Wanneroo, 2017);
- Local Planning Policy 4.3: Public Open Space (City of Wanneroo, 2021);
- Local Planning Policy 4.4: Urban Water Management (City of Wanneroo, 2020); and
- Local Planning Policy 4.13: Caves and Karstic Features (City of Wanneroo, 2018).

Elaboration on the relevance of the above-listed local planning policies, in respect to the structure planning of the NIA, is provided in **Appendix 1**.

1.3.4 Other Approvals and Decisions

The formulation of this structure plan document acknowledges relevant development approvals that the City has granted; as well as recent subdivision applications and/or approvals received and granted by the WAPC. Similarly, the City also acknowledges the content of other structure plans affecting land in proximity to the NIA.

The relevance of planning decisions for land within and in proximity of the NIA, and how these decisions have influenced the content of this structure plan, is discussed further in **Appendix 2**.

1.3.5 Pre-Lodgement Consultation

The original ASP 17 documentation was prepared by Taylor Burrell Barnett Town Planning and Design, in conjunction with Sinclair Knight Merz and others which provided engineering and environmental inputs. The preparation of that original documentation was informed by consultation with existing landowners, the City of Wanneroo, the (then) Department of Planning and Infrastructure and relevant State Government authorities.

Throughout the City's considerations and investigations as part of the more recent planning framework review for the NIA, the City frequently engaged with and sought advice from officers at the DPLH.

The City also regularly engaged with DevelopmentWA, recognising that they are a majority landowner in the NIA. In particular, the City engaged with DevelopmentWA during the formulation of the Concept Masterplanning (refer Section 2.6.1). Through that engagement, the City was able to better identify and discuss the opportunities, constraints, and key issues such as major road provision and traffic movements.

Other major landowners in the NIA were also engaged during the planning framework review process. This was to gauge their issues and aspirations relevant to them regarding further subdivision and development of the NIA.

The City engaged with key stakeholders during the formulation of this current version of the structure plan, to ensure that the content within the documentation was reasonably acceptable for all parties. These stakeholders were given draft structure plan documents for review and comment – and this occurred prior to this revision of the structure plan being presented to the City's Council for initiation.

- Cottesloe Complex – Central and South (as located in the central and western part of the NIA); and
- Karakatta Complex – Central and South (as located in the eastern part of the NIA)

The Environmental Assessment Report also refers to the DBCA's former NatureMap database, which indicates the presence of 84 native and invasive plant species within the NIA. The NatureMap database was taken offline during the revisions made to this structure plan. The database indicates two threatened species and three priority species, which were not identified through the environmental investigations discussed in the Environmental Assessment Report literature review.

2.1.2 Fauna

The Environmental Assessment Report also refers to fauna information that was indicated in DBCA's former NatureMap. The NatureMap had identified 78 fauna species known to be present in the NIA.

The 'Flora, Vegetation and Vertebrate Fauna Assessment' (ATA Environmental, 2007) referred to in the Environmental Assessment Report literature review identified 25 vertebrate species (including reptiles, amphibians and mammals, 42 bird species and other species such as feral cats and foxes, Western Grey Kangaroos and bats. That assessment related to various land parcels located in the central part of the NIA.

The DBCA NatureMap had indicated the presence of the Graceful Sun Moth, which is a Priority 4 species under the *Biodiversity Conservation Act 2016*. The City has conducted surveys that were unsuccessful in confirming the presence of the Graceful Sun Moth.

The presence of the native bee *Hylaeus globuliferus* has also been identified by the City as being present in the Bush Forever site 295. This species was also indicated through NatureMap search results. The Bush Forever designation, as well as the designation of the respective habitat as 'Local Scheme Reserve - Conservation' through Amendment No. 202 to DPS 2, enables appropriate protection of this species of bee.

In addition to the species mentioned above, the Environmental Assessment Report identifies the following as 'conservation significant fauna' as having a habitat in the NIA:

- Carnaby's Black Cockatoo (endangered)
- Forest Red-tailed Black Cockatoo (vulnerable)
- Peregrine Falcon (other specially protected fauna)
- Southwestern Brown Bandicoot (Priority 4)
- Western Brush Wallaby (Priority 4)

The Carnaby's and Forest Red-tailed Black Cockatoo species are the most known threatened fauna species that the NIA provides habitat for. These cockatoo species are dependent on vegetation on the Swan Coastal Plain, and reduced habitat is a significant threat that requires management across an area well beyond that of the NIA.

There is the potential for communities of troglobitic fauna to be present within the cave system in the vicinity of the NIA. This includes the open caves immediately west of the NIA, as well as possible subterranean areas below the NIA itself.

A Native Fauna Management Plan (**NFMP**) should be completed to support subdivision and development proposals on land where fauna habitat remains significant. A NFMP should be prepared in consideration of the city's Local Planning Policy 3.3: Fauna Management and the relevant provisions of the local planning scheme. The preparation of a NFMP in the relevant circumstances is a requirement outlined in Part 1 of this structure plan.

2.2 Landform and Soils

The original version of this Report identified the presence of one borehole in the southern portion of the NIA and two at the northern edge. At the southern bore, karstic limestone was encountered at heights of 20-70 metres AHD and depths of 0-65 metres below ground level. Karsts were recorded at up to 35 metres above the water table.

Existing geological knowledge of the NIA is limited to surface geological mapping. In preparing this Report, the City has referred to Interactive Geological Map (**GeoVIEW.WA**) which is available through the Department of Mines, Industry Regulation and Safety (**DMIRS**). Geological data information extracted from the GeoVIEW.WA mapping, to the extent that it covers the NIA, is provided in **Figure 9**.

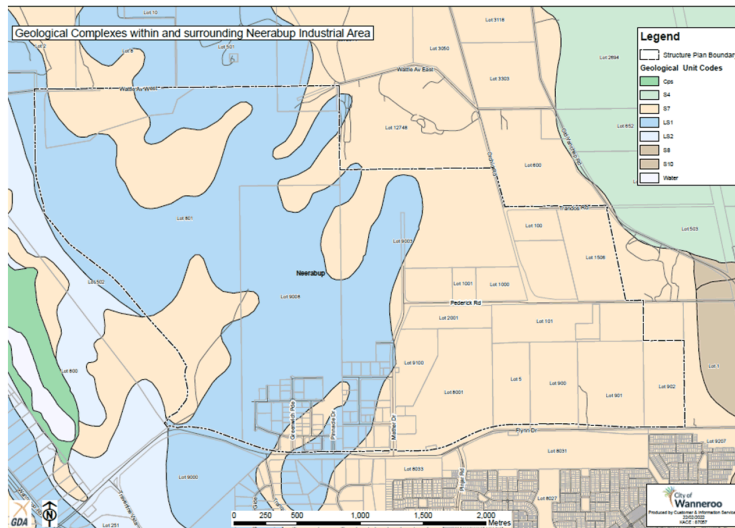


Figure 9: Extract from GeoVIEW.WA - Geological Data
(Source: DMIRS and City of Wanneroo)

The GeoVIEW.WA geological data mapping identifies the following complexes as being present in the Neerabup Industrial Area:

- LS1: Limestone – pale yellow-brown fine-grained angular and medium-grained rounded quartz and calcite cross-bedding minor heavy minerals.
- LS2: Limestone – as LS1 abundant karstic phenomena including caves swallows dolines.
- S7: Sand – pale and olive-yellow medium to coarse-grained sub-angular quartz moderately sorted of residual origin modified by marine inundation.

The Tamala limestone is a sandy limestone deposited in the Pleistocene and of Aeolian origin. It was probably laid down in dunes and resolution of shell fragments caused it to become variably cemented. Generally the surface above the Tamala limestone is characterised by a deeply leached sand from which the carbonate has been removed often to be deposited on the underlying limestone surface as a hard calcrete layer. In some cases

the solution of carbonate may continue to depth creating karstic cavities particularly where the limestone has more carbonate cement. This effect is unpredictable.

The Tamala limestone is likely to develop karstic cavities and the most likely areas for these to have developed are where there are other cavities/caves in the local area.

2.3 Groundwater and Surface Water

2.3.1 Groundwater

The NIA is located within the Gngangara Groundwater System, and locally within the Wanneroo groundwater subarea. Groundwater in the NIA is detailed in the Local Water Management Strategy (**LWMS**) provided for as a Technical Appendix to this structure plan.

The predominant regional groundwater flow direction is westerly beneath the NIA, attributed to the high transmissivity of the soils and the relatively steep gradient in average annual maximum groundwater levels (Planwest *et al*, 1999). Groundwater in proximity to Lake Pinjar may also be locally influenced by the lake, which acts as a local basin that influences local groundwater flow. This is discussed in investigations undertaken by Coffey (2016) and Talis (2017), both of which are documents referenced in the LWMS.

Groundwater levels in the NIA vary from 45m AHD at the eastern boundary and in proximity to Lake Pinjar to 24m AHD in the west of the NIA near Lake Neerabup. This information is sourced from the Department of Water and Environmental Regulation (**DWER**) Perth Groundwater Map (2020), and supports Planwest *et al* investigations that groundwater has a westerly flow as identified above.

The NIA is not located within an Underground Water Pollution Control Area, as identified in State Planning Policy 2.2: Gngangara Groundwater Protection (**SPP 2.2**). It should be noted that the WAPC intends to rescind SPP 2.2 and integrate policy provisions into a revised State Planning Policy 2.9: Planning for Water (**SPP 2.9**), which was in draft at the time this Report was being prepared. Mapping associated with SPP 2.2 and Draft revisions to SPP 2.9 identify Priority 1 Gngangara Underground Water Pollution Control Area to the east and north-east of the NIA.

2.3.2 Surface Water

No wetland features are situated within the NIA. The NIA is located within the Swan Avon, Lower Swan Catchment within the Swan Coastal river basin. Due to the high transmissivity of the soils, there are also no defined surface water drainage features.

Geomorphic wetland mapping identifies two wetlands adjacent the NIA, being Lake Neerabup to the west and Lake Pinjar to the north-east. Lake Neerabup is identified as a resource enhancement category wetland. Lake Pinjar is identified as a mixture of Conservation and Multiple use category wetland. Both Lake Neerabup and Lake Pinjar are sumplands, which are seasonally waterlogged and contain water usually only during the winter months. The wetlands form part of a regionally significant north-south aligned wetlands that occur within the City.

2.3.3 Leachate Plume and Other Nutrients Affecting Groundwater

Targeted groundwater investigations have been completed for land within and in proximity to the NIA, where elevated concentrations of nutrients and metals have been identified. Details of those investigations are provided below:

- The former putrescible landfill site at Lot 503 (1851) Old Yanchep Road, Pinjar, located to the north-east of the NIA. A groundwater delineation investigation of this former landfill site indicates a plume with elevated nutrients and metals beneath the former landfill site. This plume has spread westward; however as outlined by Coffey (2016) (refer to the LWMS), there is a significant decline in nutrient levels in down-gradient bores in the direction of the NIA boundary. The LWMS and Coffey (2016) both outline the unlikelihood that the nutrient-rich groundwater would extend beyond its sample location located down-gradient to the former landfill site.

Prior to its review, the original structure plan took a more cautious approach, and identified the extent of the plume potentially extending further west; into the NIA and affecting Lot 1506 and Lot 100 Trandos Road and Lot 9000 Pederick Road. Therefore, provision has been made in Part 1 requiring future subdividers of this land to inform purchasers of new lots to the prospect of being impacted by the plume.

- Investigations by Yesertener (2010), as identified in the LWMS, report significantly elevated nitrate concentrations in the Lake Neerabup area, which have been attributed to the intensive irrigated horticultural area along the western boundary of the wetland.

It is also considered that the change of land use from horticulture to industrial in the eastern parts of the NIA has the potential to reduce leaching of nutrients and other agricultural chemicals (e.g. herbicides and pesticides) into sensitive groundwater and water dependent ecosystems.

2.4 Bushfire Hazard

With the exception of areas already cleared of vegetation for resource extraction, industrial or agricultural uses, the NIA has largely been designated as 'bushfire prone' by the Fire and Emergency Services Commissioner under the *Fire and Emergency Services Act 1998*. The extent of the bushfire prone areas within the structure plan area, as of 2021, is shown on the map shown in **Figure 10**.

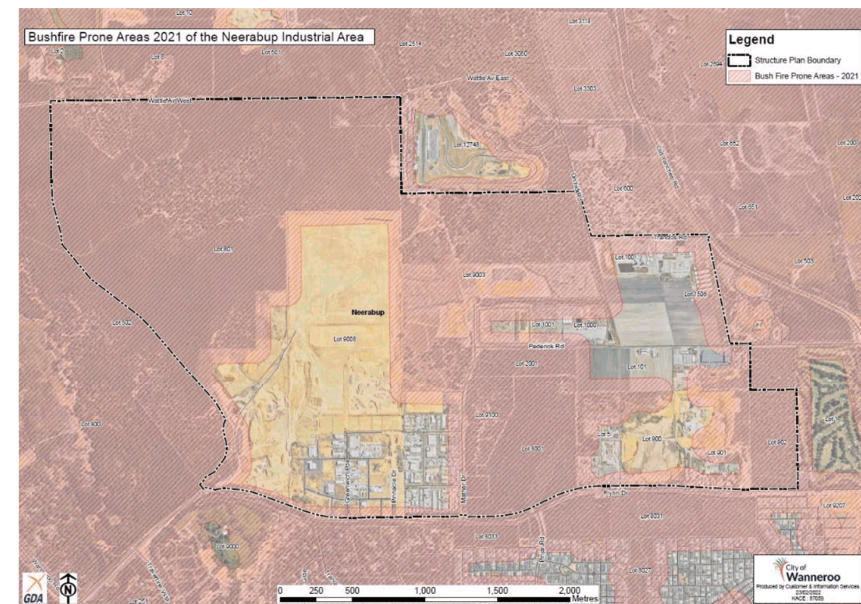


Figure 10: Extent of Declared Bushfire Prone Areas (2021)
(Source: Department of Fire and Emergency Services and City of Wanneroo)

As part of its planning framework review for the NIA, the City obtained a Bushfire Management Plan (**BMP**) prepared by Bushfire Prone Planning (2021). The BMP prepared by Bushfire Prone Planning is included as a Technical Appendix to this structure plan, and replaces a BMP prepared by Strategen dated June 2017.

The following vegetation classes are identified in the BMP as being situated within and in proximity to the NIA:

- Class A forest, located on most of the exterior peripheries of the NIA, as well as throughout the NIA where vegetated areas remain uncleared;
- Class B woodland, located within the NIA on Lot 9003 Mather Drive; as well as adjoining the NIA on Lot 600 Wattle Avenue to the northeast and the Wanneroo Golf Club site on Flynn Drive to the east; and
- Class G grassland on the unmanaged grass at Lot 2001 Pederick Road.

The non-vegetated areas (e.g. roads, buildings, existing and former basic raw material extraction areas) and/or low threat managed land are excluded from classification under Clause 2.2.3.2 (e) and (f) of AS3959:2018 – Construction of Buildings in Bushfire Prone Areas.

As outlined in the BMP, the vast majority of the NIA will be subject to a BAL-Low bushfire exposure, except on the structure plan peripheries and areas in proximity to the Conservation Area. The size of the NIA means that most lots created in the NIA through subdivision will eventually be greater than 100 metres from classified vegetation.

2.5 Heritage

2.5.1 Aboriginal Heritage

The Register of Aboriginal Sites lists one registered site as extending across a portion of the structure plan area – being Lake Neerabup (DAA 3693). This site is shown in **Figure 11**.

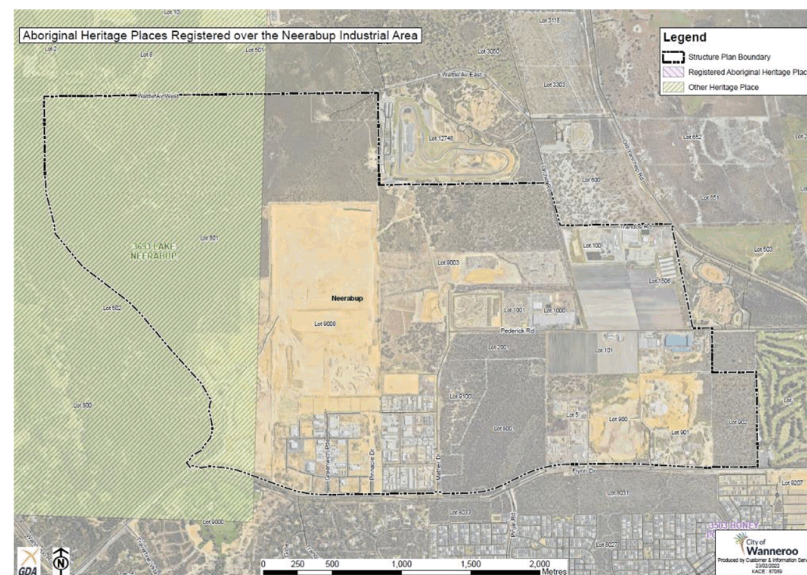


Figure 11: Registered Aboriginal Sites – Neerabup Industrial Area
(Source: DPLH and City of Wanneroo)

Landowners, occupiers of land and developers should refer to the *Aboriginal Heritage Due Diligence Guidelines* (Department of Aboriginal Affairs, 2013) to understand the potential adverse impacts that proposed activities may have on sites with Aboriginal heritage values.

Developers should also ensure that they are informed of the obligations under the *Aboriginal Heritage Act 1972*. If Aboriginal sites to which the *Aboriginal Heritage Act 1972* applies are planned to be impacted or damaged, an application under Section 18 of that Act should be submitted before development proceeds.

2.5.2 European Heritage

Commonwealth heritage lists, the Heritage Council of Western Australia's State Heritage Register and the City's Municipal Heritage Inventory do not identify any sites of European heritage located within the structure plan area.

2.6 Other Land Use Constraints and Activities

2.6.1 Concept Masterplanning

A Concept Masterplan for the NIA was prepared during the City's planning framework review. This occurred in order to clearly establish, outline and map out the opportunities and constraints for further development; as well as to inform the completion of the reports contained in the Technical Reports. Some of the constraints are discussed in further detail in the following sub-sections.

The Concept Masterplan prepared is included as **Figure 12**. Through its formulation, the Concept Masterplan was subject to extensive review by the City, as well as significant input by DevelopmentWA staff.

In preparing this structure plan documentation, the City considered it appropriate to make some departures from what was shown on the Concept Masterplan. Departures include:

- Revising the location and number of Service Hubs. What 'Service Hubs' are, and their role in servicing the NIA, is discussed further in Section 3.1.3 below;
- The number of road crossings over the proposed rail corridor; and
- Realigning the major road configuration in the western part of the structure plan area.

It is anticipated that further departures to what is shown in the Concept Masterplan may be made as the NIA continues to be subdivided and developed – or if this structure plan is subject to amendments in the future. Such departures however should be appropriately justified and agreed to by the City.

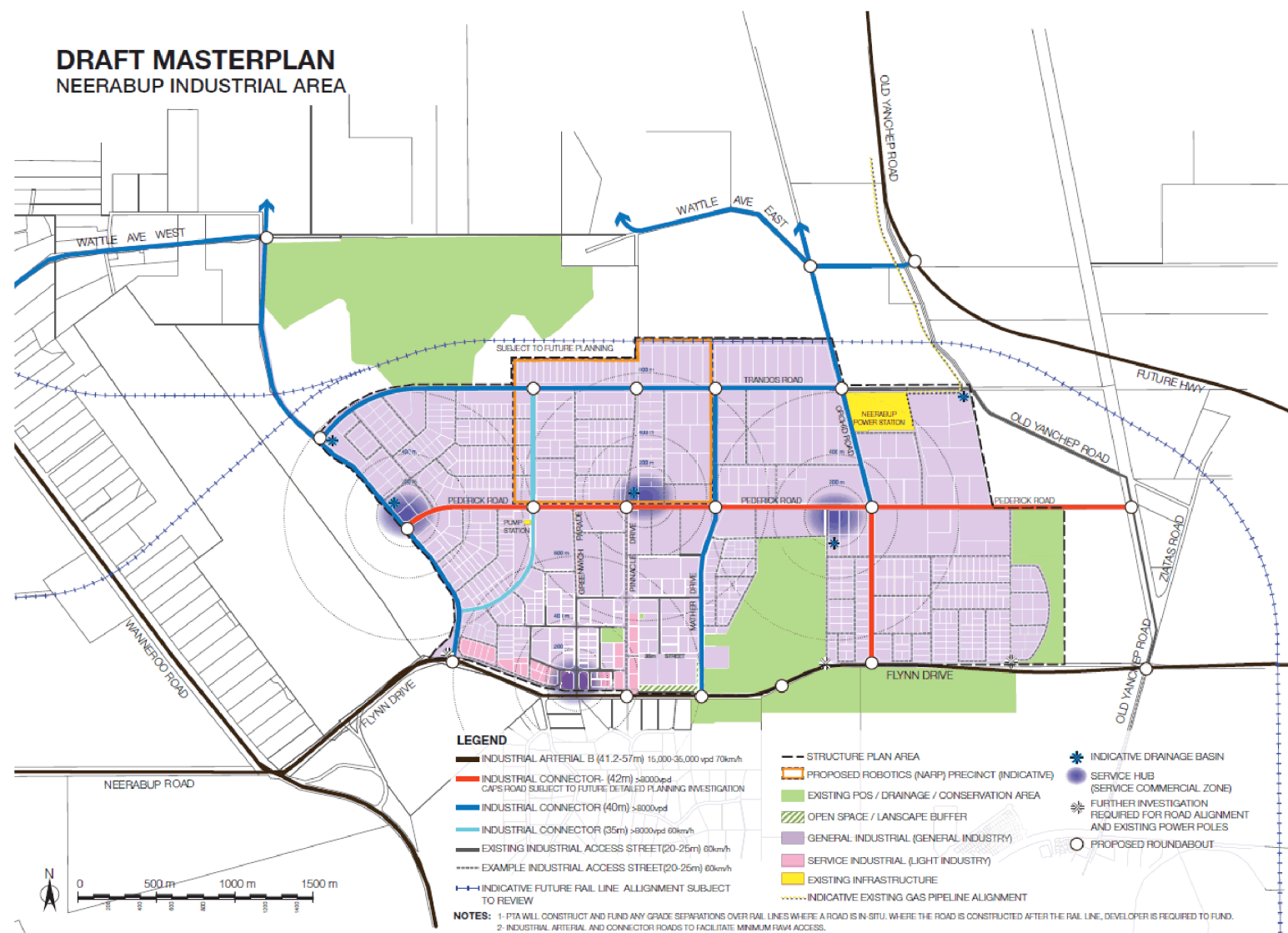


Figure 12: Concept Masterplan
(Source: GHD and City of Wanneroo)

2.6.2 Future Passenger Rail Alignment

Further investigation is required by the Public Transport Authority (PTA) for a potential rail link between the transit corridor shown in the WAPC's East Wimmeroo District Structure Plan and the Joondalup rail line in the long-term. This link is currently planned to traverse through the northern extent of the NIA, as shown in the NWSRPF, with this proposed alignment identified in Part 1 (Plan 1) of this structure plan.

A final alignment for this rail line will be determined by the PTA (and other relevant State Government agencies) following further assessment of alignment options; however, any rail that may be constructed will be delivered beyond 2040. Further discussion is provided in Section 3.2.7 below.

2.6.3 Areas of Environmental Significance

There are two key areas in the NIA which contain significant environmental attributes; and as such, are not proposed to be subject to further subdivision and development in the immediate term. These areas are identified as 'subject to further structure planning in Part 1 (Plan 1), and located as follows:

- Lot 902 (130) Flynn Drive, Neerabup. Although this land is zoned Industrial under the MRS, it is currently designated Bush Forever by the WAPC. At the time this Report was being prepared, the landowners of Lot 902 were in the process of negotiations with the WAPC to have the extent of the Bush Forever designation reduced.

Although the Concept Masterplan in **Figure 12** demonstrates how a portion of Lot 901 can be subdivided for industrial use, any further planning over Lot 902 is yet to occur pending the outcome of the negotiations referred to above.

- In preparing revisions to this structure plan, the City became aware that the north-western extent of the structure plan area may potentially have significant environmental values. The extent of these values will require further investigation, which will likely be instigated by DevelopmentWA as landowner. The potential environmental issues, and the alignment of passenger rail through this same area, present significant uncertainties.

In addition, a 50 hectare conservation reserve in the NIA, situated on Lot 8001 (240) Flynn Drive, Neerabup will be designated a local scheme

reserve for the purpose of 'Conservation' through Amendment No. 202 to DPS 2.

2.6.4 Basic Raw Materials

The basic raw materials in the NIA present both opportunities and constraints in terms of economic development and subdivision prospects for land within the structure plan area.

There are landowners in the NIA that are exploiting the basic raw material resource available on their land parcels, by extracting it for commercial gain and to meet market demands. The extraction of basic raw materials also assists in the earthworking of land to the final contour levels as required in Part 1 (Plan 2) of this structure plan.

DMIRS provides GeoVIEW.WA mapping on its website, which is referenced in SPP 2.4. This mapping identifies SGS areas within the NIA, being the highest priority basic raw material extraction areas. These areas are currently being extracted, approved for extraction – or on vacant land, much of which is within the area that is 'subject to further structure planning'. There are currently no pressures that the City is aware of from NIA landowners to permanently sterilise access to SGS areas by way of other forms of land use and development.

The City is aware of sand resources on land (particularly in the eastern part of NIA) which are not on existing extraction sites – or mapped on GeoVIEW.WA as having SGS. In regard to the resources that exist on this land, the City acknowledges pressures on landowners to enter into a resource extraction enterprise which would benefit the wider building industry – but may provide less of a commercial gain compared to undertaking subdivision more immediately. The City advocates a realism approach should subdividers be faced with these multiple demand pressures. However notwithstanding those pressures, the City would still require works prior to subdivision to ensure final surface contour levels are set appropriately in accordance with Part 1 (Plan 2) of this structure plan.

2.6.5 Noise from Barbagallo Raceway

There is the issue of potential noise impacts from the Barbagallo Raceway, located to the north of the NIA. *Under the Environmental Protection (Noise) Regulations 1997*, noise levels considered tolerable for industrial land uses should not exceed 65 dB(A). The City has previously established through acoustic modelling of a major raceway event (Australian Touring Car

Championships) placed the 65 dB(A) noise contour at approximately 1500m from the Raceway Boundary.

Land within 1,500 metres from the Raceway boundary was zoned General Industrial Zone through Amendment No. 202 of DPS 2. Amendment No. 172 will change the name of this zone to 'General Industry' Development that will locate within this zone is less likely to be adversely affected by noise from the Barbagallo Raceway, primarily for two reasons:

- i) Uses which typically establish in a General Industrial zone are generally not considered to be noise sensitive; and
- ii) The main high noise generating events at the raceway occur on occasional weekends, when much of the industrial activities and associated uses may not be operational.

Adverse impacts from Raceway noise on particular proposals can be considered and mitigated at the development application stage if needed.

The southern peripheries of the NIA will be zoned to provide for lighter industries and the Service Hubs. Noise impacts from the Barbagallo Raceway should be minimal, considering there will be a separation distance of more than 1,500 metres.

3.0 Land Use and Subdivision Requirements

3.1 Land Use and Zoning

3.1.1 Amendment No. 172 to DPS 2

At the time this Report was prepared, the City was also (separately) processing Amendment No. 172 to DPS 2. Amendment No. 172 is a separate local planning scheme amendment to more closely align DPS 2 with the Model Provisions. Relevant to planning for the NIA, Amendment No. 172 proposes the following:

- The reclassification of the General Industrial zone to 'General Industry' zone, and a realignment of objectives to coincide with the Model Provisions;
- The reclassification of the Service Industrial zone to 'Light Industry' zone, and a realignment of objectives to coincide with the Model Provisions; and
- Significant changes to definitions of land uses likely to locate in the Neerabup Industrial Area; which includes the deletion, amendment or inclusion of land use definitions so that they align better with the Model Provisions.

Although Amendment No. 172 changes zoning names, it does not significantly modify the boundaries or land area of each zone. Pertaining to the NIA, Amendment No. 172 does not seek to modify the extent of the General Industry and Industrial Development Zone, or reserve land for Conservation.

3.1.2 Amendment No. 202 to DPS 2

Land in the operative parts of ASP 17 is proposed to predominantly have a General Industrial and Service Industrial zoning through Amendment No. 202 to DPS 2. It is expected that the zonings will change to the General Industry and Light Industry, should both Amendment No. 172 and Amendment No. 202 are approved.

Land that is identified as 'subject to further structure planning' in Part 1 of ASP 17 will remain zoned Industrial Development under Amendment No. 202. The zoning of the land in the structure plan area, imposed through Amendment No. 202 to DPS 2, is shown in Section 1.3.1.2 (**Figure 6**) of this Report.

The zoning configuration proposed in Amendment No. 202 takes in account the location of sensitive uses in the proximity of the NIA. Zoning for service or light industry will be provided along the southern periphery of the NIA, with zoning for general industry occupying the remainder of the industrial land in the NIA. The service or light industrial zoning will act as a buffer or transitionary zone between residential and rural-residential development to the south of Flynn Drive – from land zoned for general industry to the north.

Zoning designations were previously provided for in ASP 17; however these have since been removed. Under the Deemed Provisions, the City and the WAPC are to have due regard to, but is not bound by, structure plans. By leaving zoning and land use permissibility controls in the structure plan, it increases the prospect of undesired land uses establishing within the NIA; eroding the industrial nature that the City is attempting to cater for through its local planning framework. Zoning and land use permissibility provisions in structure plans are also more likely to be subject to variation and discretion by decision makers such as a Development Assessment Panel or the State Administrative Tribunal.

3.1.3 Service Hubs

ASP 17 had originally made provision for one large centrally-located Business zone. The Business zone was strategically located to have a maximised catchment, and to provide uses that would service the wider industrial area such as banks, shops and newsagents.

As a result of the planning framework review, it is still agreed that the framework make provision for uses that would service and be of convenience to business owners, employees and visitors to the NIA. Such uses would be expanded to include restaurants/take away food outlets, offices, medical and convenience-type stores.

However, it was considered that having provision in the planning framework for at least two smaller 'Service Hubs' (rather than one large core 'hub') would be more appropriate. Two Service Hubs would be located in the southern extent of the NIA, allowing Service Hub development to be undertaken at any time that they may be required.

Land use permissibility to support the development of 'Service Hubs' is enforced through the 'Additional Use' provisions of the local planning scheme, with conditions limiting activities to a scale that does not compromise or compete with activity centres located outside the NIA.

Additional Service Hub locations, should they be required, should be subject to further planning by way of an amendment to this structure plan and to the local planning scheme. The amendments required should be accompanied by (but not limited to) a retail sustainability assessment, as well as a planning justification that the surrounding industrial land uses will not have a detrimental impact on the development of a future Service Hub.

3.2 Movement Networks

3.2.1 Existing Road Network

The NIA is bound to the south by Flynn Drive. Flynn Drive provides a link to Wanneroo Road - and to the Mitchell Freeway via Neerabup Road. Both Wanneroo Road and the Mitchell Freeway are major north-south roads located to the west of the NIA.

To the east, Flynn Drive currently links to Old Yanchep Road, which then intersects with Neaves Road to the south. Neaves Road then provides a link to the east to Tonkin Highway at Bullsbrook. Old Yanchep Road to the east of the NIA provides three links into the NIA; being Flynn Drive, Pederick Road and Trandos Road. Wattle Avenue East and West are situated in proximity to the north-eastern and north-western corners of the NIA; however provide no road access into the existing structure plan area.

Within the NIA, part of the major road alignments required to traverse through the NIA are in place. These include parts of Mather Drive, Pinnacle Drive and Pederick Road. Much of these existing roads will require upgrades; and in some instances a widening of the road reserves (as outlined in Section 3.2.4).

3.2.2 Restricted Access Vehicle Network

A review of the Main Roads Western Australia (**MRWA**) restricted access vehicle (RAV) mapping tool shows the roads in and around the NIA are part of the RAV Network 4 (**RAV 4**) route. The RAV 4 route accommodates trucks of up to 27.5 metres in length. Detail extracted from MRWA Heavy Vehicle Services Network Mapping is found in Figure 13.

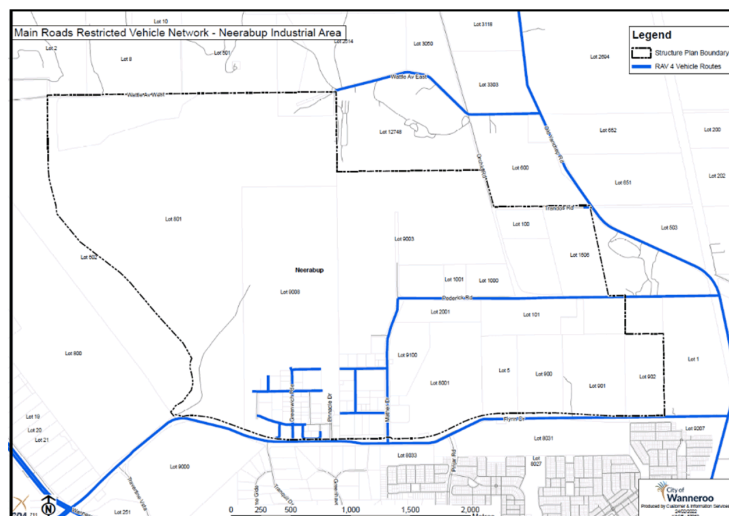


Figure 13: RAV Network Map Extract
(Source: MRWA and City of Wanneroo)

There is interest from stakeholders for a RAV Network 7 (**RAV 7**) vehicles route within the NIA, to support heavy vehicles up to 36.5 metres in length. The Traffic and Transport Study provided as a Technical Appendix to this structure plan identifies the potential for Flynn Drive, Pederick Road, Mather Drive and Orchid Road to cater for RAV 7 vehicles.

On further review by the City, it was considered that the RAV 7 network extending onto Flynn Drive along the southern boundary of the NIA was inappropriate, given the amenity impact that the largest of trucks using Flynn Drive would have on residential and rural-residential development immediately to the south.

Instead, and after liaison with stakeholders, the City considers that the most appropriate RAV 7 route through the NIA would be along Pederick Road, which is considered as the central east-west spine road for the NIA. Road upgrades to the east of the structure plan area are crucial for the RAV 7 route to provide access to the NIA. Via an upgraded road network, connectivity to the existing RAV 7 network (currently 19 kilometres to the east on Tonkin Highway) could be provided via an eastward extension of Pederick Road, which would connect to either an eastward extension of Flynn Drive (aligning with Neaves Road) or to the future Whiteman-Yanchep

Highway. Refer to Section 3.2.3 below for further details on these potential future roads.

The Traffic and Transport Study considered the prospect of high wide load (**HWL**) access to the NIA, as there is no HWL route serving the NIA currently. The Traffic and Transport Study acknowledges that MRWA is not in favour of a HWL being developed to service the NIA. However, an oversize and over-mass (**OSOM**) route to the NIA could be developed, with provision for the appropriate clearances to access Tonkin Highway and Great Northern Highway, via Neaves Road to the NIA. Although this will require further investigation of MRWA and other government agencies, the OSOM route could potentially follow the RAV 7 route as outlined above.

Although situated outside the structure plan area, the prospect of Wattle Avenue West and East providing RAV 7 heavy vehicle access should be explored before upgrades to these roads is undertaken. This could provide for additional heavy vehicle connectivity to both the NIA and the future Nowergup Industrial Investigation Area further to the north (identified in the NWSRPF).

3.2.3 Future Road Network Requirements

For the activities in the NIA to operate efficiently, good access to the wider road network is vital. The following major road connections and upgrades are what the City considers necessary to service the NIA, from the immediate to the very long term:

- Upgrades to Flynn Drive, to a four-lane dual carriageway. An upgrade will be coordinated by the City, and occur in stages from west to east. The MRS currently identifies Flynn Drive as an 'Other Regional Road' reserve; which may change to the 'Primary Regional Road' reservation in the future and after upgrade works are completed.
- Although not part of the upgrades currently being worked on by the City, Flynn Drive is mooted to be extended eastward to provide a seamless connection to a realigned Neaves Road. An eastward extension will also provide a route toward the 'Employment Area' in Jandabup identified in the East Wanneroo District Structure Plan.

An extension of Flynn Drive will also allow for more direct road transport from the NIA to the Great Northern Highway, Tonkin Highway; as well as to emerging industrial areas in Muchea, Bullsbrook and North Ellenbrook. The first stage of the Whiteman-Yanchep Highway is

proposed by MRWA, forecast to be needed by 2031, will terminate at an extended Flynn Drive.

- Further duplication of Wanneroo Road (north of Wattle Avenue West) and northward extensions of the Mitchell Freeway (past Hester Avenue) would contribute to providing access to the NIA from the growing urban corridor.
- ASP 17 identifies Pederick Road as a major road traversing through the NIA. Pederick Road is currently a single carriageway road, which will require upgrading in the future when traffic demand requires it, or when subdivision of adjoining land is occurring. The Pederick Road road reserve will require widening to support the required upgrades.
- Mather Drive is currently a single carriageway road. The Mather Drive road reserve between Flynn Drive and Pederick Road should be sufficient to accommodate upgrades to Mather Drive to a dual carriageway, when traffic volumes warrant it. Mather Drive designed to a dual carriageway will require a widening of the existing road reserve north of Pederick Road.
- An east-west link to the north of the NIA is critical in the long term for road connectivity into the NIA – as well as connectivity with the future Nowergup Industrial Investigation Area. This connection could be provided by joining Wattle Avenue East and West if the environmental constraints do not prevent it. The existing parts of Wattle Avenue will also need to be upgraded and widened to accommodate industrial traffic, and extended eastward to connect to the second stage of the future Whiteman-Yanchep Highway.
- Three major north-south roads providing north-south connection from Flynn Drive, a grade separated crossing over the future rail alignment, and connections from the NIA into the Nowergup Industrial Investigation Area.
- Consideration of an upgraded Wesco Road, Nowergup connecting to the Mitchell Freeway to the west via an extension Lukin Drive. Although this road would be northernmost extent of the Nowergup Industrial Investigation Area and connect to Whiteman-Yanchep Highway, an upgraded Wesco Road could provide the northernmost extent of the major north-south roads that will feed through the NIA.

- Connections to industrial investigation areas to the east of the NIA in Pinjar, as identified in the NWSRPF. These could be provided as eastward extensions of Pederick Road.

A plan visualising the above is provided on the plan included in **Figure 14**.

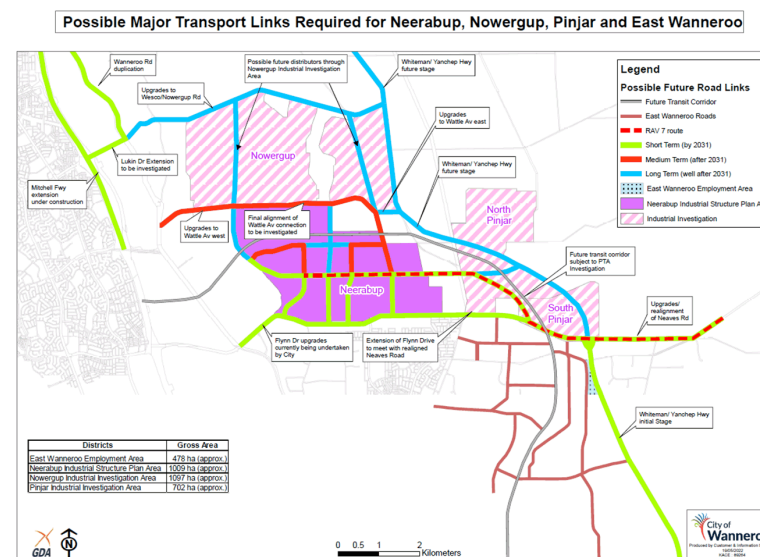


Figure 14: Concept Plan – Possible Major Transport Links Required for Neerabup, Nowergup, Pinjar and East Wanneroo

3.2.4 Road Network and Widening Design

All roads within the NIA, major and minor, should be provided on road reserves of sufficient width. Road reserve width should accommodate carriageways suitable in carrying projected traffic volumes; as well as verges of sufficient width to accommodate services, footpaths and on-street parking.

Detailed intersection design, intersection control and street spacing considerations will be made when needed, depending on MRWA advice and projected traffic volumes better understood at that time. Recommended intersection treatments are however nominated in the Traffic and Transport

Study, with particular guidance from MRWA's *'Roundabouts and Traffic Signals Guidelines for the Selection of Intersection Control'* (MRWA, 2015).

The Traffic and Transport Study included as a Technical Appendix to this structure plan provides suggested road reserve widths and cross-sections for the various road hierarchy types. This information could be used at a later stage when designing for new road reserves within the NIA, as well as considering the extent of widening for Pederick Road, Mather Drive and Orchid Road, as required under this structure plan.

The structure plan makes provision for a road and infrastructure corridor along Pederick Road. This corridor will provide an upgraded road through the NIA – and to support services, such as the 132kV power lines and poles situated on both sides of the existing road. This corridor is to be provided as a road reserve, which will need to be widened significantly to cater for both road infrastructure capable of supporting RAV 7 vehicles and utility infrastructure.

Further road reserve widening needs to occur to support ultimate road and intersection design for Mather Drive and Orchid Road, north of Pederick Road. In the case of the Orchid Road, road widening will need to factor in an existing 132kV power line and power poles that currently exist on the unconstructed road reserve.

The design of the road widening could be established either through the preparation of a DCP, or by developers of adjoining land at the subdivision stage of planning.

The City and other relevant agencies will also need to consider the widening of Pederick Road beyond the eastern extent of the NIA (toward Old Yanchep Road), at the appropriate time in the future. Considerations to acquire land for road widening outside the structure plan area would be made in consideration of existing land uses and environmental constraints.

Upgrades to Flynn Drive will generally occur on the land that is reserved for the purpose of 'Other Regional Road' under the MRS. The existing Flynn Drive road reserve will need to be widened to support the upgrades. This however is a consideration for the City separate to this structure plan.

3.2.5 Traffic Volumes on Major Roads

The Traffic and Transport Study, prepared by GHD and included as a Technical Appendix to this structure plan, provides GHD's predictions for the ultimate traffic volumes for full development of the NIA.

The outcome of the GHD's modelling is shown on **Figure 15**. In summary, the Traffic and Transport Study projects very high traffic volumes on all major roads, especially Flynn Drive. The volumes shown in **Figure 15** are traffic volumes which are unlikely to be achieved until ultimate development of the NIA (after 2060) – if at all. These volumes are not expected to be achieved during the ten-year approval period of this structure plan.

Given the very high traffic projections in GHD's Traffic and Transport Study, the City sought advice from MRWA to confirm whether GHD's projections could be realistic. MRWA have indicated that the traffic volumes projected in GHD's Traffic and Transport Study demonstrate 290 vehicle movements per hectare of industrial development per day. This is very high compared to traffic movements in other industrial areas, such as in Welshpool which is at 110 vehicle movements per hectare per day.

Further modelling by MRWA should provide a more complete understanding of what projected traffic volumes within and surrounding the NIA will be in the long term.

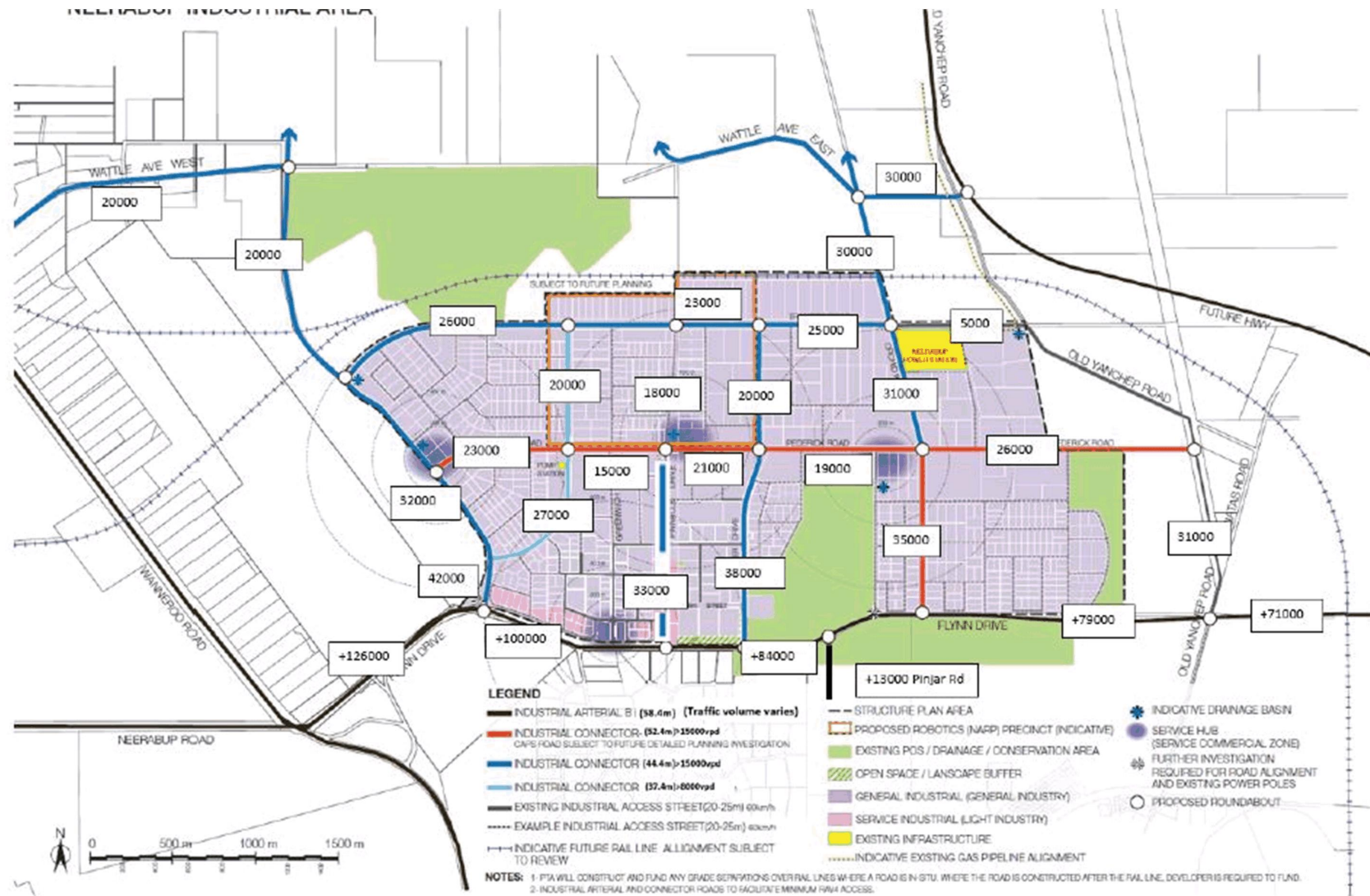


Figure 15: Projected Traffic Volumes in the NIA from Traffic and Transport Study
(Source: GHD and City of Wanneroo)

3.2.6 Minor road network

In regard to the content of the WAPC's endorsed Structure Plan Framework, the location of minor roads are not identified in Plan 1 (in Part 1) of the structure plan. Minor road alignments should be considered at the subdivisional stage of planning, in consideration of the final surface contours mapped out in Plan 2 (in Part 1).

3.2.7 Passenger Rail

As outlined in Section 2.6.2 above, further investigation is required by the PTA and other relevant State Government agencies on whether a future passenger railway line will traverse through the northern extent of the NIA, as shown in the NWSRPF. This structure plan has been prepared on the assumption that passenger railway line will be provided.

Development of a railway station within or adjacent to the NIA area would only be considered by the PTA if it coincided with the development of high intensity land uses with high staff to floor space ratio. Given that industrial development provides for low intensity land use, the feasibility of a station within the NIA would be unlikely.

Grade separated crossings should be subject to further investigation by the PTA as to their need, feasibility and funding arrangements. In the Traffic and Transport Study provided as a Technical Appendix to this structure plan, it is expressed that the City had agreed that planning be undertaken noting two grade separated crossings – on the road which will be on the western extent of the NIA and Orchid Road. However, the City has since considered that a third grade separated crossing is required at Pinnacle Drive; for the purpose of providing improved access to Barbagallo Raceway as well as improved connectivity from the NIA and the future Nowergup Industrial Investigation Area to the north.

3.2.8 Bus Servicing

At the time this Report was prepared, there were no bus routes that service the NIA. However as indicated in the Traffic and Transport Study provided as a Technical Appendix to this structure plan, Transperth could consider the following bus services to the NIA in the future:

- An extension of the 391 bus route, which currently terminates in Banksia Grove. This route would be extended along Flynn Drive toward Clarkson

Station. The Traffic and Transport Study also identifies a possible deviation route through the NIA that could be explored by Transperth.

- A future bus route 478, as a feeder from Clarkson Train Station to the NIA via Neerabup Road and Flynn Drive.

Both the extensions of route 391 and new route 478 are low priority projects. Transperth has advised that it is difficult to provide bus routes through existing industrial areas, when patronage generally performs so poorly.

3.2.9 Pedestrian and Cyclist Movements

The Traffic and Transport Study provided as a Technical Appendix to this structure plan states that every local access street within the NIA should be equipped with a standard three-metre-wide concrete footpath on at least one side to facilitate walking. However, this is inconsistent with the City's Pathways Policy, which prescribes that a pedestrian path of only 1.5 metres in width is required.

The Traffic and Transport Study also states that a footpath or shared path be provided on both sides of integrator arterials.

Figure 1 of the City's Pathways Policy, in the form of a table, makes provision for pedestrian and cyclist facilities, depending on road type and characteristics. Minor adaptations to that table, adapted for an industrial setting, is provided as **Table 2**.

Additional provision for pedestrian and shared paths to what is outlined in the City's Pathways Policy should only be considered where pedestrian and cyclist activity is high, such as near the service hubs. Confirmation and refinement for the provision of pedestrian facilities should be made as part of further planning at subdivision.

Delivery of active transport infrastructure through the NIA should also consider the Department of Transport's Perth Long Term Cycle Network, as well as the City of Wanneroo Active Transport Plan 2022/23 to 2025/26.

Road	Characteristics		Facility Required	
	Speed	Indicative Volume (VPD)	Pedestrian/Cyclist	DoT or CoW Identified Bicycle Routes
Access Street	<50km/h	3000	1.5m pedestrian path	No bicycle facilities required
Access Street (near Service Hubs)	<50km/h	3000	2-2.5m shared path	2-2.5m shared path
Local Distributor	50km/h – 60km/h	7000	2-2.5m concrete shared path one side and 1.5m pedestrian path	<ul style="list-style-type: none"> 1.5m red asphalt cycle lanes (kerb separated); or 3m red asphalt shared path (in place of concrete shared path)
District Distributor B, Integrator B	50km/h – 60km/h	7,000 - 10,000	2-2.5m concrete shared path one side and 1.5m pedestrian path	<ul style="list-style-type: none"> 3m red asphalt shared path (in place of concrete shared path) Minimum 1.8m
District Distributor A, Integrator A	70km/h or greater	10,000 - 35,000	2-2.5m concrete shared path one side and 1.5m pedestrian path	<ul style="list-style-type: none"> 3m red asphalt shared path (in place of concrete shared path) Minimum 2m cycle lane
Primary Distributor	80km/h or greater	>20,000	2-2.5m concrete shared path one side and 1.5m pedestrian path	3m red asphalt shared path (in place of concrete shared path)

Table 2: Pathway Requirement Detail

3.3 Environmental Management

3.3.1 Dieback Prevention

ASP 17 retains a requirement that has been in place since its initial adoption for a Dieback Management Plan to be provided (where required) as a condition of subdivision. Appropriate provision is included in ASP 17 to ensure that hygiene management practices are implemented (where necessary) in order to avoid potentially devastating impacts on biodiversity.

This provision was initially put in place on advice from the (former) Conservation and Land Management (now DBCA), and maintained with regard to advice in the Environmental Assessment Report included as a Technical Appendix to this structure plan.

3.3.2 Karstic Features and Geotechnical Requirements

Karstic geology is extremely complex, difficult if not impossible to model and thus prediction of the location of cavities is not an exact process.

Typically at the structure planning stage, a Desktop Karst Survey will be prepared as a technical report to support a structure plan, pursuant to LPP 4.13. Regardless of whether a site has a 'low', medium' or 'high' karst risk, LPP 4.13 prescribes the following in terms of what is required at local structure planning stage:

A “Desktop Karst Survey” shall be prepared and included in Part 3 of the Local Structure Plan. The outcome and recommendations of the Survey will determine whether a “Geotechnical Report” and/ or “Karstic Features Management Plan” is required as a condition of Subdivision.

In addition to the complexity of natural karstic features, there is a risk to the instability of the ground that could be caused by basic raw material extraction and intensive agriculture. This is particularly the case if remedial works are not undertaken properly following the conclusion of those activities, and prior to subdivision.

This structure plan circumvents the preparation of a Desktop Karst Survey to determine whether a geotechnical report is required or not – and assumes that a geotechnical report should be typically required as a condition of subdivision in any event. This consideration was made in response to potential risks, given past and current land uses within the NIA.

Provisions have been included in Part 1 to reflect the requirement for a geotechnical report to be prepared as a condition of subdivision. A geotechnical investigation should certify that the land is physically capable of development or to advise how the land is to be remediated and compacted for further development. The wording of the subdivision condition should be consistent with that provided in the WAPC's Model Subdivision Conditions Schedule (2021).

In respect to a 'Karstic Features Management Plan', LPP 4.13 makes provision for the following in relation to all karst risks:

The requirement for a "Karstic Features Management Plan" shall be recommended by the City as a condition of Subdivision where a provision has been included in Part 1 of the Local Structure Plan requiring one to be prepared.

Karst topography (caves in particular) located in and around the NIA may be of conservation significance due to the presence of rare fauna and to the recreational, ethnographic and palaeontological attributes they might possess. As a result, Part 1 of the structure plan requires the preparation of a karstic features management plan in areas of medium or high karst risk, given it is less likely that karstic features exist in low risk areas.

3.3.3 Interface with Surrounding Uses

3.3.3.1 Interface with Lake Neerabup

The western boundary of the NIA is defined by the existing Industrial zoning under the MRS, and the adjustments to that zoning boundary proposed under MRS Amendment 1379/57 (refer Section 1.3.1.1 above). The structure plan abuts the MRS Parks and Recreation reservation containing Lake Neerabup, which adequately accommodates the lake and associated wetland buffer.

To delineate the reservation and industrial development, a road edge is proposed as shown on the structure plan map provided in Part 1 (as shown on Plan 1). Batters between industrial development and the MRS reservation are required (as shown in Part 1, Plan 2), given that the final levels proposed for industrial development (post extraction) could differ from natural ground level at the reserve boundary.

A Landscape Master Plan could be prepared as a condition of subdivision to ensure sensitive treatments are incorporated into development adjacent to the MRS Parks and Recreation reservation.

3.3.3.2 Separation to Sensitive Land Uses

With regard to the impacts of specific industries on sensitive land uses, the EPA has prepared '*Guidance for the Assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land Uses*' (2005).

This Guidance Statement provides advice on generic separation distances between specific industry and sensitive land uses to avoid or minimise the potential for land use conflict.

The Guidance provided by the EPA was taken into account when setting out the extent of the Service Industrial Zone land through Amendment No. 202 to DPS 2. The EPA guidance has informed the separation between the General Industrial Zone to the north and sensitive residential and rural-residential land uses to the south of Flynn Drive.

3.3.4 Contaminated Sites

A search of DWER's Contaminated Sites Database identified one registered contaminated site affecting the NIA. That contaminated site is an abandoned putrescible landfill site located at Lot 503 (1851) Old Yanchep Road, Pinjar. The landfill was previously operated by the City and has been closed since the mid-1980's. Since the closure of the landfill, a plume of leachate has spread west and is being monitored (refer Section 2.3.3 above).

The presence of the plume should not prevent most industries from operating within the NIA; however, it does present an issue of future liability for the future industries. This liability will need to be fully disclosed by way of notifications on Certificates of Title.

The eastern part of the NIA does contain active and former market garden sites. Current and historic intensive agricultural activities within the NIA have the potential to result in contamination. Subdivision and development of land potentially impacted by prior contaminating activities should prompt the requirement for a Preliminary Site Investigation (**PSI**) being undertaken.

3.4 Water Management

The LWMS contained as a Technical Appendix to this structure plan provides detail on the approach for management of stormwater runoff and water resources across the NIA. The urban water management measures outlined in the LWMS are in accordance with the existing SPP 2.9 (WAPC, 2006) and Better Urban Water Management (WAPC, 2008).

3.4.1 Stormwater Management

Management of stormwater in the NIA should occur in a manner consistent with DWER water sensitive urban design practices outlined in the following:

- *Decision process for Stormwater Management in WA* (DWER 2017);
- *Stormwater Management Manual for Western Australia* (Department of Water 2004-2007);
- *Development Design Specification WD5: Stormwater drainage design* (City of Wanneroo 2019); and
- *City of Wanneroo Local Planning Policy 4.4: Urban Water Management* (City of Wanneroo 2020).

There are three drainage basins within the areas that are already developed. The drainage infrastructure in the existing developed portions of the NIA will not impact on the provision of future drainage infrastructure required as the NIA further develops.

Industrial lots should also retain and treat stormwater onsite using rainwater tanks and/or biofiltration.

For small events, impervious road catchment runoff could be managed in the road reserve through the treatment and infiltration via suitable bioretention elements. For example, tree pits sited in the road reserve could be used to capture and retain stormwater runoff from small events.

For major events, road catchment flows at or exceeding the 10% Annual Exceedance Probability storage will be conveyed via roads, roadside swales, as well as via the pit and pipe network to flood storage basins.

The LWMS identifies the prospect of an additional eight drainage basins required to service the NIA. The basin sizing required as modelled in the LWMS is based on a hydraulic conductivity of five metres per day, which is a conservative value based on 5.9m/day from Perth Geotechnics (2019). The number, location and sizing required of drainage basins will be better established as the NIA is further subdivided and developed, and Urban Water Management Plans (**UWMP**) are formulated to support that development.

3.4.2 Water Supply, Conservation and Management

Although water demands can vary significantly depending on industry type, the LWMS still estimates industrial water demand for the NIA as it develops.

In order to service the NIA, there will be a demand for a combination of drinking and non-drinking water. Lighter industries will demand more drinking water than non-drinking water, whereas the opposite is projected for heavier industries. By the time of ultimate development in the NIA, the LWMS projects a total demand of 7,020ML of water per annum, split between drinking water demand (2,106ML) non-drinking water demand (4,914ML).

Scheme water will be utilised for all potable water uses in the NIA; and for some non-potable uses within buildings where potable water sources are not available or viable. The infrastructure needed to deliver scheme water to development in the NIA is discussed further in Section 3.5.1.

Non-potable water sources could include:

- Rainwater harvesting (i.e. the use of rainwater tanks and underground storage systems). The provision of rainwater harvesting structures to support industrial development could be implemented through guidelines that the City and/or a developer could formulate; and
- Utilising the multiple registered groundwater licences. Many of these licences have large groundwater allocations, which could potentially be redistributed following a change of land use in the future. Detail of any groundwater licence transfers can be provided in future UWMP's.

The LWMS also provides discussion on alternative or innovative water sources; such as recycled water or treated wastewater from the Beenypur or Alkimos Wastewater Treatment Plants. These water sources could provide additional non-potable water to the NIA, which could be explored and implemented by landowners or developers.

Landscaped public open space (**POS**) areas in the NIA should incorporate native species that require establishment irrigation only. Turfed areas may be provided in POS areas close to high amenity, and will need to be permanently irrigated.

UWMP's will be formulated at the subdivision stage of planning, which will outline the amount of water that POS areas will need. POS water demands should be in line with the *North West Corridor Water Supply Strategy* (City of Wanneroo and Department of Water 2014), which recommends an establishment irrigation rate of 6,750 kL/ha/year.

3.4.3 Groundwater Monitoring

As outlined in the LWMS (provided as a Technical Appendix to this structure plan) pre-development groundwater monitoring should be completed for an 18-month period immediately preceding development. Results from the pre-development groundwater monitoring should be reported in the UWMP prepared at subdivision stage. Further details on conducting pre-development groundwater monitoring is provided for in the LWMS or through DWER.

3.4.4 Groundwater Management

As outlined in the LWMS (provided as a Technical Appendix to this structure plan), DWER has provided its Perth Region Aquifer Model (**PRAMS**) outputs. The PRAMS model outputs are provided for the purposes of assessing change in groundwater levels, and to provide a conservative estimate of future groundwater levels. The PRAMS model shows that across the majority of the NIA, the groundwater levels in the superficial aquifer are estimated to increase by three to four metres from current levels. Despite the predicted depths to groundwater and changes in groundwater allocation in the Wanneroo area, adequate clearance from development in the NIA to groundwater can still be achieved.

Based on the stormwater quality measures, infiltration of stormwater drainage within the structure plan area is not expected to pose a significant risk to groundwater resources or associated water dependent ecosystems. Based on the clearance of more than five metres from finished surface levels to predicted groundwater levels, no groundwater level management is proposed.

Discussion on contaminated sites, which also affects groundwater and its management, is provided for in Section 3.3.4 above.

3.5 Utility Service Provision

3.5.1 Water Supply Infrastructure

The NIA is primarily fed by a water main extending along Flynn Drive, from Old Yanchep Road to Mather Drive. The Flynn Drive main also branches off at Pinjar Road, servicing development south of Flynn Drive. The water main then runs along Mather Drive, with branch mains running along Warman Street and Avery Street, servicing all industrial development to the west of Mather Drive. No Water Corporation infrastructure exists north of Peak Road.

The Water Corporation has advised of their preference for subdivision and development to occur where the levels will be below 65m AHD first, so that development can be adequately serviced via extensions to the existing network mains. Figure 16 below indicates the extent of the NIA that the Final Surface Contour Plan shows as having a level at or below 65m AHD.

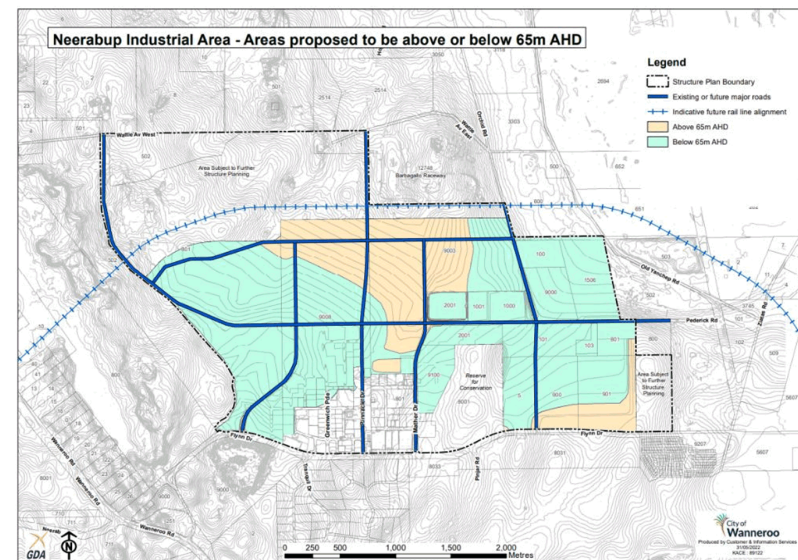


Figure 16: Levels Above or Below 65m AHD as shown on the Final Surface Contour Plan
(Source: City of Wanneroo)

Water servicing of areas developed to levels above 65m AHD will require additional Water Corporation Infrastructure, such as pressure booster stations and high-level water tanks. The Water Corporation has identified the possibility of a local booster station near the corner of Flynn Drive and Mather Drive. This booster station would supply higher ground levels that would be determined through a design and feasibility exercise. It is likely that this infrastructure will allow water to service lots to 80 metres AHD, and be constructed by 2028.

The Water Corporation also own Lot 10 Wattle Ave West, Nowergup, located to the north of the NIA. Water Corporation are proposing to accommodate a storage tank, if and when they need to develop a future Nowergup water supply scheme. Water Corporation's long term planning indicates that these works may be required around 2040 or beyond.

3.5.2 Wastewater

Wastewater from existing development west of Mather Drive currently discharges to the Redheart Road Wastewater Pump Station; located in Carramar. The City's subdivision of Lot 9100 will also discharge wastewater toward this pump station.

Wastewater from DevelopmentWA's Meridian Park subdivision, such as development on either side of Greenwich Parade, is discharging to a temporary tankering arrangement at the end of Horizon Terrace. A new wastewater pump station to the northwest on Altitude Drive will be completed and will result in the removal of the temporary arrangement on Horizon Terrace.

Water Corporation planning has identified the need for three further wastewater pump stations for industrial development to be serviced – two in the western part of the NIA and one in the east. More detail is provided in the Servicing Study, provided as a Technical Appendix to this structure plan.

3.5.3 Electricity

The existing power network in the NIA consists of generation, transmission and distribution infrastructure.

The NewGen Neerabup 330MW gas fired power station is connected to the Western Power Network Terminal, located on Ziatas Road, Pinjar.

Connection to the Terminal is via a 330kV transmission line that runs along Trandos Road and Old Yanchep Road.

There are also two 132kV transmission lines that feed off the terminal and traverse through the NIA. The first runs along Old Yanchep Road, the southern side of Pederick Road, Mather Drive and Flynn Drive. The second runs along Old Yanchep Road, the northern side of Pederick Road and the future Orchid Road alignment. Ideally, the transmission lines should be protected within a widened road reserve, as relocation would be costly for stakeholders to undertake.

The existing Western Power 22kV distribution network within the NIA comprises of a combination of overhead and underground cables.

Given the expected future demand for electricity, the NIA would require a minimum of one new Western Power substation; the timing of which will depend on electricity demand. Western Power already own a 2.2 hectare site on Mather Drive; however this site is constrained by a Bush Forever designation. Western Power would need to consider whether they pursue the development of a sub-station on their Mather Drive site, or acquire another site (or sites) elsewhere to facilitate the necessary substation infrastructure.

Alternative electricity supply arrangements, such as solar PV generation (ground mounted arrays and roof top installations), supplemented by battery storage to create a grid-connected microgrid, could also be further explored. Further discussion on this is provided in Appendix H of the Servicing Report provided as a Technical Appendix to this structure plan.

Prior to subdivision, developers may need to consider engaging Western Power to perform a feasibility study, that would provide a better understanding of the timing, extent and projected costs for network reinforcement that may be required. Information on seeking a feasibility study can be found in the Servicing Report.

3.5.4 Gas

An ATCO high-pressure gas pipeline (1900kPa) runs east-west along Flynn Drive. An additional high-pressure gas pipeline (350 kPa) feeds off the Flynn Drive pipeline, and runs along Mather Drive and Pederick Road. The NewGen Neerabup Power Station on Trandos Road is also serviced by a private gas pipeline, which spurs off the Dampier to Bunbury gas pipeline.

Development immediately west of Mather Drive is not serviced by gas infrastructure at this stage. DevelopmentWA's Meridian Park subdivision further west is supplied by gas via the main running along Flynn Drive.

Based on current expected development in the NIA, only a 600kPa high-pressure mains extension along Avery Street will be needed at this stage, from Mather Drive to DevelopmentWA's subdivision to the west. No other high-pressure gas mains in the NIA are expected to be required or are planned for at this stage.

Further subdivision and development in the NIA can obtain gas connection via the existing (or planned) high-pressure gas mains, or an extension of the existing lower-pressure mains.

3.5.5 Telecommunications

Optus, Telstra, TPG and nbn all have communications infrastructure in the NIA. Future developers and subdividers can make arrangements with nbn or other providers to provide fibre infrastructure, as per the standard processes.

The cabled telecommunications network is supplemented by wireless technology, through multiple cellular telecommunications infrastructure installations located within and near the NIA. Concerning the planning for additional wireless telecommunications infrastructure through the structure plan, the provisions of Section 6.2 of State Planning Policy 5.2: Telecommunications Infrastructure has been considered. Section 6.2 states as follows:

In the preparation and assessment of structure plans at the local level, consideration should be given to the need for telecommunications services in supporting documentation. Early consideration of wireless and mobile phone telecommunication system requirements allows for them to be incorporated into the design process and mitigate any potential visual impacts to the community.

Mobile phone towers and other cellular technology instalments (telecommunications infrastructure) can be compatible with industrial development. DPS 2 deals with telecommunications infrastructure as a discretionary (or 'D') use in the local planning scheme's industrial zones. Telecommunications infrastructure installations in an industrial setting does

not warrant an extensive consideration of visual impacts, compared to similar installations in other zones.

Given the land use permissibility of telecommunications infrastructure, and the limited detrimental visual impacts telecommunications infrastructure can pose in an industrial area, there is flexibility on where future mobile phone towers could locate in the NIA. It should therefore be left up to service providers to identify sites for new infrastructure, based on the provision of an optimal service for users.

3.6 Built Form and Landscaping

3.6.1 Subdivision and Built Form Considerations

Enclosed as a Technical Appendix to support this structure plan is a Subdivision and Built Form Report. That Report provides recommendations on achieving a high-quality subdivision layout and built form outcomes for the NIA in order to deliver:

- A streetscape that is inviting and attractive; with street trees, verge treatments and infrastructure suitable in minimising negative visual impacts that are inevitably caused by industrial development and onsite car parking areas;
- Subdivision layout and lot size appropriate for an industrial area like Neerabup – which invites the establishment of desirable industrial uses; and
- A built form that is attractive and suitable for an industrial area that is seeking to attract conventional and innovative industries.

ASP 17 is a 'standard structure plan' in the context of the Deemed Provisions, meaning "a plan for the coordination of future subdivision and zoning of an area of land". This is further supported by what is prescribed in the 'Structure Plan Framework' (WAPC, 2015), which states that structure plans are not intended to determine built form; and that if guidelines on built form are required for specific sites within the structure plan area, local planning policies or local development plans are to be prepared.

Guidance to deliver the desired built form outcomes should therefore be provided through other planning instruments available to the City, such as a local development plan. Part 1 of this structure requires the formulation of local development plans where specific design outcomes are the most warranted, such as in the following instances:

- Within the Service Hubs;
- Sharing boundaries with POS areas;
- Abutting the proposed rail corridor; and
- Accessed by Controlled Access Places (**CAPS**) roads.

The Subdivision and Built Form Report encourages the expansion of the use of design guidelines to achieve built form outcomes. This could occur by means of guidelines by the City (in the future) implemented through a local planning policy – or as guidelines that could exist outside the formal planning framework, implemented by developers and subdividers.

The Subdivision and Built Form Report details the existing design guidelines DevelopmentWA applies in its Meridian Park Industrial Estate. These guidelines were referenced as an example of how design outcomes can be implemented outside the City's planning framework.

3.6.2 Lot Sizes, Shape and Frontage

DC 4.1 makes provision for industrial lot sizes and shapes. Although DC 4.1 does not set a minimum lot size for industrial areas, it does encourage the creation lots that considers maximum utility for building space and accessibility. DC 4.1 also encourages a variety of lot sizes to cater for different types of industrial activities, varying according to function and purpose.

Consistent with DC 4.1, the planning framework affecting the NIA does not set a minimum lot size for industrial land. However, as indicated in the Subdivision and Built Form Report, a diversity of lot product should be provided for in the NIA, ranging from 1,000m² to 10 hectares (or larger). Smaller freehold lots would broaden the appeal of the NIA and respond to the owner-occupier and investor market. Larger lots (of five or more hectares) would attract and support large-scale industries.

A road network supporting rectangular lots should be created where possible, so as to avoid 'dead spaces' which can occur on oddly shaped lots. Industrial lot frontages of at least 30 metres should be provided, to provide sufficient usability of land as well as sufficient spacing between crossovers.

The Concept Masterplan (included in Section 2.6.1 as **Figure 12**) was developed in a manner that demonstrates that a flexibility of lot sizes can be

created (depending on market demand); and which can be appropriately shaped.

3.6.3 Car Parking

Car parking ratios for most forms of industrial land uses expected to be developed in the NIA are prescribed in the local planning scheme.

Maintaining effective car parking ratios in the local planning scheme will ensure that undesirable and unsightly car parking outcomes are minimised as much as is practicable. Further actions encouraged through the Subdivision and Built Form Report include the provision of on-street parking on minor roads in the appropriate circumstances, which will provide an ordered method of off-site car parking. Although the Subdivision and Built Form Report shows cross-sections of on-street parking for minor roads with a 25m-wide road reserve, the provision of on-street bays could be supported (where practicable) for minor roads with a lesser road reserve width.

A Car Parking Strategy, prepared as part of the planning framework review for the NIA is included as a Technical Appendix to this structure plan. This Strategy identified that car parking standards prescribed in the local planning scheme for many industrial uses may need to be higher, noting the uncontrolled parking overflow into the public domain occurring in the Wangara Industrial Area.

The City did not consider it appropriate for Amendment No. 202 to broadly respond to the recommendations of the Car Parking Strategy. However, the recommendations contained in the Car Parking Strategy should be considered by the City as part of the review and formulation of Local Planning Scheme No. 3.

3.6.4 Public Open Space

As outlined in DC 4.1, the WAPC has no general requirement for the provision of POS in industrial areas. However, DC 4.1 does recognise that POS may be made available in industrial areas to provide adequate facilities for both passive and active recreation during workers leisure periods.

The City in its Local Planning Policy 4.3: Public Open Space (**LPP 4.3**) makes provision in respect to POS in industrial areas. Under LPP 4.3, POS in industrial areas should constitute between 2% and 5% of the gross subdivisible area. In the case of development in the NIA, and pursuant to

LPP 4.3, the City considers that 2% POS within the remaining gross subdivisible area is sufficient, given that such spaces perform the following functions:

- Contribute to improved stormwater quality through water sensitive urban design;
- Provide an opportunity for unstructured recreation during working hours (lunch breaks etc.) and to improve amenity within a built environment;
- Be located where walkable catchment can be maximised and of appropriate size to provide an area protected where possible from the impacts of surrounding industry; and
- Retain natural assets where possible.

POS could also be designed and located to provide entry statements or to serve as a separation between major roads and industrial development.

LPP 4.3 does make exceptions for POS to not be required in industrial areas; however, those exceptions are not considered to apply to industrial development of the NIA.

Part 1 of the structure plan (Plan 3) divides the remaining gross subdivisible area into four sectors in order to guide POS provision. The sectors are set out or grouped based on land ownership at the time the sectors were set. The provisions of Part 1 prescribe a POS minimum area (in hectares) for each sector, equating to 2% of the total area of the sector.

Conservation areas, subdivided land immediately west of Mather Drive and land that is subject to further structure planning are not included into any sector, given the inappropriateness to prescribe additional POS for these areas.

The sectors were established in consultation with major landowners. For example, the extent of Sector 1 was established in consultation with DevelopmentWA; and at their request, incorporates land that was already subdivided in the Meridian Park Industrial Estate at the time the sectors were set. This was to ensure POS provision affecting DevelopmentWA factored in a four hectare POS area located at the south-western corner of Pederick Road and Altitude Drive.

This method of using sectors is considered to provide a more flexible approach, compared to the more conventional way of showing POS areas on a structure plan. The sector method also provides more flexibility for a

developer to nominate how and where they wish for POS to be located, based on design outcomes they are seeking to achieve.

3.6.5 Final Surface Contour Levels

The contours on the Final Surface Contour Plan, provided in Part 1 (Plan 2) were derived following consideration of resource extraction objectives, quarrying, current developments and the need to achieve optimum grades for industrial development. In preparing Amendment No. 7 to this structure plan, the City factored in DevelopmentWA desired design levels for the southern extent of Lot 801 Flynn Drive.

The final surface contour levels discourage excessive extraction which may otherwise slow the rate of land release for industrial uses. The levels have also been set to facilitate efficient design as well as the construction of stormwater drainage and gravity sewer systems.

The Final Surface Contour Plan also recognises further considerations for final contours are needed in vicinity of the proposed rail alignment through the northern part of the NIA. This structure plan recognises that the final levels of this railway may not be known for some time – if the railway is delivered at all.

Where extractive operations are undertaken, the individual landowners will be responsible for ensuring that finished levels after extraction comply (or can comply following minimal additional work) with the Final Surface Contour Plan. In the absence of any prior extractive operations, compliance with the Final Surface Contour Plan should be achieved through bulk earthworks operations prior to subdivision and/or development.

Where it is necessary to fill particular areas in order to comply with the Final Surface Contour Plan, only clean fill material should be used. The importation and transportation of fill should occur in a manner suitable for industrial development to the satisfaction of the City and other relevant government agencies.

Landowners may pursue a review of the Final Surface Contour Plan if:

- Resource extraction rates are not enabling the timely supply of industrial land; or

- In the event that land supply is required to be brought forward to support specific industrial proposals of strategic significance.

The following is a summary of the considerations that apply when setting contours at subdivision stage:

- First and foremost – subdivision should be carried out in a manner that achieves levels that are consistent with those found on the Final Surface Contour Plan (contained in Part 1, as Plan 2).
- Minor variances to the Final Surface Contour Plan and/or the criteria set out below can be considered at subdivision stage.
- Final levels should attain an optimum balance between:
 - maximising resource extraction potential for individual landowners;
 - ensuring that the level of resource extraction proposed does not compromise the ultimate industrial development; and
 - maintaining an integrated approach to the planning of final levels across the structure plan area.
- The desirable gradient for the provision of optimum industrial land is 1% with a maximum acceptable gradient (without benching) of 2.5%.
- Benching results in increased development costs and reduced effective land area and should be avoided where possible. Benching may be used where necessary to meet existing base levels, to achieve higher value industrial land, or for other reasons which will add value to, or not compromise, industrial development objectives.
- Design levels should ensure that the land can be efficiently serviced and staged for subdivision, sale and development for industrial use after extraction is complete. In setting design levels, subdividers and/or developers should have regard for the principal road, zoning and land use detail contained within Part 1 of the structure plan and the local planning scheme.
- The management of any environmental impediments that may exist/
- The design levels provide for adequate groundwater separation, to the requirements of DWER or any other government agency.

The relevant principles listed above should also be applied when undertaking resource extraction or earthworking pursuant to a development approval.

Significant variances to design levels outlined in the Final Surface Contour Plan should be considered through a formal amendment to this structure plan, lodged and determined prior to subdivision of the affected land. A structure plan amendment proposal should demonstrate that revised levels can coordinate with existing or proposed levels of adjoining land, and not compromise the delivery or effectiveness of drainage, road or other infrastructure.

3.6.6 Staging

The structure plan is not accompanied by a staging plan for the reasons as outlined in Part 1. At this stage in the planning process, a staging program will be highly speculative as it will be based on very generalised assumptions about resource extraction rates, landowner intentions, and industrial land demand.

3.7 Bushfire Management

Only land in proximity to the structure plan boundaries, or adjacent to significant areas of remnant vegetation to be retained, will be subject to bushfire exposure once the NIA is fully developed. This is indicated by the BAL contour map contained in the BMP and provided as **Figure 17** below. Bushfire risk exposure can be mitigated by wider road reserves, increasing separation distances, the position of buildings on lots, and the use of Asset Protection Zones (**APZ**).

The BMP, which is provided as a Technical Appendix, recommends that more detailed assessment of bushfire risk should be undertaken at future planning stages. This is reflected in Part 1, which requires a further BMP to be prepared to support subdivision of land in the bushfire prone areas identified by the Fire and Emergency Services Commissioner under the *Fire and Emergency Services Act 1998*.

The City may recommend subdivision conditions to the WAPC for a notification to be placed on the Certificate of Title for proposed lots that have a bushfire attack level (BAL) rating of 12.5 or higher. This is a recommendation of the BMP and is consistent with the provisions contained in SPP 3.7.

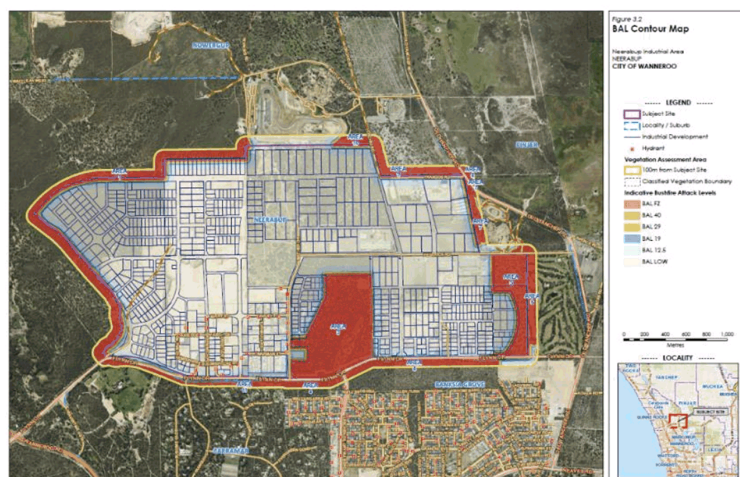


Figure 17: Bushfire Management Plan Extract – BAL Contour Map
(Source: Bushfire Prone Planning and City of Wanneroo)

High-risk land uses such as service stations, fuel depots and some transport operations are likely to locate in the NIA. Proposals for such uses should address bushfire risk and/or be avoided on lots that abut bushfire prone vegetation.

3.8 Development Contribution Arrangements

Development contributions can be sought by a local government for infrastructure items required to support development of an area.

A DCP will need to be prepared to outline the development contribution arrangements for the NIA. The City will arrange the preparation of this DCP, which will later be formalised through an amendment to the local planning scheme, guided by the provisions of SPP 3.6.

Once that local planning scheme amendment 2 is approved, development contributions will be enforceable through the scheme, thereby ensuring statutory compliance. The City will thereafter be the custodian and administrator of the development contribution plan, including the formal collection of contributions collected.

Acronyms and Abbreviations

AARP	Australian Automation and Robotics Precinct
Act	<i>Planning and Development Act 2005</i>
AHD	Australian Height Datum
APZ	Asset Protection Zone
ASP 17	City of Wanneroo's Neerabup Industrial Area Agreed Local Structure Plan No. 17
ASP 21A	City of Wanneroo's Banksia Grove Local Structure Plan No. 21A
ASP 61	City of Wanneroo's Lot 1 & 2 Flynn Drive, Carramar Local Structure Plan No. 61
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
BRM	Basic Raw Materials
CAPS	Controlled Access Places roads
City	City of Wanneroo
dB(A)	A-weighted decibels
DC 4.1	Development Control Policy 4.1: Industrial Subdivision
DCP	Development Contribution Plan
Deemed Provisions	Deemed provisions for local planning schemes contained in Schedule 2 of <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
DMIRS	Department of Mines, Industry Regulation and Safety
DPLH	Department of Planning, Lands and Heritage
DPS 2	City of Wanneroo District Planning Scheme No. 2
DWER	Department of Water and Environmental Regulation

Economic Strategy	City of Wanneroo Economic Development Strategy and Action Plan 2016-2021	PRAMS	Perth Region Aquifer Model
ES	Extraction Sites	PSI	Preliminary Site Investigation
GeoVIEW.WA	Interactive Geological Map, managed by DMIRS	PTA	Public Transport Authority
GHD	GHD Pty Ltd	RAV 4	Restricted Access Vehicle Class 4 route
HWL	High wide load	RAV 7	Restricted Access Vehicle Class 7 route
LBP	City of Wanneroo Local Biodiversity Plan 2018/19-2023/24	Regulations	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
LPP 1.1	Local Planning Policy 1.1: Conservation Reserves	SGS	Significant Geological Supplies
LPP 2.5	Local Planning Policy 2.5: Telecommunications Infrastructure	SPP 1	State Planning Policy 1: State Planning Framework
LPP 4.3	Local Planning Policy 4.3: Public Open Space	SPP 2.2	State Planning Policy 2.2: Gngara Groundwater Protection
LPP 4.4	Local Planning Policy 4.4: Urban Water Management	SPP 2.4	State Planning Policy 2.4: Planning for Basic Raw Materials
LPP 4.13	Local Planning Policy 4.13: Caves and Karstic Features	SPP 2.9	State Planning Policy 2.9: Water Resources
LWMS	Local Water Management Strategy	SPP 3.6	State Planning Policy 3.6: Infrastructure Contributions
Model Provisions	Model Provisions for local planning schemes found in Schedule 1 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	SPP 3.7	State Planning Policy 3.7: Planning in Bushfire Prone Areas
MRS	Metropolitan Region Scheme	SPP 5.2	State Planning Policy 5.2: Telecommunications Infrastructure
MRWA	Main Roads Western Australia	Sub-region	North-western sub-region of the Perth Metropolitan Area
NFMP	Native Fauna Management Plan	UWMP	Urban Water Management Plan
NIA	Neerabup Industrial Area	WAPC	Western Australian Planning Commission
NWSRPF	Perth and Peel @3.5million – North-West Sub-regional Planning Framework		
OSOM	Oversize and Over-Mass		
POS	Public Open Space		

APPENDIX 1 – Planning Policy Detail

State Planning Policies

State Planning Policy 1: State Planning Framework Variation 3 (WAPC, 2017)

As outlined in State Planning Policy 1: State Planning Framework (**SPP 1**), its key purposes include:

- Bringing together existing State and regional policies, strategies, and guidelines within a central State Planning Framework which provides a context for decision-making on land use and development in Western Australia; and
- Informing the WAPC, local government and others involved in the planning process on State level planning policy. SPP 1
- Informing what is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all 'spheres' of planning.

This structure plan is not directly part of the State Planning Framework. However, it is recognised that local structure plans are within the 'sphere' of planning referred to above, and that various planning instruments within the State Planning Framework have influenced the preparation of this structure plan.

State Planning Policy 2.4: Planning for Basic Raw Materials (WAPC, 2021)

The intention of State Planning Policy 2.4: Planning for Basic Raw Materials (**SPP 2.4**) is to ensure basic raw materials (**BRM**) and extractive industry matters are considered during planning and development decision-making, and to facilitate the responsible extraction and use of the State's BRM resources.

SPP 2.4 lists the categories of 'Significant Geological Supplies' (**SGS**) being highest priority areas for BRM extraction, 'Extraction Sites' (**ES**) where BRM is being extracted as well as Exclusion Areas. All three of these categories are identified as being located within and in proximity to the NIA on

Department of Mines, Industry Regulation and Safety (**DMIRS**) Interactive Geological Map (**GeoVIEW.WA**). Information extracted from the GeoVIEW.WA mapping affecting the NIA and surrounding areas is provided as **Figure A1**.

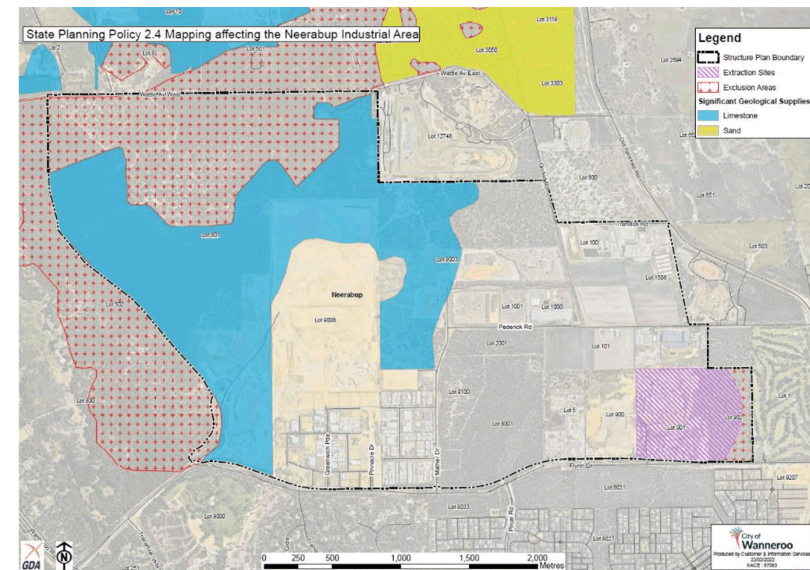


Figure A1: Information Extracted from GeoVIEW.WA – SPP 2.4 Mapping
(Source: DMIRS)

This structure plan is a 'local planning instrument' in the context of SPP 2.4. Under SPP 2.4, local planning instruments should (where appropriate):

- identify SGS areas, their separation distances and establish transitional land uses and interface areas to:*
 - protect known BRM SGS areas and ES from encroachment by incompatible land uses;*
 - avoid any health risks or amenity implications for adjacent land uses;*
- not compromise the extraction of resources on SGS areas and ES;*
- require an approved structure plan where future urban or industrial land is proposed for BRM extraction areas and sequential land use that*

demonstrates land staging and site remediation including identification of finished ground levels;

- (d) seek to locate new urban and industrial areas on land where the need for additional imported fill is minimised; and*
- (e) require proposals for subdivision to minimise imported BRM for new urban and industrial areas.*

Supplementary information to that provided in SPP 2.4 is also contained in the State Planning Policy 2.4: Planning for Basic Raw Materials Guidelines. Further discussion on how this structure plan attempts to address the co-existence and timing of industrial development and BRM extraction is provided in Section 2.6.4 of the Report.

State Planning Policy 3.6: Infrastructure Contributions (WAPC, 2021)

Future development of public open space, major roads, drainage and other infrastructure works in the NIA would benefit from a Development Contribution Plan (**DCP**) being prepared. This structure plan would inform the basis of a DCP, which could be prepared by the City.

State Planning Policy 3.6: Infrastructure Contributions (**SPP 3.6**) also provides the following policy objectives:

- *Facilitate the efficient and effective provision of infrastructure and facilities that are essential to meet the demands arising from population growth and development;*
- *Provide a system for the coordinated delivery of infrastructure necessary to facilitate new urban growth opportunities to achieve compact, consolidated towns and cities;*
- *Provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure;*
- *Establish a system for apportioning, collecting and spending contributions for infrastructure that is transparent, equitable, accountable and consistent; and*
- *Guide an efficient dispute resolution and arbitration process.*

SPP 3.6 provides eight measures and principles underlying infrastructure contributions – being ‘need and the nexus’, ‘transparency’, ‘equity’, ‘certainty’, ‘efficiency’, ‘consistency’, ‘accountable’ and ‘right to consultation and review’. SPP 3.6 also prescribes that development contributions are for the initial capital requirements only and not for ongoing maintenance or operating costs of the infrastructure, beyond that required of developers through the subdivision and development process.

State Planning Policy 3.7: Planning in Bushfire Prone Areas (WAPC, 2015)

State Planning Policy 3.7: Planning in Bushfire Prone Areas (**SPP 3.7**) provides the foundation for land use planning to address bushfire risk management in Western Australia. SPP 3.7 is used to inform and guide decision-makers, referral agencies and landowners/proponents to help achieve acceptable bushfire protection outcomes. It applies to various planning proposal types, including what SPP 3.7 defines as ‘strategic planning proposals’ which includes structure plans. SPP 3.7 is also informed by the Guidelines for Planning in Bushfire Prone Areas.

SPP 3.7 refers to ‘Bushfire Prone Areas’, which are designated areas identified by the Fire and Emergency Services Commissioner under the *Fire and Emergency Services Act 1998*. The extent of Bushfire Prone Areas in the NIA, as identified by the Fire and Emergency Services Commissioner as of 2021, is mapped in Section 2.4 (**Figure 10**) of this Report.

SPP 3.7 states that strategic planning proposals located within Bushfire Prone Areas are to be accompanied by supporting information, which can be in the form of a Bushfire Management Plan (**BMP**). A BMP has been prepared for this structure plan in response to the SPP 3.7 provisions, and is provided as a Technical Appendix.

Development Control Policy 4.1: Industrial Subdivision (WAPC, 1988)

Development Control Policy 4.1: Industrial Subdivision (**DC 4.1**) provides guidance on the matters considered by the WAPC when determining applications for industrial subdivision throughout the State. DC 4.1 covers matters such as the design and shape of industrial lots, road layout, servicing and open space requirements.

Although DC 4.1 is mostly applied at the subdivision stage of planning, the City has ensured that the structure plan allows subdivision to be carried out in compliance with DC 4.1.

Local Planning Policies

Local Planning Policy 1.1: Conservation Reserves (City of Wanneroo, 2020)

The objective of Local Planning Policy 1.1: Conservation Reserves (**LPP 1.1**) is to provide guidance on classifying land as 'Conservation' under DPS 2. LPP 1.1 then makes provision that local structure plans shall identify areas of public open space to be reserved as 'Conservation' under DPS 2.

The structure plan identifies areas as 'subject to further structure planning'. Part of the reason for this designation is the unknown extent of future conservation reserves likely to be set aside in these areas in the future.

Local Planning Policy 2.5: Telecommunications Infrastructure (City of Wanneroo, 2017)

The City's Local Planning Policy 2.5: Telecommunications Infrastructure (**LPP 2.5**) generally establishes the City's standards for the development assessment of telecommunications infrastructure proposals. However, in respect to structure planning, LPP 2.5 reiterates a position of State Planning Policy 5.2: Telecommunications Infrastructure, by stating that the City should consider demand and/or future need for telecommunications services in its preparation and assessment of structure planning proposals. Such considerations are made in Section 3.5.5 of this Report.

Local Planning Policy 4.3: Public Open Space (City of Wanneroo, 2021)

Local Planning Policy 4.3: Public Open Space (**LPP 4.3**) articulates Council's position on the planning, provision, location, design, development and interim maintenance of public open space. The content of LPP 4.3 is to be considered by applicants and the City in the design, assessment, and determination of:

- Scheme amendments;
- Structure plans;
- Local Development Plans;
- Subdivision applications; and
- Development applications.

A key purpose of LPP 4.3 is to guide Council, its officers and applicants in the planning for POS in urban and industrial areas.

Part 2, Section 7 of LPP 4.3 sets out specific provision for POS in industrial areas. In particular, Section 7.2 stipulates that POS in industrial areas should constitute between 2% and 5% of the gross subdivisible area; with the City accepting an amount of 2% provided that POS provides the functions as listed in LPP 4.3.

Local Planning Policy 4.4: Urban Water Management (City of Wanneroo, 2020)

Local Planning Policy 4.4: Urban Water Management (**LPP 4.4**) provides the water management measures to be satisfied at each stage in the planning process. In respect to structure planning, LPP 4.4 requires the preparation of a Local Water Management Strategy (**LWMS**), which has been prepared to support this structure plan and is provided as a Technical Appendix.

Part 1 of the structure plan requires an Urban Water Management Plan to be prepared to support future subdivision proposals, in accordance with LPP 4.4 and the LWMS.

Local Planning Policy 4.13: Caves and Karstic Features (City of Wanneroo, 2018)

Local Planning Policy 4.13: Caves and Karstic Features (**LPP 4.13**) sets out the City's information requirements for the investigation and management of caves and karstic features to assist in design, assessment and determination of structure plans, subdivision applications and development applications.

LPP 4.13 also refers to the varying degrees of karst risk levels as developed by the Western Australian Speleological Group, and provides a map of where these risk levels are located within the City of Wanneroo (refer to **Figure A2**).

Further information of the karst risks as they relate to land in the NIA, and the structure plan response to those risks, is provided for in Section 2.2 and Section 3.3.2 of the Report.

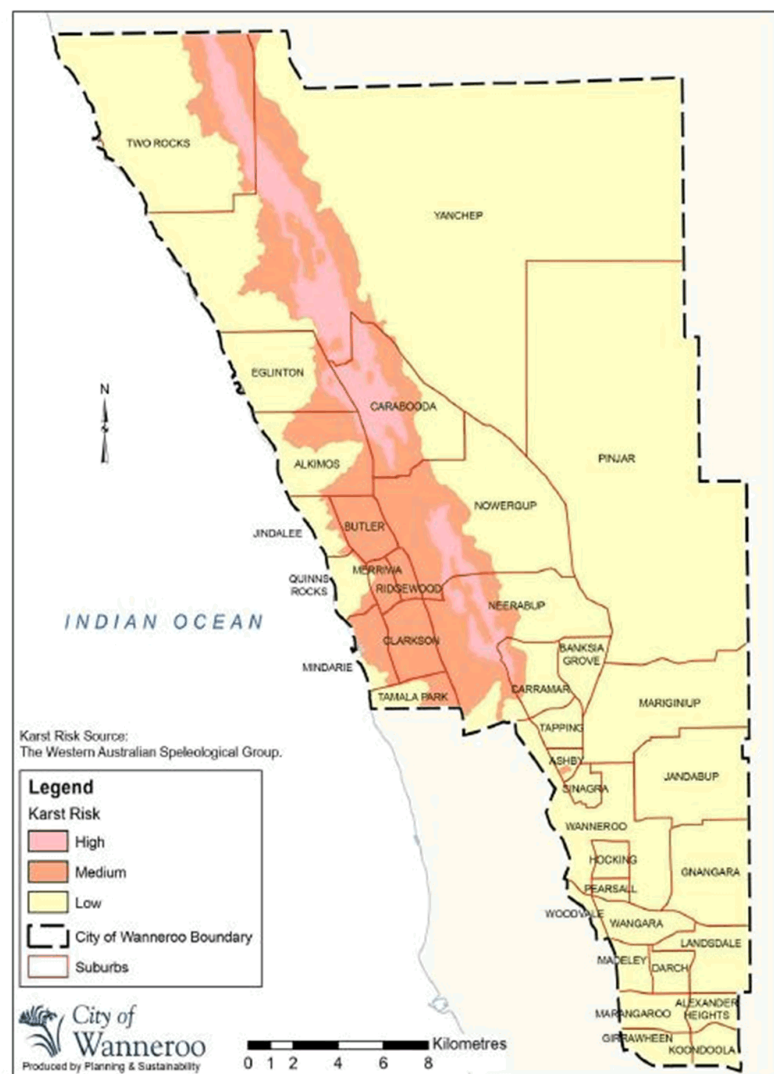


Figure A2: Karst Risk Map
(Source: City of Wanneroo)

Appendix 2 – Other Approvals and Decisions

Planning decisions that have informed and shaped the information contained in this structure plan are discussed in detail below:

Development Approvals

- **AARP facility** – The City has granted development approvals for a 'Research and Development Centre', on land adjoining the future Pederick Road alignment, to facilitate the **AARP**. The City granted approval for the establishment of test beds and internal access routes – as well as a common user facility which contains shared use facilities, office space, laboratories small-scale fabrication, and educational facilities linked to universities and other research organisations.

This proposal has prompted the City to:

- Identify this facility on Plan 1 (found in Part 1), as it has an effect on the subdivision and development on land in the NIA; and
- Consider how land use permissibility for research and development centres in the NIA should be outlined in DPS 2. This occurred through the preparation of Amendment No. 202 to DPS 2.
- **Extractive Industries** – The City has granted the following development approvals for extractive industries affecting land in the NIA. Each of the following extractive industries are assisting with the re-contouring of the land as required under this structure plan and discussed further in Section 3.6.5.
 - On Lot 801 (410) Flynn Drive, Neerabup – DevelopmentWA have development approval to extract limestone and sand from Lot 801. Initial limestone extracted from Lot 801 is being transported to the Ocean Reef Marina in order to construct breakwaters. Development approval is in place until March 2029 unless extended.
 - Lot 9003 (85) Mather Drive, Neerabup – the City owns Lot 9003 in freehold, and has granted development approval for its contractor to undertake limestone and sand extraction, as well as to earthwork the site in readiness for future industrial subdivision. The City has

granted development approval until December 2030, which can be extended subject to further approval.

- Lot 901 (150) Flynn Drive, Neerabup – The City has granted development approval for sand extraction from this site. The proposal involves removing the sand resource, then refilling to the land contours required under this structure plan. Development approval is in place until July 2025 unless extended.

Each of the approvals referred to above were accompanied by supporting information, which was referred to in the preparation of the structure plan.

Subdivision Approvals

The preparation of the content of this structure plan, including the Concept Masterplan (refer to Section 2.6.1, **Figure 12**), were heavily influenced by various subdivision proposals including those listed below:

- Subdivision approvals that create additional industrial lots on DevelopmentWA land, and grant road access and servicing to the AARP site. These approvals have a WAPC reference of 160325 and 160977, and were granted by the WAPC in March 2021 and September 2021 respectively. The approvals permit the commencement of construction of parts of the future major roads that will provide access through the NIA; including Pinnacle Drive, Pederick Road and Altitude Drive.
- Subdivision of Lot 9100 Mather Drive, which the City owns in Freehold (WAPC ref. 161116, approved in October 2021). That subdivision seeks to create 41 industrial lots from Lot 9100. Concept subdivision drawings were available at the time the Concept Masterplan was prepared during 2020, and these informed the development of the Concept Masterplan.
- The City was aware of the landowners intentions to subdivide Lot 902 (130) Flynn Drive, Neerabup into two lots. Lot 902 is currently a Bush Forever site. The subdivision would excise off a 14 hectare parcel, which would then be subject to further industrial subdivision should the environmental limitations imposed were lifted.

As it is unclear when or if portions of Lot 902 will be capable of supporting industrial subdivision, this land parcel will remain zoned

Industrial Development under DPS 2, and identified in this structure plan as 'subject to further structure planning'. If environmental limitations imposed over Lot 902 are lifted, a further amendment to DPS 2 and this structure plan will be needed to facilitate industrial development.

Planning Decisions Relating to Land in Surrounding Areas

Key planning decisions that relate to land immediately outside the NIA, but have influenced the NIA planning framework review, are identified and discussed below. The land subject to the discussion below is identified on **Figure A3**:

- **Lot 600 (570) Wattle Avenue, Neerabup.** Lot 600 is a Freehold lot in the ownership of the City of Wanneroo, and sits immediately outside the ASP 17 area. Lot 600 is largely reserved for Public Purposes (Special Use) under the MRS, with the 'Special Use' intended being power generation. Future development on Lot 600 would therefore likely have synergies with activities occurring within the ASP 17 area.
- **Lot 1 (569) Flynn Drive, Carramar.** The WAPC approved Lot 1 and 2 Flynn Drive, Carramar Agreed Structure Plan No. 61 (**ASP 61**) in November 2009, to facilitate and guide residential subdivision on Lot 1.

Subdivision approval of Lot 1, close to Flynn Drive, was also subsequently granted by the WAPC in August 2017 (WAPC reference 152176). Access into that subdivision is proposed via Flynn Drive, which has an impact on transport planning, intersection design and vehicle entry points into the NIA.

- **Subdivision and development in the Banksia Grove locality** (located to the southeast of the NIA) is facilitated and guided by the Banksia Grove Agreed Local Structure Plan No. 21A (**ASP 21A**). ASP 21A was approved by the WAPC in January 2008. The development front in Banksia Grove has progressed northward toward Flynn Drive. ASP 21A and relevant subdivision approvals within that structure plan area have been considered, as Flynn Drive provides road connections into both the NIA and Banksia Grove.
- **Lot 8 (259) Wattle Avenue, Nowergup.** The City has granted development approval for extractive industry on Lot 8 under DPS 2 – and similarly, the WAPC granted its approval under the MRS for the same activity. This development approval will expire in January 2024,

(Source: City of Wanneroo)



Schedule 2

New Structure Plan Documentation
Technical Appendices

Neerabup Industrial Area Agreed Local
Structure Plan No. 17

<Insert Technical Appendices here>

(Technical reports provided to Council Members through the Hub)

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

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 7 TO THE NEERABUP
INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

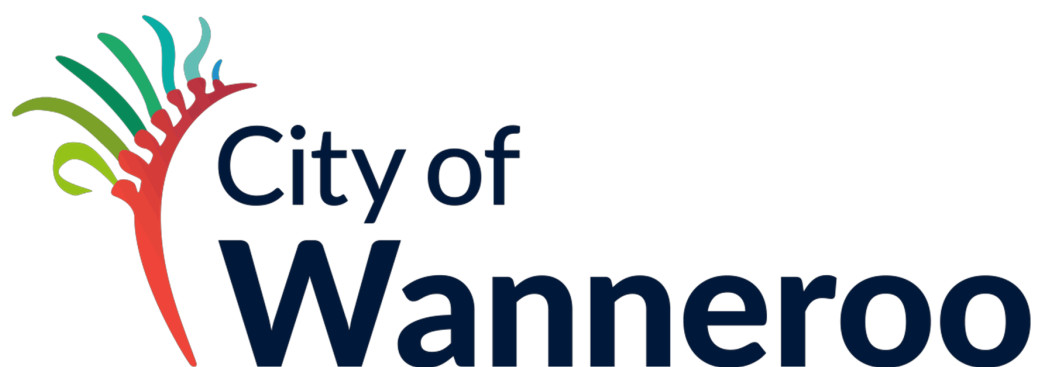
.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry



EXPLANATORY REPORT

AMENDMENT NO. 7 TO THE NEERABUP INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17



1.0 Background

The City of Wanneroo currently contains the majority of industrial land in the Perth Northwest Metropolitan sub-region (**sub-region**). As recognised in the City's Economic Development Strategy & Action Plan 2016-2021, industrial land is critically important for the sub-region to provide substantial and diverse local employment opportunities. This Strategy also identifies the NIA as having potential to provide 20,000 jobs, contributing toward the 60% employment self-sufficiency target for the sub-region.

At the time this Report was prepared, the City had advertised the draft Economic Development Strategy 2022-2032, which also highlights the importance of the NIA from an economic and employment perspective. It is expected that this Economic Development Strategy will be endorsed in mid-2022, and will replace the 2016-2021 Strategy.

The Department of Planning, Lands and Heritage (**DPLH**) has prepared the Northwest Sub-Regional Planning Framework (**NWSRPF**); which aims to establish a long-term, integrated planning framework for land use and infrastructure to guide future growth across the sub-region. Noting industrial land in Wangara and Landsdale is becoming more 'built out' and becoming less available, the NWSRPF projects approximately 1,770 hectares of additional industrial land is expected to be required in the sub-region through to 2050 – and that the NIA would meet much of that demand.

The Neerabup Industrial Area Agreed Structure Plan No. 17 (**ASP 17**) was approved by the Western Australian Planning Commission (**WAPC**) on 11 January 2005. ASP 17 is a structure plan that has been prepared under the City's District Planning Scheme No. 2 (**DPS 2**). Whilst ASP 17 is not inhibiting industrial subdivision and development from occurring in the NIA, the content of ASP 17 has become less reflective of the City's current long-term aspirations for the NIA; hence the need for its review.

A planning framework review provides the City with an opportunity to refresh planning controls for the NIA, which could maximise the prospect of more desirable planning and economic outcomes being delivered. A planning framework that seeks to provide improved development outcomes may attract more business interest to the NIA, which in turn will better ensure the City achieves its employment targets. The planning framework should also be flexible and responsive to the evolution of activities that are occurring in industrial areas and the continual technological advances in industry.

In refreshing the planning controls for the NIA, the City has prepared Amendment No. 7 to ASP 17. This amendment is a substantial amendment that completely overhauls the current structure plan content, most of which has been in place since 2005. The output proposed through Amendment No. 7 will be a new Part 1, Part 2 and new supporting Technical Appendices.

The amendment to ASP 17 has been prepared alongside Amendment No. 202 to DPS 2, which seeks to impose zoning and land use planning controls for the NIA into DPS 2. Amendment No. 202 to DPS 2 will be advertised and processed in parallel with this structure plan amendment.

The City has used the expertise of GHD Pty Ltd (**GHD**) and Bushfire Prone Planning to assist in the preparation of background technical work. This technical work has informed the preparation of a refreshed planning framework for the NIA; and in particular, the formulation of a new Part 1 and Part 2. This technical work is proposed to be incorporated as Technical Appendices to the revised structure plan.

Also as discussed in this Report, the City will be also requesting the WAPC extend the duration of its approval of ASP 17, to maximise the time for the refreshed structure plan to have effect.



2.0 Detail

As outlined in the Introduction above, the City has Amendment No. 7 to ASP 17, as a means to completely overhaul the structure plan. The formatting of the overhauled structure plan will align with that required under the WAPC Structure Plan Framework document (2015). The structure plan will also become consistent with the deemed provisions for local planning schemes contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)*.

The overhauled structure plan document is included across **Schedule 1** and **Schedule 2** of this document, and has been produced with the following structure:

- Part 1 is the implementation component of the structure plan, outlining the purpose and intent of the structure plan. Part 1 will also include the structure plan map, and set out strategically how subdivision and development can occur in a proper and integrated manner within the NIA, by:
 - Identifying the major road network, road reserve widening and infrastructure requirements;
 - Setting out the information that will be needed to support a subdivision proposal or development application;
 - Planning around environmental constraints – such as the identification of areas within the NIA which require ‘future structure planning’;
 - Setting final surface contour levels that need to be established following resource extraction, to enable subdivision and development in the NIA;
 - The setting of a public open space requirement; and
 - Identifying the need for a DCP to ensure that road, infrastructure and other works identified through ASP 17 can be delivered in a fair and equitable manner.

Amendment No. 7 will remove zoning and land use planning controls currently within ASP 17. Amendment No. 202 to DPS 2 will then impose these controls through the scheme, as discussed further in Part 4 of this Report.

- Part 2 contains the background and explanation of the structure plan – and detail regarding the land contained within and immediately surrounding the structure plan area. Part 2 also provides detail including design methodology and compliance with the planning framework at the State and local levels. Part 2 also contains other supporting plans and maps, including a Concept Masterplan.
- The technical appendices consisting of eight technical study reports prepared by GHD and Bushfire Prone Planning. These documents informed the preparation of both Part 1 and Part 2 of the refreshed ASP 17, and are:
 - Economics and Employment Strategy;
 - Bushfire Management Plan;
 - Servicing Report;
 - Local Water Management Strategy;
 - Traffic and Transport Study;
 - Car Parking Strategy;
 - Environmental Report; and
 - Subdivision and Built Form Report.



Amendment No. 7 also proposes to adjust the structure plan boundaries to:

- Exclude portion Lot 600 Wattle Avenue and Lot 800 Pederick Road, Neerabup, as this land is reserved under the Metropolitan Region Scheme (MRS). Pursuant to Clause 15 of the deemed provisions, only land in a local planning scheme areas can be subject to a local structure plan;
- Exclude portions of land parcels located within the Flynn Drive MRS Other Regional Road reservation; and
- Include the south-western portion of Lot 801 Flynn Drive, which is currently subject to an amendment to the MRS to zone this land Industrial (1379/57). Amendment No. 202 to DPS 2 proposes to impose local planning scheme zonings over this land as well.

Approval of ASP 17 is currently set to expire on 19 October 2025. The planning framework allows the City to apply to the WAPC to extend the structure plan approval period, in accordance with Clause 28(2) of the Deemed Provisions. The Structure Plan Framework then directs the City to use the WAPC's 'Application to extend the approval of a Structure Plan' form (Form 5D) when applying for an approval extension. The City will lodge the Form 5D to the WAPC, at the time it forwards its recommendation to the amendment proposal to the WAPC for its assessment. The Form 5D will request the structure plan approval duration be extended by a further ten years from the date Amendment No. 7 is approved by the WAPC. Text in the structure plan amendments provided in Schedule 1 contemplates an extended expiry date.



3.0 Consultation

City staff have engaged and consulted with DPLH, DevelopmentWA and major landowners throughout the planning framework review to date. Through that process, the City has received vital feedback that has informed the methodology and identified issues that need to be addressed in the revised planning framework, including through Amendment No. 7. The feedback from DPLH staff in particular has provided the City with an agreed pathway concerning how the ASP 17 and DPS 2 amendments are to be prepared and processed.

The statutory requirements for the City and WAPC to process Amendment No. 7 is set out in Part 4 of the Deemed Provisions. Relevant to consultation, Clause 18 of the Deemed Provisions outlines how a structure plan (including an amendment) is to be advertised. From a practical point of view, the City considers it appropriate for advertising to occur, as required under the Deemed Provisions, simultaneously with Amendment No. 202 to DPS 2 which also affects the NIA.

The Structure Plan framework also requires Part 2 of structure plans to provide a section on 'pre-lodgement consultation'. The new Part 2 of the structure plan (proposed to be introduced through this amendment as contained in **Schedule 1**) has updated detail regarding the City's recent engagement with DPLH, DevelopmentWA and major landowners prior to the preparation of this structure plan amendment.



4.0 Planning Comment on the Proposal

4.1 Planning Framework Review Aims

Refreshed planning controls, including those proposed through Amendment No. 7 to ASP 17, would improve planning outcomes for the NIA. As an example, it is anticipated that an improved planning framework could provide the following:

- The planning of places that provide for a level of service for employees, business owners and visitors to the NIA. Services the City considers are needed – to be located in 'Service Hubs' – include restaurants/take away food outlets, offices, medical and convenience-type stores. Amendment No. 7 will indicate the location as well as the subdivision and development controls for the Service Hubs. Through Amendment No. 202 to DPS 2 (refer Section 4.2 below), the Scheme will set out the zoning and land use permissibility for these sites.
- A more innovative array of industrial-type land uses being permissible, compatible in an industrial setting. The City's current planning framework (particularly DPS 2) is more attuned to supporting the approval of conventional industrial uses in the City's industrial areas; and is less attuned to supporting the approval of unique, emerging or innovative industrial activities. Amendments to DPS 2 will seek to address this further (refer Section 4.2 below).
- An amended structure plan for the NIA that more closely aligns with the deemed provisions, which was gazetted well after the initial approval of the structure plan.
- Structure planning for the NIA that provides the appropriate guidance to support the delivery of a road traffic movement network that allows efficient movement of vehicles (heavy and light) to and through the industrial area.
- More careful consideration on the delivery of subdivision design and built form; which may improve visual amenity, and assist to attract the establishment of businesses into the NIA.

4.2 Relationship between Proposed Structure Plan Amendment and DPS 2 Amendments

The land in the NIA is largely zoned 'Industrial Development' under DPS 2 currently; with exception of a 174 hectare area located centrally within the NIA, which is zoned 'General Industrial'. An existing DPS 2 map extract covering the NIA is provided for in **Figure 1** of this Report.

In undertaking the planning framework review, and on advice of officers from the DPLH, the City understood from the outset that amendments to DPS 2 were required to achieve the desired outcomes – in addition to Amendment No. 7 to ASP 17.

The City has also proposed zoning and land use planning controls be inserted into DPS 2 through proposed Amendment No. 202 to DPS 2. To correlate with Amendment No. 202 to DPS 2, Amendment No. 7 to ASP 17 will involve the removal of zoning designation and land use controls. Amendment No. 202 to DPS 2 will be processed separately to this structure plan amendment.

Amendment No. 202 to DPS 2 proposes a General Industrial and Service Industrial zoning over the land in the NIA capable of industrial development. The amendment will also classify Local Scheme Reserves for conservation and public use (drainage). Amendment No. 202 to DPS 2 will also make permissible a desired set of 'Additional Uses' in the proposed zones – which are not permitted in DPS 2 currently, or proposed to be permissible through Amendment No. 172 to DPS 2 (see below). Land



that is identified as 'subject to further structure planning' in Part 1 of ASP 17 will remain zoned Industrial Development under Amendment No. 202 to DPS 2. The zoning of the land in the structure plan area, as proposed through Amendment No. 202 to DPS 2, is shown in **Figure 2**.

The zoning configuration proposed in Amendment No. 202 to DPS 2 takes in account the location of sensitive uses in the proximity of the NIA. Zoning for service or light industry will be provided along the southern periphery of the NIA, with zoning for general industry located across the remainder of the industrial land in the NIA. The service or light industrial zoning will act as a buffer or transitional zone between residential and rural-residential development to the south of Flynn Drive – from land zoned for general industry to the north.

At the time this Report was prepared, the City was also (separately) processing Amendment No. 172 to DPS 2. Amendment No. 172 to DPS 2 is a local planning scheme amendment to more closely align DPS 2 with the Model Provisions for local planning schemes contained in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Model Provisions)*. Relevant to planning for the NIA, Amendment No. 172 to DPS 2 proposes the following:

- The reclassification of the General Industrial zone to 'General Industry' zone, and a realignment of objectives to coincide with the Model Provisions;
- The reclassification of the Service Industrial zone to 'Light Industry' zone, and a realignment of objectives to coincide with the Model Provisions; and
- Significant changes to definitions of land uses likely to locate in the Neerabup Industrial Area; which includes the deletion, amendment or inclusion of land use definitions so that they align better with the Model Provisions.

In terms of land in the NIA, Amendment No. 172 to DPS 2 will impose the ultimate zoning names, and modify land use classes and permissibilities from what is in DPS 2 currently. Amendment No. 172 to DPS 2 does not, however, significantly modify the boundaries or land area of each zone, as what Amendment No. 202 to DPS 2 proposes. In other words, it is when both Amendment No. 172 and Amendment No. 202 to DPS 2 are approved that the desired zoning and land use outcomes for the NIA will be delivered.

Having zoning and land use planning controls in DPS 2 will provide greater clarity and certainty for development of the area. This is opposed to retaining controls in ASP 17, noting that a structure plan is a 'due regard' document for the purposes of decision making. In practice, this will mean that future decision-making on the permissibility of development within the NIA will no longer rely on structure plan provisions which are subject to variation and discretion by decision makers such as JDAP and SAT – but rather on the provisions of DPS 2 instead.

Figure 1 - DPS 2 Map Extract

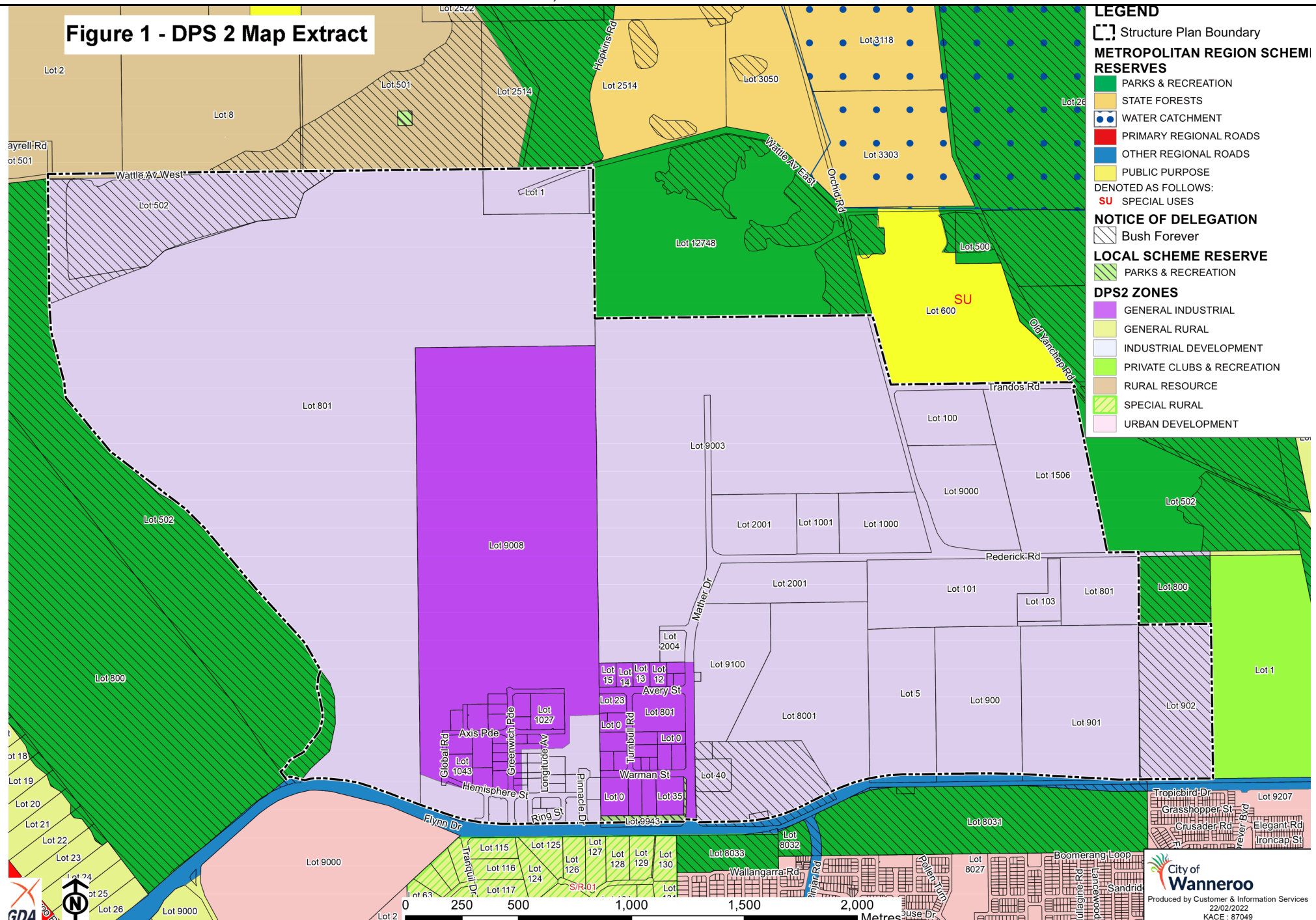
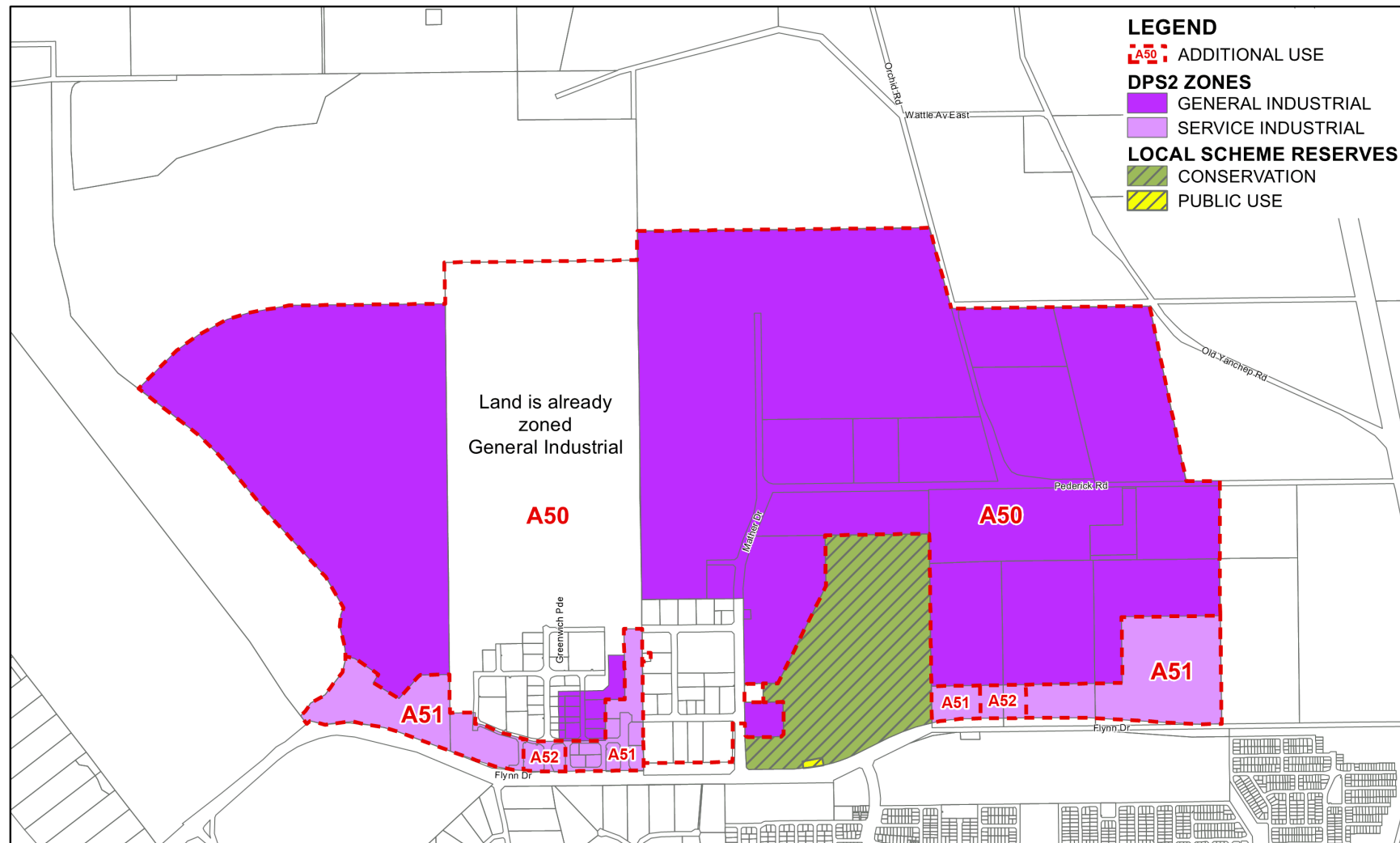


FIGURE 2

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 SCHEME AMENDMENT NO. 202



0 500 1,000 1,500 2,000 Meters



4.3 Technical Study Content and Effect on Preparation of Structure Plan Amendment

As outlined above, the City has obtained a series of technical study documents. These technical studies informed the preparation of a revised Part 1 and Part 2 to ASP 17, and are proposed to be included as technical appendices to the revised structure plan.

Below is a summary of the considerations made in revising ASP 17 through Amendment No. 7, with particular reference to the technical study documents. To avoid repetition, more detailed discussion on the relevant planning considerations is provided in the documents prepared and enclosed in **Schedule 1** and **Schedule 2**.

4.3.1 Economic and Employment Considerations

Prior to preparing the amendment, the City obtained an Economic and Employment Strategy for the NIA from GHD. The purpose of this Report was to test whether the City's economic targets of 20,000 jobs for the NIA (as outlined in its own Economic Strategies) were achievable – or if the planning framework for the NIA needed to change significantly in order to deliver on the targets.

What GHD's Strategy concluded was that industrial development in the NIA is capable of meeting and exceeding job targets for the NIA in the long term, whilst maintaining the industrial zoning of the land. Based on a 'moderate growth trajectory' in GHD's Strategy, job numbers in the NIA are projected to gradually increase to 9,000 jobs by 2050. After 2050, job numbers are projected to increase sharply toward the 20,000 job number target by 2060, with an ultimate 28,500 job number total projected to be reached by 2064.

4.3.2 Environmental Considerations

GHD prepared an Environmental Assessment for the structure plan area, which provides a collation of numerous environmental studies previously undertaken by the City and others.

Noting the content of the Environmental Assessment, and applying the City's local area knowledge of the NIA, the structure plan amendment proposes to designate the north-western and south-eastern corners of the structure plan area as 'subject to further planning'. This is in part due to the environmental constraints that potentially exist on these areas of land.

The City has also taken the recommendations contained in the Environmental Assessment to:

- Impose a Local Scheme Reserve for the purpose of Conservation over a 50 hectare area of land adjoining the Mather Drive and Flynn Drive intersections. This will be imposed through Amendment No. 202 to DPS 2; and
- Require a Native Fauna Management Plan to be prepared to support subdivision proposals that would result in a loss of fauna habitat.

4.3.3 Traffic and Transport Considerations

Since ASP 17 was initially prepared in 2005, the traffic and transport network delivered or planned for since that time has changed significantly. For example, in 2005:

- Mitchell Freeway terminated at Hodges Drive. The extension to the Mitchell Freeway since 2005 has significantly affected road transport access to the NIA from the west, via feeder roads such as Burns Beach Road/Joondalup Drive and Neerabup Road;



- There was no plan for an eastern controlled access highway (Whiteman-Yanchep Highway), which would provide a significant transport link to the NIA from the south-east. Similarly, no opportunity was considered for Flynn Drive to be extended eastward to provide road connection to the Whiteman-Yanchep Highway or directly with Neaves Road;
- It was more assured in 2005 that Wattle Avenue East and West (at the northern end of the NIA) would connect at some point in the future. However now it has been established that a road connection needs to be investigated and confirmed due to environmental constraints; and
- A rail link through the northern part of the NIA was not proposed. A rail alignment has been indicated in the State Government's more recent strategic documents – and as such, is reflected in the amended structure plan documentation. The rail alignment has the potential to affect subdivision and road access to the northern part of the NIA as a result.

The content of the amended structure plan (Part 1 and Part 2) takes into account the findings in GHD's Traffic and Transport Study; such as with traffic projections, intersection controls, major road design requirements as well as pedestrian and cyclist infrastructure requirements. The amended Part 1 and Part 2 also takes into account feedback and advice from Main Roads Western Australia.

4.3.4 Car Parking Considerations

The City has observed the problems with car parking in its Wangara Industrial Area, particularly with uncontrolled overflow of parking off industrial lots and onto verges and streets. The City therefore obtained a Car Parking Strategy to understand what could be done to reduce the prospect of similar car parking issues occurring in the NIA.

What the Car Parking Strategy recommended is for a higher parking ratio to be implemented for most industrial uses across the NIA. On review of that recommendation, a broad change to car parking requirements in industrial areas should be considered as a separate planning project.

In terms of what ASP 17 can do to respond to car parking issues; provisions are proposed to be included in the revised structure plan documentation to encourage subdividers and developers to provide on-street parking where possible, and in the appropriate circumstances.

4.3.5 Subdivision and Built Form Considerations

The Subdivision and Built Form Report prepared by GHD provides recommendations on achieving a high-quality subdivision layout and built form outcomes for the NIA in order to deliver:

- A streetscape that is inviting and attractive; with street trees, verge treatments and infrastructure suitable in minimising negative visual impacts that are inevitably caused by industrial development and onsite car parking areas;
- Subdivision layout and lot size appropriate for an industrial area like Neerabup – which invites the establishment of smart urban technology industry as well as other industrial uses; and
- Provisions to assist the City (and subdividers) in providing a built form that is attractive, and suitable for an industrial area that is seeking to attract conventional and innovative industries.



The City was mindful that a 'standard structure plan', which ASP 17 is in the context of the deemed provisions means "*a plan for the coordination of future subdivision and zoning of an area of land*". This is further supported by what is prescribed in the 'Structure Plan Framework' (WAPC, 2015), which states that structure plans are not intended to determine built form. The Structure Plan Framework encourages the formulation of built guidelines for specific sites within the structure plan area – or the preparation of local planning policies or local development plans.

The amended structure plan is supportive of the following instruments being prepared to guide the delivery of desired built form in the future:

- The formulation of built form guidelines that the City could prepare in the future and place in a local planning policy; and
- Local Development Plans being prepared at particular locations through the NIA in order for specific development outcomes to be achieved.

The amendment to the structure plan will remove specific built form controls that are currently in ASP 17, given that the Structure Plan Framework discourages the inclusion of such provisions in structure plans.

The Subdivision and Built Form Report also acknowledges and encourages use of DevelopmentWA's Design Guidelines for its Meridian Park Industrial Estate, notwithstanding that the guidelines sit outside the City's local planning framework. Guidelines outside the planning framework can still assist in achieving desired built form outcomes.

4.3.6 Utility and Servicing Considerations

GHD's Servicing Study provides a summary of existing servicing in the NIA, as well as known proposed services that are required to support further subdivision and development.

Adjustments have been made to the structure planning for the NIA, now that the City has an updated understanding of existing and proposed services. This has impacted particularly on road reserve width and widening requirements, and may influence staging and timing of subdivision in certain parts of the NIA.

4.3.7 Water Management Considerations

A Local Water Management Strategy (LWMS) has been prepared to provide the City with updated detail on stormwater drainage in the NIA. The LWMS also informs the location of basins required in the NIA through subdivision, and influences public open space provision. The LWMS will also form the basis of Urban Water Management Plans, geotechnical reporting, karst studies and preliminary site investigations that may be needed to support future subdivision proposals.

4.3.8 Bushfire Planning Considerations

The City has obtained a Bushfire Management Plan (BMP) from Bushfire Prone Planning to support the amendments to the structure plan.

The BMP identifies bushfire risks in the NIA, and the bushfire attack level as a result of full subdivision of the land in the NIA (excluding some areas subject to further planning). In noting the provisions of the BMP and State Planning Policy 3.7: Planning in Bushfire Prone Areas, the following has been made as structure plan provisions through this amendment:



- For landowners/subdividers to register a notification onto the Certificate of Title of newly created lots through subdivision, which have a known bushfire risk; and
- For further Bushfire Management Plans to be prepared for subdivisions in areas which are bushfire prone.

4.4 Development Contribution Considerations

The structure plan resulting from the amendment will inform the City's preparations of a Development Contribution Plan (DCP) for the NIA. The current provisions in ASP 17 pertaining to Cell Works has been modified, leaving a prescription that development contribution works will be established through a separate process and informed by the structure plan. The City's preparations of a DCP will commence after Amendment No. 7 to ASP 17 is initiated by Council.



5.0 Conclusion

Amendment No. 7 to ASP 17 will completely overhaul the content of Part 1, Part 2 and the technical appendices. The amended structure plan, coupled with Amendment No. 202 to DPS 2, will facilitate subdivision, development and land use activities within the Neerabup Industrial Area which will be more closely aligned to the City and State Government aspirations.

What is proposed in this amendment is informed by background technical studies and is generally consistent with the outcomes of stakeholder engagement.

The City will process this amendment to ASP 17, and will then forward it to the WAPC for consideration and approval. The City requests favourable consideration by the WAPC, as it assesses the amendment pursuant to Part 4 of the Deemed Provisions.

The City also considers it impractical for the substantial amendments to be effective for a short period of time, prior to the structure plan's expiry date of 19 October 2025. Therefore, the City will be requesting the WAPC extend the approval duration of this structure plan, for a period of ten years following the approval of this amendment.

Health & Compliance

4.5 Private Property Repeal Local Law 2022

File Ref: 2418V02 – 22/235371
 Responsible Officer: Director Planning and Sustainability
 Attachments: 2

Issue

To consider repealing the *Private Property Local Law 2001*.

Background

The City is continually reviewing its local laws notwithstanding the requirement to undertake a review every eight years in accordance with the *Local Government Act 1995* (the **Act**). This aligns with best practice.

The *Private Property Local Law 2001* (**Local Law**) (**Attachment 1**) is outdated and has become increasingly redundant over the past 20 years with the adoption of new local laws and the introduction of alternative regulatory regimes. The Local Law has been amended several times to respond to such changes, and its scope and utility has been accordingly diminished.

Detail

The Local Law has been amended several times as a result of the adoption of other new local laws relating to fencing, site erosion and sand drift prevention, as well as the enactment of the *Graffiti Vandalism Act 2016*.

In addition, the *Building Act 2011* regulates swimming pool fences and inspections and the City's *District Planning Scheme No. 2* provides for some regulation in regard to matters on private property that may cause a nuisance.

The remaining provisions (refer to the table below) are adequately regulated through the *Local Government Act 1995* (the **Act**), the *Planning and Development Act 2005* and the City's *District Planning Scheme No. 2*.

Local Government Act 1995	
Section 3.25	Allows a local government to serve a notice on an owner or occupier of property to do certain things, which are listed in Schedule 3.1 and 3.2 of the Act.
Section 3.26	Provides that if a notice recipient fails to comply with it, the local government may do anything that it considers necessary to achieve, so far as is practicable, the purpose for which the notice was given, and may recover the cost of anything it does in doing so as a debt due from the person who failed to comply with the notice
	Note: there are no provisions in the <i>Local Government Act 1995</i> for which an infringement notice may be issued for those matters listed in Schedule 3.1.

District Planning Scheme No. 2	
Part 8 of the City's District Planning Scheme No 2:	Section 8.2.2 – No land, building or appliance shall be used in such a manner as to permit the escape therefrom of smoke, dust, fumes, odour, noise, glare, vibration or waste products in such quantity or extent or in such a manner as will create or be a nuisance to any inhabitant, or to traffic or persons using any land or roads in the vicinity.
Section 8.2.3	Provides that breaches of section 8.2.2 may be dealt with by the service of a notice on the owner of a property to make good the breach in the manner and within the time stated in the notice.
Planning and Development Act 2005	
Section 214	An activity that is an X-Class use – the City may prosecute and can issue a Directions Notice for the items to be removed. If not complied with in the time frame specified by the notice, the City may undertake the works and recoup the costs.

Consultation

A review by Administration of the use of relevant delegated authorities revealed that the Local Law is rarely relied upon by relevant authorised officers for enforcement purposes. To the extent that it may be relied upon, relevant officers are able to utilise alternative regulatory frameworks which are more modern and better equipped to respond to the issues at hand.

In reviewing industry best practice, it is noted that very few local governments retain an equivalent local law.

If a repeal local law is adopted, then public consultation in line with statutory requirements will commence. All submissions received will be considered at a future Ordinary Council Meeting prior to any final adoption.

Comment

The repeal of a local law needs to be progressed in accordance with section 3.12 of the Act.

The Private Property Repeal Local Law 2022 is provided at **Attachment 2**.

The Act requires the person presiding at a Council meeting to give notice of the purpose and effect of the proposed local law by ensuring that the purpose and effect is included in the agenda and minutes of the meeting.

The purpose and effect of the New Local Law are as follows:-

Purpose:

To repeal the Private Property Local Law 2001.

Effect:

The Private Property Local Law 2001 is outdated and is superseded by subsequent local laws adopted by the City of Wanneroo. The remaining provisions of the local law can be regulated through existing legislation.

Statutory Compliance

Local Government Act 1995: Section 3.12: Procedure for making local laws

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 costs associated with repealing the local law, including advertising and gazettal, have been included in the current budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. In accordance with section 3.12(3)(a) of the *Local Government Act 1995*, GIVES local public notice stating that the City of Wanneroo proposes to make a Private Property Repeal Local Law 2022, a summary of its purpose and effect being:

Purpose:

To repeal the Private Property Local Law 2001.

Effect:



The Private Property Local Law 2001 is outdated and is superseded by subsequent local laws adopted by the City of Wanneroo. The remaining provisions of the local law can be regulated through existing legislation.

2. NOTES that:

- a) Copies of the proposed Private Property Repeal Local Law 2022 may be inspected at the City's offices and will be made available on the City's website;
- b) Submissions regarding the proposed Private Property Repeal Local Law 2022 may be made to the City within a period of not more than 6 weeks after the public 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 Private Property Repeal Local Law 2022 will be provided to the Minister for Local Government; and
- d) In accordance with section 3.12(3)(c) of the *Local Government Act 1995*, a copy of the proposed Private Property Repeal Local Law 2022 will be supplied to any person requesting it.

3. NOTES that all submissions received will be presented to Council for consideration

Attachments:

- 1  Attachment 1 - Private Property Local Law 2001 - As Amended 22/91016
- 2  Attachment 2 - Private Property Repeal Local Law 2002 22/145555



LOCAL GOVERNMENT ACT 1995

PRIVATE PROPERTY LOCAL LAW 2001

Published in the Government Gazette on 30 April 2002; Number 79

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(Note April 2010: When this local law is next amended or reviewed the referencing of Clause 10.1 in the Fifth Schedule is to be corrected.)

Disclaimer:

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.

TRIM 16/271102

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LOCAL GOVERNMENT ACT 1995**CITY OF WANNEROO****PRIVATE PROPERTY LOCAL LAW 2001****PART 1 - PRELIMINARY****1.1 Title**

This local law may be referred to as the *City of Wanneroo Private Property Local Law 2001*.

1.2 Commencement

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

1.3 Purpose and intent

(1) The purpose of this local law is to provide for the regulation, control and management of street numbering, fencing, tennis court floodlighting, vehicle wrecking, fibreglassing, spraypainting, private swimming pool inspections, sand drift, rubbish and litter control, driveways and vehicle crossovers generally on private property within the district so as to protect the amenity of the area.

(2) The effect of this local law is to establish the requirements for erecting street numbers, fencing and tennis court floodlighting, vehicle wrecking, fibreglassing, spraypainting, private swimming pool inspections, sand drift, rubbish and litter control, driveways and vehicle crossovers generally on private property within the district.

1.4 Repeal

The Shire of Wanneroo Private Property Local Law 1998 and clause 5.13 of the Shire of Wanneroo Health Local Law 1999 are repealed on the day this local law comes into operation.

1.5 Application of local law

This local law applies throughout the district.

1.6 Definitions

In this local law unless the context requires otherwise -

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

“application” means the completed form lodged by a person seeking an approval as required by this local law;

“approval” means a favorable decision of an application which may be subject to conditions issued in writing by the local government which allows a proposal to proceed;

“authorised person” means a person authorised by the local government under section 9.10 of the Act to carry out functions with respect to this local law;

~~“boundary fence” means a boundary fence referred to in section 16 of the Dividing Fences Act 1961;~~

“commercial lot” means any lot situated within a commercial zone as classified by the town planning scheme and includes land predominately used for commercial purposes;

“commercial wrecking” means the activity of wrecking of vehicles or machinery for the purpose of conducting a business by offering vehicles, machinery or parts thereof for purchase, trade, sale or gain;

~~“dangerous” in relation to any fence means—~~

~~— (a) an electrified fence other than a fence in respect of which an approval under Part 8 of this local law has been issued and is current;~~

~~— (b) a fence containing barbed wire other than a fence erected and maintained in accordance with this local law;~~

~~— (c) a fence containing exposed broken glass, asbestos fibre, razor wire or any other potentially harmful projection or material or;~~

~~— (d) a fence which is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause.;~~

~~— (e) is not in use for the purpose for which it was designed or appears to have been designed or intended; or~~

~~— (f) has been stored or left stationary on land in the district for more than 3 months;~~

[definition of “dangerous” amended Government Gazette No.58,9 April 2009]

“district” means the district of the City of Wanneroo;

“disused” means in relation to any thing whatsoever that the thing –

(a) is not in use for the purpose for which it was designed or appears to have been designed or intended; or

(b) has been stored or left station on land in the district for more than 3 months.

~~“dividing fence” has the meaning given to it in and for the purposes of the Dividing Fences Act 1961;~~

Footnote:

Section 5 of the Dividing Fences Act 1961 defines “dividing fence” to mean “a fence that separates the land 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;

~~“estate entry statement” means a fence, or wall constructed of masonry or other materials in accordance with a licence to identify the entrance of an estate and may include but not be limited to a sign indicating the estate name and locality, sculptures, flagpoles and flags;~~

~~“estate boundary fence” means the fence erected around the external boundary of a sub division of land to indicate the extent of that sub division and includes any special works or construction that identifies the entrance to that land;~~

“fence” means any structure, including a retaining wall less than 450mm in height and used or functioning as a barrier, irrespective of where it is located and includes any gate;

“floodlight” means a luminaire which emits light within a limited range of directions;

“front boundary” means the boundary that separates the road reserve and a lot adjacent the road reserve;

~~“front fence” means a fence in the front setback area;~~

~~“front setback area” means the area between the front boundary of a lot and an imaginary line running parallel to the front boundary and being the lesser of either 6m or where the land or adjoining properties are developed the lesser of the front building setback of that development within 3m of the common boundary on either of the adjoining properties;~~

~~“gradient” means the change in level represented as a percentage calculated by dividing the change in height (with an increase in height being positive and a decrease in height being negative) by the distance;~~

~~“height” in relation to a fence unless otherwise specified 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 any lot situated within an industrial zone as classified by the town planning scheme and includes land predominately used for industrial purposes;~~

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

"litter" includes -

(a) all kinds of rubbish, refuse, junk, garbage or scrap; and

(b) any article or material abandoned or unwanted by the person or owner last in possession thereof;

“local government” means the City of Wanneroo;

“lot” means a defined portion of land for which a separate certificate of title has been issued and includes a strata lot;

“luminaire” means an apparatus which distributes, filters or transforms the light transmitted from one or more lamps and which includes, except for the lamps themselves, all the parts necessary for fixing and protecting the lamps, and where necessary, circuit auxiliaries with the means of connecting them to the electricity supply;

“natural angle of repose” means the maximum gradient of an embankment measured as a ratio of height to length for the various soil types as measured and defined in clause 3.1.1 of the Building Code of Australia;

Footnote:

Clause 3.1.1 of the Building Code of Australia provides that the maximum natural angle of repose of sand with little moisture change is 1:2.

“non sacrificial graffiti protection” means a coating applied to a fence or wall which is not removed in the process of removing graffiti;

“nuisance” means -

- (a) any activity, thing, condition, circumstance or state of affairs caused or contributed to by a person which is injurious or dangerous to the health of another person of normal susceptibility, or which has a disturbing effect on the state of reasonable physical, mental or social well-being of another person;
- (b) any thing a person does or permits or causes to be done which interferes with or is likely to interfere with the enjoyment or safe use by another person of any public place; or
- (c) any thing a person does on public or private land which unreasonably detracts from or interferes with the enjoyment or value of land owned by another person, provided that any thing done in accordance with the law or a legal right or which is consistent with the standard of behaviour in the relevant locality shall not be unreasonable for the purpose of this local law.

~~“number” means a number with or without an alphabetical suffix indicating the address of land as assigned by the local government from time to time, in accordance with this local law;~~

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~~“open fence” means a fence which has continuous vertical gaps with a minimum gap width of 50 mm with the area of gaps being not less than one third of the fence face. The lower portion of an open fence may be closed up to a height of 1.2 m above a line between the height of the road verge at the property boundary and the floor level of the dwelling at the entrance;~~

“person” means any person, company, employer and includes the owner, occupier and licensee.

“planning approval” means an approval given under a relevant town planning scheme operating in the district from time to time;

“private property” means any real property, parcel of land or lot that has a separate certificate of title, which is in private ownership or subject of a lease or agreement with a company or person enabling its use for private purposes and includes any building or structure thereon;

“public lighting” means lighting provided for the purpose of all-night safety and security on public roads cycle paths, footpaths and pedestrian movement areas within public parks and gardens but not including car parks;

“public place” means any place to which the public has access;

“reserve” includes parklands, reserves, foreshores and other lands included in or adjoining the district, and set apart for the use and enjoyment of the public and includes parks and other lands acquired for public purposes, and vested in or under the care, control and management of the local government;

~~“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;~~

“residential lot” means any lot situated within a residential zone as classified by the town planning scheme and includes land predominately used for residential purposes;

“rural lot” means any lot situated within a rural zone as classified by the town planning scheme and includes land predominately used for rural purposes;

~~“sacrificial graffiti protection” means a coating applied to a fence or wall which is removed in the process of removing graffiti;~~

“secondary frontage” means in the case of land that has a frontage and access to more than one road, unless the local government otherwise approves, the longer of the boundaries that separates the road reserve and a lot adjacent the road reserve;

“soil” includes sand, limestone, dust, rock, clay and mulch;

“special rural lot” means any lot situated within a special rural zone as classified by the town planning scheme;

“state of disrepair” in relation to wrecking and storage of vehicles, means a vehicle, part, or body of a vehicle or machinery that is disused and generally not working or needs repair for it to work as initially intended or can not be used, driven or applied for the purpose it was manufactured. The term includes a vehicle which is not licensed or cannot be legally used on the road by virtue of their condition;

[definition of “state of disrepair” amended Government Gazette No.58,9 April 2009]

——“stored” in relation to disused motor vehicles includes storing, parking or keeping of disused motor vehicles;
[“stored’ definition added government gazette No. 7, 15 January 2010]

~~“sufficient fence” means a fence described in clause 3.2;~~

~~——“swimming pool” has the same meaning as in the Building Regulations 1989;~~

“town planning scheme” means any town planning scheme for the time being applying zoning or classification to land within the district;

“vehicle” means any motor vehicle, part of a motor vehicle or machine, whether licenced or not;

“wreck” includes the dismantling, breaking up, storage and disposal of vehicles and wrecking and wrecked have a corresponding meaning.

[The definitions of “boundary fence”, “dangerous”, “dividing fence”, “estate entry statement”, “estate boundary fence”, “front fence”, “front setback area”, “gradient”, “height”, “industrial lot”, “number”, “open fence”, “retaining wall”, “sacrificial graffiti protection”, “sufficient fence” and “swimming pool” repealed by Fencing Local Law Government Gazette #137 28 July 2016]

PART 2 - APPROVALS

2.1 Approval requirements

Where in accordance with this local law an approval is required to enable the lawful building or erecting of a fence or performance of an activity, that approval must first be obtained before any work is commenced.

2.2 Planning and other approvals

Where under any written law operating within the district, the erection and maintenance of a fence, structure or performance of an activity, requires planning or other approval, the requirement for such approval shall be additional to the requirement for an approval under this local law.

2.3 Application for approval

(1) A person seeking the issue of an approval shall make application on the form provided and used for the purpose and shall forward the application to the local government together with -

- (a) where required, a copy of planning approval issued by the local government under the town planning scheme;

- (b) 3 copies of plans drawn to scale of not less than 1:50 showing the size, position, design, and the method of construction of the proposed fence or retaining wall and any other matter reasonably required by the local government;
- (c) the relevant fee; and
- (d) such other information as may be required by the local government to assist in determining the application.

(2) Where a building licence is also required the Local Government may provide that the form of the application is the form of an application for a building licence and in such instances the application shall be an application for both an approval under this local law and a building licence.

2.4 Determination of application

- (1) The local government may refuse an application for an approval that does not comply with the requirements of clause 2.3, and in any event, shall refuse an application where planning approval is required and has not first been obtained under the town planning scheme.
- (2) The local government may, in respect of an application for an approval -
 - (a) refuse the application; or
 - (b) approve the application on such terms and conditions, if any, as it considers appropriate.

2.5 Approval

- (1) An approval shall be issued to the person whose name appears on the application and is the owner of the land or acting on behalf of the owner.
- (2) The approval shall be issued in the form prescribed or provided by the local government for that purpose.
- (3) Where the application is an application for both an approval and a building licence, the issue of a building licence by the local authority shall also be an approval under this local law.

2.6 Fees and charges

All fees and charges applicable under this local law shall be as determined by the local government from time to time in accordance with section 6.16 of the Act.

~~PART 3 — FENCING — GENERAL~~

~~3.1 Dividing and boundary fences~~

~~Unless by agreement between the owners of adjoining properties, a person shall not—~~

- (a) ~~erect, construct or alter a dividing or boundary fence on a lot that does not satisfy the requirements of a sufficient or permissible fence; or~~
- (b) ~~fail to maintain a dividing or boundary fence in a condition which satisfies the requirements of a sufficient or permissible fence; or~~
- (c) ~~alter the level of the ground adjoining the boundary so as to change the height of a dividing or boundary fence unless the dividing or boundary fence is altered, re-erected, reconstructed or relocated so as to satisfy the requirements of a sufficient or permissible fence.~~

3.2 Sufficient fence

(1) ~~Subject to sub-clauses (2) and (3), a sufficient fence—~~

- (a) ~~on a residential lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of the First Schedule;~~
- (b) ~~on a commercial lot and on an industrial lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of the Second Schedule;~~
- (c) ~~on a rural lot and on a special rural lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of the Third Schedule.~~

(2) ~~Where a fence is erected on or near the boundary between a residential lot and any of the following—~~

- (a) ~~an industrial lot;~~
- (b) ~~a commercial lot;~~
- (c) ~~a rural lot; or~~
- (d) ~~a special rural lot;~~

~~a sufficient fence is a dividing fence constructed and maintained in accordance with the specifications and requirements of the First Schedule.~~

(3) ~~Unless an authorised person specifies otherwise, a sufficient fence on a boundary between lots other than those specified in sub-clause (2) is a dividing fence constructed in accordance with the specifications and requirements of the Second Schedule.~~

(4) ~~Where any of the Schedules provides for permissible alternative fences, such fences may be constructed as an alternative to the respective sufficient fence.~~

3.3 Fences within front setback—approval requirement

~~(1) Subject to clause 3.6 a person must not without the written approval of the local government, erect a fence within the front setback area of a residential lot in the district on a boundary, greater than one metre in height unless—~~

~~(a) the fence is an open fence; or~~

~~(b) the fence is a side boundary fence which uniformly slopes down to 1m in height over a maximum distance of 1.5m from the front set back area.~~

~~(2) An open fence is a fence constructed and maintained in accordance with the specifications and requirements of the First Schedule.~~

3.4 Boundary fences on secondary frontages

~~Subject to clauses 3.3 and 3.5 a person shall not, without the written approval of the local government, erect a fence on any secondary frontage of a residential lot in the district unless the fence is a permissible alternative fence.~~

3.5 Sightlines at vehicle access points

~~(1) Fences adjacent to vehicle access points shall be truncated with the minimum dimension of the truncation being 1.5m or the fence reduced in height to no more than 0.75m.~~

~~(2) Sub clause (1) does not apply—~~

~~(a) to a fence which is an open fence that does not obscure the lines of vision of a motorist using the access point; or~~

~~(b) where there is a distance of 3.5m between the fence and a carriageway or footpath.~~

3.6 General discretion of the local government

~~(1) The local government may approve the erection of a fence which does not comply with the requirements of this local law.~~

~~(2) In determining whether to approve the erection of a fence, the local government may consider, in addition to any other matters that it is authorised to consider, whether the erection or retention of the fence would have an adverse effect on—~~

~~(a) the safety or convenience of any person; and~~

~~(b) the safe or convenient use of any land.~~

3.7 Maintenance of fences

~~An owner or occupier of a lot on which a fence is erected shall maintain the fence in good condition and so as to prevent it from becoming dangerous, dilapidated, unsightly, or prejudicial to the amenity of the locality.~~

~~[clause amended Government Gazette No.58, 9 April 2009]~~

3.8 Fencing materials

A person shall not construct a fence of barbed wire or an electrified fence on a rural property, adjacent to a public place or reserve, unless the barbed wire or an electric fence is fixed to the side of the fence furthestmost from the public place or reserve.

[clause amended Government Gazette No.58,9 April 2009]

3.9 Prohibited fencing materials

(1) — A person shall not use broken glass in the construction of any fence.

(2) — A person shall not use razor wire or other material with spiked or jagged projections in the construction of any fence unless the fence is a sufficient or permissible alternative fence.

3.10 Gates in fences

A person shall not erect or maintain a gate in a fence—

- (a) — which does not open into the property;
- (b) — which does not open by sliding parallel and on the inside of the boundary fence, of which it forms part when closed; or
- (c) — abutting a road reserve, pedestrian access way, right of way, reserve or public property without approval unless the local government has otherwise approved access from the road reserve, pedestrian access way, right of way, reserve or public property.

3.11 Fences across rights of way, pedestrian access ways or road reserves

A person shall not, without the written consent of the local government, erect or maintain a fence or obstruction of a temporary or permanent nature across any right of way, pedestrian access way or road reserve so as to impede or prevent use of those facilities in the manner for which they are intended and constructed.

PART 4.GRAFFITI

4.1 Graffiti protection and removal

(1) — A person shall not erect a fence, structure, building or wall constructed of masonry or other materials, adjacent to a public place or reserve without treating the fence, structure, building or wall with non sacrificial graffiti protection.

(2) — An owner or occupier of a lot with a fence, structure, building or wall erected adjacent to a public place or reserve shall treat that fence, structure, building or wall with non sacrificial graffiti protection where required by an authorised person.

(3) — The graffiti protection treatment required in accordance with sub-clauses (1) and (2) shall be applied to the manufacturer's specifications.

(4) ~~The owner or occupier of a lot with a fence, structure, building or wall erected adjacent to a public place or reserve shall, when required by an authorised person, remove any graffiti which may have been applied to the fence, structure, building or wall.~~

4.2 Record of graffiti protection

~~Where in accordance with this local law, a person is required to treat a fence, structure, building or wall adjacent to a public place or reserve with graffiti protection, that person must cause to be affixed to that fence, structure, building or wall a plate inscribed with the approved number relating to the which identifies the name of the graffiti protection applied to the fence, structure, building or wall, and details of the manufacturer's recommended treatment including materials to be used for removal of graffiti.~~

[Part 4 disallowed from Friday, August 9 2002 – Government Gazette No.148 16 August 2002]

PART 5—ESTATE FENCES

5.1 Estate fencing

(1) ~~No person shall construct or erect an estate entry statement or estate boundary fence without the approval of the local government.~~

(2) ~~Where an estate entry statement or estate boundary fence is constructed and contains an estate name, the entry statement or estate boundary fence shall also depict the suburb name in equal prominence.~~

5.2 Repairs to estate fencing

(1) ~~An owner or occupier of a lot adjacent to an estate boundary fence shall, where that fence is damaged, dilapidated or in need of repair, cause it to be repaired or replaced with the same or similar materials with which it was first constructed, so as far as practicable the repaired or replaced section shall be the same as the original fence.~~

(2) ~~Where in accordance with clause 4.1 graffiti protection has been applied to the section of a masonry fence or wall facing a reserve or public place and that wall is to be repaired or replaced, the owner or occupier of the lot adjacent to that section of fence or wall, shall cause it to be treated with graffiti protection as part of the repair or replacement.~~

[Clause 5.2(2) disallowed from Friday, August 9 2002 – Government Gazette No.148 16 August 2002]

PART 6—TENNIS COURT FENCING

6.1 Tennis court fencing

(1) ~~This clause does not apply to a rural lot.~~

(2) ~~A person shall not erect a fence around or partly around a tennis court on a lot unless—~~

- (a) — the fence is less than 3.6m in height;
- (b) — the whole of the fence is at least 900mm from the boundary between the lot on which the tennis court is located and the adjoining lot or if it is less than 900mm, the owner of the adjoining lot has first been given the opportunity to make submissions to the local government on the location of the fence; and
- (c) — the fence is constructed of chain link fabric mesh and is 50mm x 2.5mm poly-vinyl chloride coated or galvanised, and is erected in accordance with the manufacturer's specification.

PART 7 — SECURITY AND FLOOD LIGHTING

7.1 Security and floodlights

(1) — ~~A person shall not erect or maintain or permit to be erected or maintained, on any private land, a luminaire which~~

- (a) — ~~causes a level of illumination greater than 1 lux 10 lux to spill into adjacent land by more than 1m or onto any vertical or horizontal surface of a building thereon; or~~
- (b) — ~~has the main beam angle of any floodlight or security light installed higher than 3m above natural ground level and positioned at a maximum angle of 70 degrees from the vertical plane; or of 20 degrees for vertically downward; or~~
- (c) — ~~in the opinion of the local government because of the glare adversely affects the amenity of adjoining residents or is hazardous to pedestrians or road users.~~

[clause amended Government Gazette No.58,9 April 2009]

(2) — ~~Paragraphs (a) and (b) of subclause (1) do not apply to a commercial lot or an industrial lot.~~

7.2 Lighting exclusion

~~Clause 7.1 does not apply to any luminaires erected or maintained in accordance with any written law operating in the district.~~

7.3 Tennis court floodlighting

(1) — ~~This clause does not apply to a rural lot.~~

(2) — ~~In determining an application in respect of the erection or use of floodlights or other exterior lights for illumination of a tennis court on a lot, the local government shall not approve the application unless—~~

- (a) — ~~the owner of each adjoining lot is given the opportunity to make submissions;~~

- ~~(b) — the mounting height of light fittings is within the following range, and determined by the lamp luminous flux per pole—~~
 - ~~(i) — single court equal to or less than 12,500 lumens per pole 5m;~~
 - ~~(ii) — single court equal to or less than 25,000 lumens per pole 8m;~~
- ~~(c) — approval may be given outside the range detailed in paragraph (b) if considered appropriate to the circumstances;~~
- ~~(d) — light fittings used are of a type mounted horizontally or of a type approved by an authorised person;~~
- ~~(e) — the level of illumination from the floodlights or external lights on any land more than 1m from the lot does not exceed 10 lux; and~~
- ~~(f) — where required by an authorised person, written approval for the erection of the lights or other exterior lights has been obtained from the Commissioner of Main Roads.~~

7.4 Tennis court floodlight use and other restrictions

Unless otherwise approved, the owner or occupier of a residential lot which has a tennis court and floodlights thereon, shall not—

- ~~(a) — permit the floodlights to remain lit after 10 pm;~~
- ~~(b) — hire the court for playing tennis or any other activity for commercial gain.~~

~~PART 8.ELECTRIFIED, BARBED AND RAZOR WIRE FENCES~~

8.1 Requirement for an approval

- ~~(1) — An owner or occupier of a lot shall not—~~
 - ~~(a) — have and use an electrified fence on that lot without first obtaining an approval under subclause (3); or~~
 - ~~(b) — have a fence constructed wholly or partly of barbed or razor wire on that lot without first obtaining an approval under sub clause (4).~~
- ~~(2) — Sub clause (1)(a) does not apply to a rural lot or a special rural lot where the keeping of stock is permitted and is used for that purpose.~~
- ~~(3) — An approval to have and use an electrified fence shall only be issued.~~
 - ~~(a) — in respect of a lot which does not abut a residential lot;~~
 - ~~(b) — where the fence complies with AS/NZS 3016:1994; and~~

- (c) — where provision is made so as to enable the fence to be rendered inoperable during the hours of business operations, if any, on the lot where it is erected.
 - (4) — An approval to have a fence constructed wholly or partly of razor wire shall only be issued—
 - (a) — if the fence is not closer than 3m from the boundary of the lot; or
 - (b) — where any barbed or razor wire used in the construction of the fence is higher than 2m but not more than 2.4m above the ground level.
 - (5) — An application for an approval referred to in sub-clauses (3) or (4) shall be made by the owner of the lot on which the fence is or is to be erected, or by the occupier of the lot with the written consent of the owner.
- [Clause amended to insert reference to barbed by Government Gazette No.58, 9 April 2009]*

PART 9 — STREET NUMBERING

9.1 Assignment and standard of street numbers

- (1) — The local government may assign a number to land in a street, thoroughfare or way in the district and may from time to time assign another number instead of that which was previously assigned.
- (2) — The local government may establish a minimum standard for the display of street numbering in the district and may from time to time establish another standard instead of that which was previously established.

9.2 Street number to be displayed

- (1) — The owner or occupier of land in the district shall paint or affix and maintain, to a standard not less than that established by the local government, the current street number assigned by the local government, in a conspicuous place on the front of the building, fence, letterbox or gate adjacent to the street fronting the land.
- (2) — A sign painted on a kerb, adjacent to a property used for residential purposes, depicting the house number and in accordance with specifications approved by the local government is permitted.

9.3 Location of number not to be misleading

- (1) — The owner or occupier of land shall not place or display a number or the street number of the land in such a way as to cause confusion or be misleading.
- (2) — Where in the opinion of an authorised person, the location or display of a number or street number causes confusion or is misleading, a notice may be served on the owner or occupier of the land, specifying remedial action to be taken in accordance with clause 14.1.

[Parts 3 to 9 inclusive repealed by Fencing Local Law Government Gazette #137 28 July 2016]

PART 10 - VEHICLE STORAGE, WRECKING, FIBREGLASSING AND SPRAY PAINTING

~~10.1 Storage of disused motor vehicles~~

~~(a) Only motor vehicles which are operational and registered for on-road use may be stored in the front set-back of properties.~~

~~(b) Only one motor vehicle which is not operational and road registered may be stored on a residential lot, either within a garage, or in the fenced rear yard, and screened so as to not be visible from beyond the property boundaries. The use of vehicle covers within the front set-back does not qualify as screening the vehicle from visibility beyond the property boundaries.~~

~~(c) Any motor vehicle, whether road registered or not, which is longer than 10 metres, wider than 2.5 metres or higher than 3 metres, may not be stored at a residential lot.~~

~~*[Clause 10.1 added Government Gazette No.58, 9 April 2009]*~~

10.1 Storage of disused motor vehicles

(1) Only motor vehicles which are operational and registered for on-road use may be stored in the front set-back of properties.

(2) Only one motor vehicle which is not operational and road registered may be stored on a residential lot, either within a garage, or in the fenced rear yard, and screened so as to not be visible from beyond the property boundaries.

(3) The use of vehicle covers within the front set-back does not qualify as screening the vehicle from visibility beyond the property boundaries.

(4) Any motor vehicle, whether road registered or not, which is longer than 10 metres, wider than 2.5 metres or higher than 3 metres, may not be stored at a residential lot.

[Clause 10.1 replaced by Government Gazette No. 7, 15 January 2010]

~~10.1-10.2 Commercial wrecking of vehicles~~

An owner or occupier of land in the district shall not undertake, permit or suffer the commercial wrecking of vehicles on that land, except in accordance with a planning approval.

~~10.2 10.3 Wrecking and storage of vehicles generally~~

(1) A person shall not -

(a) store any vehicle, part or body of a vehicle or machinery, in a state of disrepair or which is disused;

(b) allow to remain on any land or place a vehicle, part or body of a vehicle or machinery, in a state of disrepair or which is disused; or

- (c) wreck, dismantle or break up any vehicle, part or body of a vehicle or machinery, unless -
 - (i) inside a building; or
 - (ii) in the case of a residential lot or a special rural lot, within an area enclosed by a fence or wall of not less than 1750mm in height and of such a nature as to screen all vehicles, parts or bodies of vehicles or machinery from the street and from adjoining properties.
- (2) A person shall not -
 - (a) wreck, dismantle or break up any vehicle, ~~part~~ part or body of a vehicle or machinery; or
 - (b) keep in a state of disrepair more than one vehicle,

on a residential lot or a special rural lot without the prior written approval of the local government.

[Clause 10.2(2)(a) amended Government Gazette No.58, 9 April 2009]

~~10.3~~ 10.4 Disposal of vehicles, parts and machinery

- (1) A person shall not dispose of, abandon or leave a vehicle, parts or body of vehicles or machinery except at a place set aside or approved by the local government for the purpose.
- (2) A person shall not destroy any portion of a vehicle or machinery by fire so as to cause a nuisance to occupiers of adjacent land by smoke or odour.

~~10.4~~ 10.5 Fibreglassing and spraypainting

No person shall -

- (a) apply, use, manufacture or repair fibre reinforced plastics or resins; or
- (b) engage in spraypainting,

on any land other than an industrial lot except in accordance with the prior written approval of the local government.

[Clauses 10.1 to 10.4 renumbered following insertion of new clause 10.1 by Government Gazette No. 58, 9 April 2009]

PART 11.PRIVATE SWIMMING POOLS

11.1 Private swimming pool inspections

~~Where the local government has authorised a swimming pool inspector to inspect private swimming pools in the district-~~

- (a) ~~no person shall prevent the inspector from undertaking an inspection of a swimming pool on any property; and~~
- (b) ~~where in the opinion of the inspector reasonable or safe access to the property is not possible because of locked gates, doors and the like or the presence of dogs the local government may by giving not less than 7 days' notice served on the occupier or owner require that the matter which prevented the inspection be removed or remedied to allow the inspection to be undertaken.~~

[Part 11 repealed by Fencing Local Law Government Gazette #137 28 July 2016]

~~PART 12 SAND DRIFT AND LITTER CONTROL~~

~~12.1 Wind blown sand~~

~~No person shall allow any land in the district to be kept in such a condition so as to allow soil or dust to be released or escape whether by means of wind, water or other causes, from that land onto adjoining or nearby land.~~

[Clause 12.1 Wind blown sand repealed by Site Erosion and Sand Drift Prevention Local Law 2016 Government Gazette #137 28 July 2016]

12.2 Soil to be retained

(1) Unless authorised by a building licence issued under the Local Government (Miscellaneous Provisions) Act 1960 or otherwise authorised by law, no person shall cause land in the district to be excavated, filled or kept in such a condition so as to -

- (a) undermine the land adjoining; or
- (b) to allow the fill to spill onto the land adjoining.

(2) The adjoining land is to be taken to be affected by the events listed in sub clause (1) if -

- (a) the local government considers that the embankment resulting from the fill or excavation exceeds the natural angle of repose of the soil and consequently is likely to result in a change in level of the adjoining land, or
- (b) the local government considers that a change in level has occurred.

(3) Where a person causes a change in the level of land at the boundary, the land so excavated or filled shall be retained to the satisfaction of the local government.

12.3 Litter control on building sites

(1) No person, owner or occupier shall allow or commence or continue the construction of any building works on any land, unless one of the following measures is implemented to

prevent building litter or rubbish of any kind whatsoever from being blown from the construction site -

- (a) provide a receptacle of a capacity not less than 4m³ fitted with a lid on site for the disposal of all rubbish; or
 - (b) provide an equivalent wire enclosure on site with a lid for the disposal of all rubbish.
- (2) All rubbish which is capable of being wind blown and other offensive matter on the construction site is to be placed and kept in the receptacle.
- (3) The lid is to be kept secure on the receptacle at all times.

PART 13—DRIVEWAYS AND DRAINAGE

13.1 Road verge and driveway gradients

~~(1) No person shall on a road reserve adjacent to a residential lot construct or maintain a vehicle crossing to that property which rises up from the road surface edge, kerb or other treatment to the property boundary other than at a 2% gradient without the approval of the local government.~~

~~(2) No person shall on a residential lot construct or maintain a driveway connecting a parking bay and a vehicle crossing at a gradient which exceeds that specified in the Fourth Schedule without the approval of the local government.~~

[Clause 13.1 repealed by Fencing Local Law Government Gazette #137 28 July 2016]

13.2 Property drainage

A person shall not allow storm water or other waste water to discharge onto -

- (a) an adjoining lot without the current approval of the adjoining owner; or
- (b) on to a road reserve or other property under the care control and management of the local government without the approval of the local government.

PART 14 - REMEDY FOR BREACH

14.1 Works on private property

(1) Where a breach of any provision of this local law has occurred on private property, the local government may give notice in writing to the owner or occupier of that property -

- (a) advising details of the breach of the local law;
- (b) requiring the owner or occupier that the breach is to be remedied within the time specified in the notice; and

- (c) advising that where the owner or occupier fails to comply with the requirements of the notice within the time specified, the local government may enter the property and do the required work.
- (2) Where the owner or occupier of the property fails to comply with the requirements of the notice, the local government may by its employees, agents or contractors enter upon the property and carry out all works and do all things necessary to comply with the requirements of the notice.
- (3) The local government may recover the expenses incurred in carrying out the works in accordance with sub-clause (2) from the owner or occupier of the property in a court of competent jurisdiction.

14.2 Limit on liability

~~A person is not entitled to make any claim by way of damages or otherwise, against the local government, an authorised person, local government employee, local government appointed subcontractor or other person authorised by the local government, to enter the land and carry out all or part of the works and do all things necessary that the owner, occupier or holder of a licence was required to do to comply with this local law.~~

[Clause 14.2 deleted Government Gazette No.58, 9 April 2009]

PART 15 - PENALTIES

15.1 Offences

- (1) Any 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) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding \$5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence has continued.

15.2 Infringement and infringement withdrawal notices

For the purposes of this local law -

- (a) the form of the infringement notice referred to in section 9.17 of the Act is form 2 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*; and

- (b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is form 3 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*.

15.3 Offence description and modified penalty

The amount appearing in the final column of the Fifth Schedule directly opposite an offence described in that Schedule is the modified penalty for that offence.

15.4 Prosecution for offences

A penalty for an offence against this local law (not being a modified penalty) may be recovered by the local government by taking proceedings against the alleged offender in a court of petty sessions.

15.5 Records to be kept

The local government shall cause adequate records to be kept of all infringement notices served and modified penalties received.

Footnotes -

1. *Appeal of decision*

When the local government makes a decision as to whether it will:

- (a) grant a person an approval under this local law; or*
- (b) renew, vary, or cancel an approval that a person has under this local law,*

the appeal provisions of Division 1 of Part 9 of the Act and regulations 33 and 34 of the Local Government (Functions and General) Regulations 1996 apply to that decision.

2. *Vehicle wrecking*

The commercial wrecking of vehicles is covered under the provisions of the town planning scheme.

PART 16 - MISCELLANEOUS

16.1 Fees and charges

Fees and charges applicable under this local law shall be as determined by the local government from time to time in accordance with section 6.16 of the Act.

[Part 16 added Government Gazette No. 58, 9 April 2009]

First Schedule

CITY OF WANNEROO

Private Property Local Law 2001

~~SPECIFICATIONS FOR A SUFFICIENT FENCE ON A RESIDENTIAL LOT~~

~~Subject to clause 5.2 relating to estate fences, the following is a “sufficient fence” on a residential lot for the purpose of the Dividing Fences Act.~~

~~A fence constructed of corrugated fibre reinforced pressed cement sheeting which satisfies the following specifications—~~

- ~~—— (a) a minimum in-ground length of 25 per cent of the total length of the sheet, but in any case shall have a minimum in-ground depth of 600mm;~~
- ~~—— (b) the total height and depth of the fence to consist of a single continuous fibre reinforced cement sheet;~~
- ~~(c) the sheets to be lapped and capped with extruded “snap-fit” type capping in accordance with the manufacturers written instructions; and~~
- ~~(d) the height of the fence to be between 1750mm to 1850mm.~~

~~Permissible alternative fences~~

~~The following fence types are permissible alternative fences to a sufficient fence on a residential lot—~~

- ~~1. A picket timber fence.~~
- ~~2. A fence constructed of brick, stone or concrete.~~
- ~~3. A composite fence.~~
- ~~4. A factory colored sheet metal post and paneled fence~~

~~Open fence~~

~~The following fence types are open fences on required by clause 15 permitted on a residential lot—~~

- ~~1. An open picket timber fence.~~
- ~~2. A fence comprising brick or stone piers with an open infill of timber, wrought iron or tube.~~
- ~~3. Other open fences approved by the local government.~~
- ~~—— [Amended Government Gazette No.58, 9 April 2009]~~

~~**Footnote:** Specifications for permissible alternative and open fences are detailed in the Fences Information Sheets obtained from local government offices.~~

*Second Schedule**CITY OF WANNEROO**Private Property Local Law 2001****SPECIFICATIONS FOR A SUFFICIENT FENCE ON A COMMERCIAL LOT AND AN INDUSTRIAL LOT***

Subject to clause 5.2 relating to estate fences, the following is a “sufficient fence” on a commercial lot and an Industrial Lot for the purpose of the Dividing Fences Act.

A fence constructed of galvanised or PVC coated rail-less link mesh, chain mesh or steel mesh which satisfies the following specifications-

- (a) corner posts to be minimum 50mm nominal bore x 3.5mm and with footings of a 225mm diameter x 900mm;
- (b) intermediate posts to be minimum 37mm nominal bore x 3.15mm at maximum 3.5m centres and with footings of a 225mm diameter x 600mm;
- (c) struts to be minimum 30mm nominal bore x 3.15mm fitted at each gate and two at each corner post;
- (d) cables to be affixed to the top, centre and bottom of all posts and to consist of two or more 3.15mm wires twisted together;
- (e) rail-less link, chain or steel mesh is to be to a height of 2m on top of which are to be three strands of barbed wire carrying the fence to a height of 2.4m; and
- (f) galvanised link mesh wire to be 2m in height and constructed of 50mm mesh 2.5mm galvanised iron wire and to be strained, neatly secured and laced to the posts and affixed to cables. Vehicle entry gates shall provide an opening of not less than 3.6m and shall be constructed of 25mm tubular framework with one horizontal and one vertical stay constructed of 20mm piping and shall be covered with 50mm x 2.5mm galvanised link mesh strained to framework. Gates shall be fixed with a drop bolt and locking attachment.

Permissible alternative fences

1. A fence of fibre reinforced cement sheets.
2. A fence constructed of painted or galvanized steel or aluminium sheeting.
3. Fences of timber, brick, stone or concrete.

Footnote: *Specifications for permissible alternative fences are detailed in the Fences Information Sheets obtained from local government offices.*

Third Schedule

CITY OF WANNEROO

*Private Property Local Law 2001***SPECIFICATIONS FOR A SUFFICIENT FENCE ON A RURAL LOT AND SPECIAL RURAL LOT**

Subject to clause 5.2 relating to estate fences, a sufficient fence on a Rural Lot for the purpose of the Dividing Fences Act is a fence of posts and wire construction, the minimum specifications for which are—

- (a) — wire shall be high tensile wire and not less than 2.5mm. A minimum of five wires shall be used, these to be generally with the lower wires spaced closer together than the higher wires so as to prevent smaller stock passing through, and connected to posts in all cases, and threaded through 12mm holes in posts to all fences;
- (b) — posts shall be of indigenous timber or other suitable material including timber impregnated with a termite and fungicidal preservative cut not less than 1.8m long x 100mm diameter at small end of round or 125mm x 60mm if split or sawn. Posts to be set minimum 600mm in the ground and 1.2m above the ground; and
- (c) — strainer posts shall be not less than 2.25m long and 150mm diameter at the small end and shall be cut from indigenous timber or other suitable material. These shall be placed a minimum of 1m in the ground.

Permissible Alternative Fences

Permissible alternative fences apply to front fences only and are not intended for other boundary fences on a rural lot or special rural lot.

With approval from the local government, open front fences may be constructed of

- (a) — an open picket timber fence;
- (b) — brick, stone or concrete piers with an open infill of timber, wrought iron or tubular metal; or,
- (c) — such other open fencing as approved by the local government

[“Permissible Alternative Fences added to this schedule by Government Gazette no.58, 9 April 2009”]

Fourth Schedule

CITY OF WANNEROO

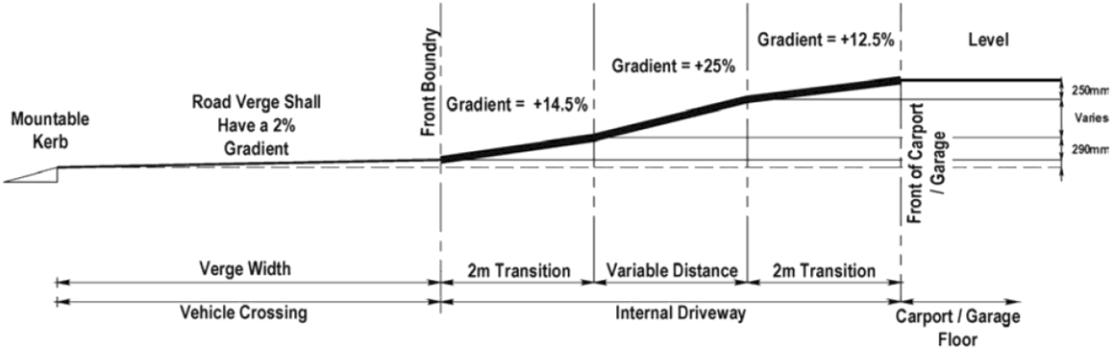
Private Property Local Law 2001

MAXIMUM VEHICLE DRIVEWAY GRADIENTS

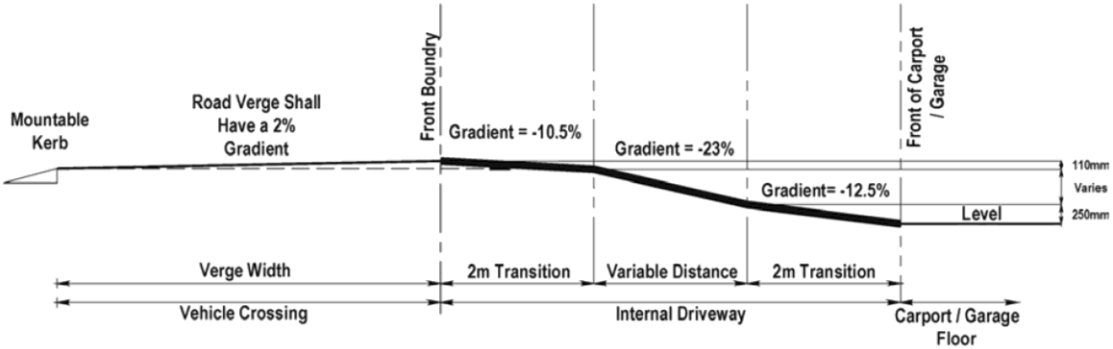
For the purpose of this Schedule

“Transition” means half the sum of the two adjacent gradients

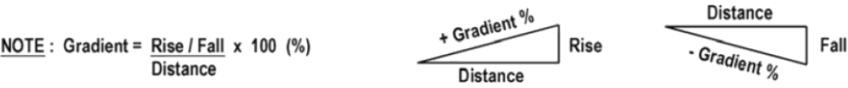
“Gradient” means the height divided by the horizontal length of any slope expressed as a percentage, eg a slope of 1m change in height (upward) over 8m in length = 1 in 8 = +12.5%



DRIVEWAY SLOPES UP FROM PROPERTY BOUNDARY



DRIVEWAY SLOPES DOWN FROM PROPERTY BOUNDARY



[The First, Second, Third and Forth Schedules repealed by Fencing Local Law Government Gazette #137 28 July 2016]

Fifth Schedule

CITY OF WANNEROO
Private Property Local Law 2001
OFFENCES AND MODIFIED PENALTIES

Clause No	Nature of Offence	Modified Penalty \$
Part 3—Fencing General		
3.1(a)	Erect a fence which is not a sufficient or permissible fence	100
3.1(b)	Alter or fail to maintain a fence to satisfy requirements of sufficient or permissible fence	100
3.3	Erect without approval a fence higher than 1m within the front setback which is not an open fence	100
3.4	Erect without approval a fence which is not a permissible alternative fence on a secondary frontage	100
3.5	Erect a fence adjacent to an access point without a truncation	100
3.7	Failure to maintain a fence in good condition/prevent fence becoming dangerous, dilapidated, unsightly	100
3.8	Construct a barbed wire fence on rural property wire not furthestmost from public place or reserve	100
3.9	Use broken glass, barbed or razor wire, spiked or jagged projections in fence construction without approval	100
3.10(a)	Erect or maintain a gate in a fence not opening into the property	100
3.10(b)	Erect or maintain a gate in a fence not sliding parallel and on inside of fence	100
3.10(c)	Erect or maintain a gate in a fence without approval	100
3.11	Erect or maintain a fence/obstruction temporary or permanent across right of way, public access way or road without consent	100
Part 4—Graffiti		
4.1(1)	Erect masonry fence/wall adjacent public place or reserve or public place without treating with non-sacrificial graffiti protection	100
4.2(2)	Failure to treat fence/wall adjacent public place or reserve without treating with non-sacrificial graffiti protection where required	100
4.3(3)	Failure to apply non-sacrificial graffiti protection to manufacturers specification	100
4.2	Failure to affix approved non-sacrificial graffiti identification plate to treated fence or wall	100
Part 5—Estate Fences		
5.1	Failure to depict suburb name on estate boundary fence or estate entry statement	200
5.2(2)	Failure to repair/replace damaged estate boundary fence with same or similar materials as original fence	100
5.2(3)	Failure to treat repaired/replaced fence/wall with non-sacrificial graffiti protection	100
Part 6—Tennis Court Fencings		
6.1(2)(a)	Erect or repair a tennis court fence higher than 3.6mt	100
6.1(2)(b)	Erect tennis court fence less than 900mm from boundary of adjoining lot without submission from adjoining owner	100

Clause No	Nature of Offence	Modified Penalty \$
6.1(2)(c)	Erect or repair chain link mesh fence higher than 3.6m not in accordance with manufacturers specification	100
Part 7 – Security and Flood Lighting		
7.1(1)(a)	Erect or maintain on private land a luminaire which spills 1 lux or more illumination into adjacent land/building	100
7.1(1)(b)	Erect or maintain security/floodlight higher than 3m or at greater angle than 70 degrees	100
7.1(1)(c)	Erect or maintain security/floodlight so which effects amenity or is hazardous	100
7.4(a)	Permit tennis court floodlights to remain lit after 10 p.m. or cause a nuisance	100
7.4(b)	Hire the tennis court for tennis or other activity for commercial gain	100
Part 8 – Electrified and Razor Wire Fences		
8.1(1)(a)	Have and use an electrified fence without a licence	100
8.1(1)(a)	Have and use a razor wire fence without a licence	100
Part 9 – Street Numbering		
9.2(1)	Failure to paint/affix/maintain either the current standard or current street number in a conspicuous place on the building, fence/gate to street	100
9.3(1)	Place street number so as to cause confusion or be misleading	100
Part 10 - Vehicle Wrecking, Fibreglassing and Spray Painting		
10.1	Undertake or permit commercial wrecking of vehicles without planning approval	100
10.2(a)	Store, wreck or allow to remain on land any vehicle, part or body of vehicle or machinery in state of disrepair unless screened from view	100
10.2(b)	Allow to remain on any residential or special rural land more than one vehicle, part or body of vehicle or machinery in state of disrepair	100
10.3(1)	Fail to dispose of vehicle, parts or body of vehicle or machinery at place set aside or approved place	100
10.3(2)	Destroy portion of vehicle or machinery by fire so as to cause nuisance by smoke or odour	100
10.4	Use or manufacture fibreglass or undertake spray painting without approval	100
Part 11 – Private Swimming Pools		
11.1(a)	Not allow inspector to inspect swimming pool	100
11.2(b)	Failure to remove impediment to reasonable and safe access	100
Part 12 – Sand Drift and Litter Control		
12.1	Failure to prevent soil or dust from being released or escaping	100
12.2(1)	Allowing fill or excavation to effect adjoining land	100
12.2(3)	Failure to retain soil	100
12.3(1)	Failure to provide a suitable litter receptacle or enclosure on a building site	100
12.3(2)	Failure to keep wind blown building rubbish in receptacle or enclosure	100
Part 13 - Driveways and Drainage		
13.1(1)	Construct a vehicle crossing at a gradient exceeding maximum allowable	100
13.1(2)	Construct a driveway at a gradient exceeding maximum allowable	100

Clause No	Nature of Offence	Modified Penalty \$
13.2	Allow storm water to discharge onto adjoining land or road reserve	100
	Other offences not specified	100

[Schedule of Fees and Charges deleted by Government Gazette No.58, 9 April 2009]

Clause No	Nature of Offence	Modified Penalty \$
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Part 3—Fencing General

3.1(a)	Erecting a fence which is not a sufficient or permissible fence	150
3.1(b)	Failure to maintain a fence to satisfy requirements of sufficient or permissible fence	150
3.3	Erecting without approval a fence higher than 1 m within the front setback which is not an open fence	150
3.4	Erecting without approval a fence which is not a permissible alternative fence on a secondary frontage	150
3.5	Erecting a fence adjacent to an access point without a truncation	150
3.7	Failure to maintain a fence in good condition to prevent fence becoming dangerous, dilapidated, unsightly	150
3.8	Constructing a barbed wire or an electric fence on rural property wire adjacent to a public place or reserve with barbed wire or an electric fence not fixed to the side of fence furthest from the public place or reserve	150
3.9	Using broken glass, barbed or razor wire, spiked or jagged projections in fence construction without approval	150
3.10(a)	Erecting or maintaining a gate in a fence not opening into the property	150
3.10(b)	Erecting or maintaining a gate in a fence not opening by sliding parallel and on inside of fence	150
3.10(c)	Erecting or maintaining a gate in a fence without approval	150
3.11	Erecting or maintaining a fence/obstruction temporarily or permanently across right of way, pedestrian access way or road without consent	150

Part 5—Estate Fences

5.1(2)	Failure to depict suburb name on estate boundary fence or estate entry statement	250
5.2(1)	Failure to repair/replace damaged estate boundary fence with same or similar materials as original fence	150

Part 6—Tennis Court Fencings

6.1(2)(a)	Erecting or repairing a tennis court fence higher than 3.6m	150
6.1(2)(b)	Erecting tennis court fence less than 900mm from boundary of adjoining lot without submission from adjoining owner	150
6.1(2)(c)	Not erecting or repairing chain link mesh fence in accordance with manufacturer's specification	150

Part 7—Security and Flood Lighting

7.1(1)(a)	Erecting or maintaining on private land a luminaire which spills 10 lux or more illumination into adjacent land/building	150
7.1(1)(b)	Erecting or maintaining security/floodlight higher than 3m or at greater angle than 20 degrees from the vertical down	150
7.1(1)(c)	Erecting or maintaining security/floodlight so glare affects amenity or is hazardous	150
7.4(a)	Permitting tennis court floodlights to remain lit after 10 pm	150

Clause No	Nature of Offence	Modified Penalty \$
7.4(b)	Hiring tennis court for tennis or other activity for commercial gain	150
Part 8 — Electrified, Barbed and Razor Wire Fences		
8.1(1)(a)	Having and using an electrified fence without a licence	150
8.1(1)(a)	Having and using a barbed or razor wire fence without a licence	150
Part 9 — Street Numbering		
9.2(1)	Failure to paint/affix/maintain current street number in a conspicuous place on front of building, fence, letterbox or gate fronting street	150
9.3(1)	Placing street number so as to cause confusion or be misleading	150
Part 10 - Vehicle Storage, Wrecking, Fibreglassing and Spray Painting		
10.1(b)	Parking a not operational and road registered vehicle on the front set-back without being properly screened	150
10.1(1)		
10.1(2)		
10.1(3)		
10.1(c)	Storing a vehicle longer than 10 metres, wider than 2.5 metres or higher than 3 metres on a residential lot	150
10.1(4)		
10.2	Undertaking or permitting commercial wrecking of vehicles without planning approval	150
10.3(1)	Storing, wrecking or allowing to remain on land any vehicle, part or body of vehicle or machinery in state of disrepair without it being screened from view	150
10.3(2)	Keeping on any residential or special rural lot more than one vehicle in state of disrepair	150
10.4(1)	Failure to dispose of vehicle, parts or body of vehicle or machinery at a place set aside or approved for that purpose	150
10.4(2)	Destroying portion of vehicle or machinery by fire so as to cause nuisance by smoke or odour	150
10.5	Using or manufacturing fibreglass or undertaking spray painting without approval	150
Part 11 — Private Swimming Pools		
11.1(a)	Not allowing inspector to inspect swimming pool	150
11.2(b)	Failure to remove impediment to reasonable and safe access	150
Part 12 — Sand Drift and Litter Control		
12.1	Failure to prevent soil or dust from being released or escaping	150
12.2(1)	Allowing fill or excavation to effect adjoining land	150
12.2(3)	Failure to retain soil	150
12.3(1)	Failure to provide a suitable litter receptacle or enclosure on a building site	250
12.3(2)	Failure to keep wind blown building rubbish in receptacle or enclosure	150
Part 13 - Driveways and Drainage		
13.1(1)	Constructing a vehicle crossing at a gradient exceeding maximum allowable	150
13.1(2)	Constructing a driveway at a gradient exceeding maximum allowable	150
13.2	Allowing storm water to discharge onto adjoining land or road reserve	150
	Other offences not specified	150

[New Schedule of Fees and Charges added by Government Gazette No.58, 9 April 2009]

[All items under the headings of Part 3 – Fencing General, Part 5 – Estate Fences, Part 6 – Tennis Court Fencing, Part 7 – Security & Flood Lighting, Part 8 – Electrified, Barbed and Razor Wire Fences, Part 9 – Street Numbering, Part 11 – Private Swimming Pools and items under Part 13 relating to clause 13.1(1) and 13.1(2) repealed by Fencing Local Law Government Gazette #137 28 July 2016]

[Part 12 repealed by Site Erosion and Sand Drift Prevention Local Law 2016 Government Gazette #137 27 July 2016]

CITY OF WANNEROO
Private Property Local Law 2001
SCHEDULE OF FEES AND CHARGES

Nature of Fee	Clause No.	Fee
Application for approval of variation to sufficient fence	3.2(3)	\$100
Application for approval of overheight front fence	3.3(1)	\$100
Application for approval of variation to secondary street fence	3.4	\$100
Application for approval of gates or fences across Right Of Way, Public Access Way or Road Reserve	3.11	\$100 annually
Application for approval of estate fences except where approved as part of an application for planning approval	5.1(1)	The greater of \$100 minimum or 0.23% of development cost
Application for approval of an electrified fence or razor wire fence	8.1	\$100
Application to store or wreck more than one disused vehicle on a residential or special rural lot	10.2(2)	\$100
Application to vary vehicle crossover or driveway gradients	13.1	\$100
All other applications required by the Private Property Local Law		\$60

[Schedule of Fees and Charges deleted by the addition of Part 16 Government Gazette No. 58, 9 April 2009]

LOCAL GOVERNMENT ACT 1995
CITY OF WANNEROO
PRIVATE PROPERTY REPEAL 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 to make the following local law.

1. Citation

This local law may be cited as the *City of Wanneroo Private Property Repeal Local Law 2022*.

2. Commencement

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

3. Repeal

The *City of Wanneroo Private Property Local Law 2001*, published in the *Government Gazette* on 30 April 2002 is repealed.

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 Office

Assets

Community & Place

Community Service Delivery

4.6 Review of Policies for Community and Place

File Ref: 38319 – 22/180542
Responsible Officer: Director Community and Place
Attachments: 6

Issue

To consider minor revisions to two Council Policies being the Circuses and Performing Animals Policy and the Joint Development and Shared Use with Department of Education Policy.

Background

Council Policies are a statement of the principles or position that is intended to guide or direct decision-making within the City.

All Council Policies (as well as other like documents) should be reviewed regularly to ensure compliance with legislation, continued alignment with the adopted Strategic Community Plan and the City's requirements to provide sound and effective internal controls to minimise risk and deliver desired outcomes.

The Community and Place Directorate has a number of policies under review, with proposed changes to two Policies presented below for consideration.

Detail

Reviews have been undertaken of the policies listed below and the following changes are recommended:

Circuses and Performing Animals Policy

The revised draft (**Attachment 1**) includes minor amendments only, to reflect updated legislation and references and to address administrative improvements. The proposed amendments do not impact the purpose and intent of the Policy.

Joint Development and Shared Use with the Department of Education Policy

The revised draft (**Attachment 4**) includes minor amendments only, to reflect updated legislation and references and to address administrative improvements. The proposed amendments do not impact the purpose and intent of the Policy.

Consultation

Consultation has been undertaken with the relevant external stakeholders and all policies have been reviewed as per City's Policy and Procedure review process.

Comment

The review of Council policies will ensure that the information available to the City's stakeholders is aligned to the current strategic plans and priorities, and is relevant and up-to-date.

Statutory Compliance

Policies have been reviewed to ensure ongoing compliance with appropriate standards and legislation.

Strategic Implications

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

7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services

7.1 - Clear direction and decision making

Risk Management Considerations

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

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

Risk Appetite Statements

The City places a high priority on the importance of maintaining good governance and has no appetite for deliberate act or omission by any party. Decisions are aligned to policy to ensure non-compliance impacts are reduced as low as reasonably practicable (ALARP) and reputational damage is restricted to low. Therefore, the City accepts low or ALARP of compliance and governance risk.

Policy Implications

These policies have been recommended for amendment as a result of an evaluation and review process undertaken in accordance with the City of Wanneroo's Policy and Procedure Register and associated Management Procedure.

Financial Implications

Nil

Voting Requirements







Simple Majority

Recommendation

That Council:-

1. **APPROVES** the revised **Circuses and Performing Animals Policy (Attachment 1); and**
2. **APPROVES** the revised **Joint Development and Shared Use with the Department of Education Policy (Attachment 4).**

Attachments:

1	 Attachment 1 - Circuses and Performing Animals Policy July 2022	16/256344[v3]
2	 Attachment 2 - Circuses and Performing Animals Policy 2022 tracked changes	22/84957
3	 Attachment 3 - Circuses and Performing Animals Policy July 2019 (current)	16/256344[v2]
4	 Attachment 4 - Joint Development and Shared Use Facilities with the Department of Education Policy revised 2022	16/417996[v2]
5	 Attachment 5 - Joint Development and Shared Use Facilities with the Department of Education Policy track changes	22/92436
6	 Attachment 6 - Joint Development and Shared Use Facilities with the Department of Education Policy current	16/417996[v1]



Policy Manual

Circuses and Performing Animals Policy

Policy Owner:	Place Management
Contact Person:	Manager Place Management
Date of Approval:	TBC

POLICY STATEMENT

The City of Wanneroo ('City') is committed to ensuring that **circuses** or events involving animals comply with relevant legislation, regulations and best practice in all aspects of health and safety, and minimise the risk of improper care of animals.

POLICY OBJECTIVE

To provide:

- guidance on the operation of **circuses** and use of animals at events within the City;
- guidance for the appropriate location of circuses which minimises impact on the City's natural and built environment; and
- clarification that the use of **wild animals** for entertainment or display purposes is not supported by the City.

SCOPE

This policy applies to organisations operating circuses or using **performing animals** within the City of Wanneroo.

This policy does not apply to farms, school farms, displays approved by the Curriculum Council or the Education Department of WA, or petting zoos featuring only **domestic animals**.

IMPLICATIONS (Strategic, Financial, Human Resources)

Any event held in the City must comply with the relevant terms and conditions contained with the City's Public Community Event process including obtaining relevant approvals for required licenses and permits.



Policy Manual

IMPLEMENTATION

Locations

The City supports the provision of circus-type entertainment occurring within the City only at locations where, in the opinion of the Chief Executive Officer (CEO) or nominee, adequate space, parking and ancillary facilities are provided and the facility/location is within ready access of sufficient public transport to cater for the expected attendees. Such locations will only be approved for use by circuses or similar entertainment once per annum, except by resolution of Council.

Performing and/or Caged Animals

Approval will only be considered for circuses or events where the use of wild animals as either performers or in cages is specifically excluded, both from the proposed event or performance and from the general repertoire of the organisation seeking approval from such an event or performance.

Circuses that include the use of domestic animals will be considered on an individual basis on application to the City via the Public Community Event Application process.

ROLES AND RESPONSIBILITIES

The Manager Place Management is responsible for the application of this Policy.

DISPUTE RESOLUTION *(If applicable)*

Disputes in regard to this policy will be referred to the Director Community and Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

EVALUATION AND REVIEW PROVISIONS

This policy will be reviewed every three years.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Circuses	Defined as the occasional and itinerant performances and events held solely for the purpose of providing entertainment including displays of agility, illusion and clowning and which may utilise public open space.
Performing Animals	Defined as any animal trained and displayed solely for the purpose of entertaining.
Wild Animals	Defined as any animals normally found in the wild and not under normal circumstances domesticated by humans (including but not limited to big cats, elephants, bears, giraffes).

16/256344V3



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DEFINITIONS: Any definitions listed in the following table apply to this document only.

Domestic Animals	Defined as any of the various animals that have been domesticated by humans, so as to commonly live and breed in a tame condition (including but not limited to dogs, horses and farm animals).
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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Public Community Events Policy and Management Procedure

REFERENCES

The Animal Welfare Act 2002
 Animal Welfare (General) Regulations 2003
 RSPCA Policy – C02 Performing Animals

RESPONSIBILITY FOR IMPLEMENTATION

Manager Place Management

Versions	Next Review	Record No:
6 April 2005 (CD08-04/05)	March 2010	
4 May 2010 – CS05-05/10	March 2012	887606 10/964
21 August 2012 – CS05-08/12	August 2014	12/88567
10 November 2014 - Resolution No. CS11-11/14	November 2016	12/88567
7 November 2016 – CE01-11/16	November 2018	16/256344[V1]
30 July 2019 – CP07-07/19	June 2022	16/256344[V2]
TBC	June 2025	16/256344[V3]

16/256344V3



Policy Manual

Circuses and Performing Animals Policy

Policy Owner: ~~Community and Place~~ Place Management
Contact Person: Manager ~~Communications, Marketing & Events~~ Place Management
Date of Approval: ~~30 July 2019~~ CP07-07/19TBC

POLICY STATEMENT

The City of Wanneroo ('City') is committed to ensuring that **circuses** or events involving animals comply with relevant legislation, regulations and best practice in all aspects of health and safety, and minimise the risk of improper care of animals.

POLICY OBJECTIVE

To provide:

- guidance on the operation of **circuses** and use of animals at events within the City;
- guidance for the appropriate location of circuses which minimises impact on the City's natural and built environment; and
- clarification that the use of **wild animals** for entertainment or display purposes is not supported by the City.

SCOPE

This policy applies to organisations operating circuses or using **performing animals** within the City of Wanneroo.

This policy does not apply to farms, school farms, displays approved by the Curriculum Council or the Education Department of WA, or petting zoos featuring only **domestic animals**.

IMPLICATIONS (Strategic, Financial, Human Resources)

Any event held in the City must comply with the relevant terms and conditions contained with the City's Public Community Event process including obtaining relevant approvals for required licenses and permits.

~~The event must adhere to the following regulations and guidelines:~~

- ~~The Animal Welfare Act 2002~~
- ~~RSPCA Policy – C02 Performing Animals~~

~~10/674816/256344V3~~



Policy Manual

IMPLEMENTATION

Locations

The City supports the provision of circus-type entertainment occurring within the City only at locations where, in the opinion of the Chief Executive Officer (CEO) or ~~an authorised person~~nominee, adequate space, parking and ancillary facilities are provided and the facility/location is within ready access of sufficient public transport to cater for the expected attendees. Such locations will only be approved for use by circuses or similar entertainment once per annum, except by resolution of Council.

Performing And/Or Caged Animals

Approval will only be considered for circuses or events where the use of wild animals as either performers or in cages is specifically excluded, both from the proposed event or performance and from the general repertoire of the organisation seeking approval from such an event or performance.

Circuses that include the use of domestic animals will be considered on an individual basis on application to the City via the Public Community Event Application process.

ROLES AND RESPONSIBILITIES

The Manager ~~Communications Marketing & Events~~Place Management is responsible for the application of this Policy.

DISPUTE RESOLUTION *(If applicable)*

Disputes in regard to this policy will be referred to the Director Community and Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

EVALUATION AND REVIEW PROVISIONS

This policy is to be reviewed every three years ~~by the Community and Place Directorate~~.

DEFINITIONS

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Circuses	Defined as the occasional and itinerant performances and events held solely for the purpose of providing entertainment including displays of agility, illusion and clowning and which may utilise public open space.
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~~10/674816/256344V3~~



Policy Manual

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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Public Community Events Policy and Management Procedure

REFERENCES

The Animal Welfare Act 2002
Animal Welfare (General) Regulations 2003
RSPCA Policy – C02 Performing Animals

RESPONSIBILITY FOR IMPLEMENTATION

Manager ~~Community Facilities~~Place Management

Versions	Next Review	Record No:
6 April 2005 (CD08-04/05)	March 2010	
4 May 2010 – CS05-05/10	March 2012	887606 10/964
21 August 2012 – CS05-08/12	August 2014	12/88567
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7 November 2016 – CE01-11/16	November 2018	16/256344[V1]
30 July 2019 – CP07-07/19	June 2022	16/256344[V2]
<u>TBC</u>	<u>June 2025</u>	<u>16/256344[V3]</u>

~~10/6748~~16/256344V3



Policy Manual

Circuses and Performing Animals Policy

Policy Owner:	Community and Place
Contact Person:	Manager Communications, Marketing & Events
Date of Approval:	30 July 2019 – CP07-07/19

POLICY STATEMENT

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- RSPCA Policy – C02 Performing Animals

IMPLEMENTATION

Locations

The City supports the provision of circus-type entertainment occurring within the City only at locations where, in the opinion of the Chief Executive Officer (CEO) or an authorised person, adequate space, parking and ancillary facilities are provided and the facility/location is within



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ready access of sufficient public transport to cater for the expected attendees. Such locations will only be approved for use by circuses or similar entertainment once per annum, except by resolution of Council.

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Circuses that include the use of domestic animals will be considered on an individual basis on application to the City via the Public Community Event Application process.

ROLES AND RESPONSIBILITIES

The Manager Communications Marketing & Events is responsible for the application of this Policy.

DISPUTE RESOLUTION

Disputes in regard to this policy will be referred to the Director Community and Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

EVALUATION AND REVIEW PROVISIONS

This policy is to be reviewed every three years by the Community and Place Directorate.

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Domestic Animals	Defined as any of the various animals which have been domesticated by humans, so as to commonly live and breed in a tame condition (including but not limited to dogs, horses and farm animals).



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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Public Community Events Policy

RESPONSIBILITY FOR IMPLEMENTATION

Manager Communications, Marketing and Events

Versions	Next Review	Record No:
6 April 2005 (CD08-04/05)	March 2010	
4 May 2010 – CS05-05/10	March 2012	887606 TRIM: 10/964
21 August 2012 – CS05-08/12	August 2014	TRIM: 12/88567
10 November 2014 - Resolution No. CS11-11/14	November 2016	TRIM: 12/88567
7 November 2016 – CE01-11/16	November 2018	TRIM 16/256344[V1]
30 July 2019 – CP07-07/19	June 2022	TRIM 16/256344[V2]



Policy Manual

Joint Development and Shared Use Facilities with Department of Education

Policy Owner: Community Facilities
Contact Person: Manager Community Facilities
Date of Approval:

POLICY STATEMENT

The intent of the policy is to ensure both parties work collaboratively to ensure efficient and effective use of physical and financial resources and consideration of social planning issues to promote opportunities for the community in the use of joint facilities.

POLICY OBJECTIVE

To provide a framework for the promotion and implementation of the principles and protocols for Joint Development and Shared Use Facilities between the Department of Education (DOE) and the City of Wanneroo (City).

SCOPE

The policy applies to the City and the DOE as it relates to the collaborative planning, development and use of shared facilities within the City.

IMPLICATIONS (FINANCIAL, HUMAN RESOURCES)

Oversight of the policy falls within existing resource and staffing structures. Financial commitments are to be considered by Council as part of Annual Budget considerations.

IMPLEMENTATION

Framework

The framework governing the development of shared use agreements between the DOE and the City consists of Policy, Protocols and Principles, Memorandum of Understanding (MOU) and Licence Agreements.

Policy

The policy document formalises the overarching framework to guide the development, implementation and ongoing management of shared use agreements between the City and the DOE.

Protocols and Principles

The Protocols and Principles have been developed as a set of guidelines and processes to allow shared use to be progressed in the most appropriate and collaborative manner for all stakeholders involved.



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Memorandum of Understanding (MOU)

The MOU is an agreement between the Minister for Education, the Mayor and Chief Executive Officer (CEO) of the City. The MOU defines the roles and responsibilities of both organisations in relation to shared use facilities. The MOU is applicable to all joint arrangement licence agreements.

Shared Use Licence

Shared use agreements are a non-exclusive licence agreement between the City and the DOE outlining the roles and responsibilities of each party for the shared use of the designated facility area including the day to day operations maintenance expectations and the conditions for the use of the area. Each shared use agreement is specific to the individual school site and (for Crown land) requires the approval of the Minister for Lands.

ROLES AND RESPONSIBILITIES

The Manager Community Facilities will work with staff from Property Services, Parks and Conservation Management, Legal Services, Planning Services and appropriate DOE representatives from Strategic Asset Planning and Facilities Program Delivery to ensure all processes are conducted in a professional and efficient manner.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Community Facilities in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Director Community and Place for a ruling.

EVALUATION AND REVIEW PROVISIONS

The policy will be evaluated and reviewed every two years, in consultation with internal and external stakeholders who are parties to, or affected by the agreement.

The associated Protocol and MOU can be updated independent of the policy if agreed to by both the City and DOE.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Shared Use	More than one party using another party's facilities.
Public Open Space	An active playing field for structured sporting activities accessible to all members of the community and maintained by the City.
Recreational and Community Facilities	Includes playfields, hard-courts, and indoor and outdoor recreational amenities, community health and multipurpose spaces for general community use.



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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

City of Wanneroo and Minister for Education Licence Agreement for the Shared Use of Facilities for Sporting and Recreational Purposes

REFERENCES

- City of Wanneroo Protocol For Considering Co-location Of School Sites With Public Open Space
- Memorandum of Understanding between the City of Wanneroo and the Department of Education

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities

Version	Next Review	Record No:
	May 2006	558158 / 887475
1 May 2006 - CD10-10/06	March 2011	10/19821
8 March 2011 - CD02-03/11	March 2013	11/28579
9 May 2017 – CE02-05/17	May 2019	16/417996
TBC	June 2025	16/417996V2



Policy Manual

Joint Development and Shared Use Facilities with Department of Education

Policy Owner: Community Facilities
Contact Person: Manager Community Facilities
Date of Approval: ~~9 May 2017~~ — CE02-05/17

POLICY STATEMENT

The intent of the policy is to ensure both parties work collaboratively to ensure efficient and effective use of physical and financial resources and consideration of social planning issues to promote opportunities for the community in the use of joint facilities.

POLICY OBJECTIVE

To provide a framework for the promotion and implementation of the principles and protocols for Joint Development and Shared Use Facilities between the Department of Education (DOE) and the City of Wanneroo (City).

SCOPE

The policy applies to the City and the DOE as it relates to the collaborative planning, development and use of shared facilities within the City.

IMPLICATIONS (FINANCIAL, HUMAN RESOURCES)

Oversight of the policy falls within existing resource and staffing structures. Financial commitments are to be considered by Council as part of Annual Budget considerations.

IMPLEMENTATION

Framework

The framework governing the development of shared use agreements between the DOE and the City consists of Policy, Protocols and Principles, Memorandum of Understanding (MOU) and Licence Agreements.

Policy

The policy document formalises the overarching framework to guide the development, implementation and ongoing management of shared use agreements between the City and the DOE.

Protocols and Principles

The Protocols and Principles have been developed as a set of guidelines and processes to allow shared use to be progressed in the most appropriate and collaborative manner for all stakeholders involved.

Memorandum of Understanding (MOU)



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The MOU is an agreement between the Minister for Education, the Mayor and Chief Executive Officer (CEO) of the City. ~~The~~ The MOU defines the roles and responsibilities of both organisations in relation to shared use facilities. ~~The~~ The MOU is applicable to all joint arrangement licence agreements.

Shared Use Licence Agreement

Shared use agreements are a non-exclusive licence agreement between the City and the DOE outlining the roles and responsibilities of each party for the shared use of the designated facility area including the day to day operations maintenance expectations and the conditions for the use of the area. Each shared use agreement is specific to the individual school site and (for Crown land) requires the approval of the Minister for Lands.

~~Joint arrangement licences are a written agreement between the City and the DOE outlining the day to day operating requirements of a shared use facility including the terms and conditions for sharing facilities. Each Licence Agreement is specific to the individual school site.~~

ROLES AND RESPONSIBILITIES

The Manager Community Facilities will work with staff from Property Services, Parks and Conservation Management~~Maintenance~~, Legal Services, Planning Services and appropriate DOE representatives from Strategic Asset Planning and Facilities Program Delivery to ensure all processes are conducted in a professional and efficient manner.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Community Facilities in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Director Community and Place for a ruling.

EVALUATION AND REVIEW PROVISIONS

The policy will be evaluated and reviewed every two years, in consultation with internal and external stakeholders who are parties to, or affected by the agreement.

The associated Protocol and MOU can be updated independent of the policy if agreed to by both the City and DOE.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Shared Use	Can be defined as m More than one party using another party's facilities.
Public Open Space	Defined as a An active playing field for structured sporting activities accessible to all members of the community and maintained by the City.



Policy Manual

Recreational and Community Facilities

Includes playfields, hard-courts, and indoor and outdoor recreational amenities, community health and multipurpose spaces for general community use.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

City of Wanneroo and Minister for Education Licence Agreement for the Shared Use of Facilities for Sporting and Recreational Purposes

REFERENCES

- City of Wanneroo Protocol For Considering Co-location Of School Sites With Public Open Space
- Memorandum of Understanding between the City of Wanneroo and the Department of Education

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities

Version	Next Review	Record No:
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1 May 2006 - CD10-10/06	March 2011	10/19821
8 March 2011 - CD02-03/11	March 2013	11/28579
9 May 2017 – CE02-05/17	May 2019	16/417996
<u>TBC</u>	<u>June 2025</u>	<u>16/417996V2</u>



Policy Manual

Joint Development and Shared Use Facilities with Department of Education

Policy Owner: Community Facilities
Contact Person: Manager Community Facilities
Date of Approval: 9 May 2017 – CE02-05/17

POLICY OBJECTIVE

To provide a framework for the promotion and implementation of the principles and protocols for Joint Development and Shared Use Facilities between the Department of Education (DOE) and the City of Wanneroo (City).

POLICY STATEMENT

The intent of the policy is to ensure both parties work collaboratively to ensure efficient and effective use of physical and financial resources and consideration of social planning issues to promote opportunities for the community in the use of joint facilities.

SCOPE

The policy applies to the City and the DOE as it relates to the collaborative planning, development and use of shared facilities within the City.

BACKGROUND

The City and the DOE have developed a set of Protocols and Principles to be considered when recommending the co-location of school sites within Public Open Space (POS) and/or the sharing of recreation and community facilities. The Protocols and Principles highlight the need for prior consensus regarding the planned use, development and ongoing management of the facilities before either party enters into a shared use arrangement and formal agreement.

The policy has been developed to provide clarity to the process of promoting and implementing the principles of shared use facilities.

CONSULTATION WITH STAKEHOLDERS

Development of the policy follows extensive consultation between City Officers from varied operational areas and a multi-operational team representing the interests of the DOE.

IMPLICATIONS (FINANCIAL, HUMAN RESOURCES)

Oversight of the policy falls within existing resource and staffing structures. financial commitments are to be considered by Council as part of Annual Budget considerations.



Policy Manual

IMPLEMENTATION

Framework

The framework governing the development of shared use agreements between the DOE and the City consists of Policy, Protocols and Principles, Memorandum of Understanding (MOU) and Licence Agreements.

Policy

The policy document formalises the overarching framework to guide the development, implementation and ongoing management of shared use agreements between the City and the DOE.

Protocols and Principles

The Protocols and Principles have been developed as a set of guidelines and processes to allow shared use to be progressed in the most appropriate and collaborative manner for all stakeholders involved.

MOU

The MOU is an agreement between the Minister for Education, the Mayor and Chief Executive Officer (CEO) of the City. The MOU defines the roles and responsibilities of both organisations in relation to shared use facilities. The MOU is applicable to all joint arrangement licence agreements.

Licence Agreement

Joint arrangement licences are a written agreement between the City and the DOE outlining the day to day operating requirements of a shared use facility including the terms and conditions for sharing facilities. Each Licence Agreement is specific to the individual school site.

ROLES AND RESPONSIBILITIES

The Manager Community Facilities will work with staff from Property Services, Parks Maintenance, Legal Services, Planning Services and appropriate DOE representatives from Strategic Asset Planning and Facilities Program Delivery to ensure all processes are conducted in a professional and efficient manner.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Community Facilities in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

Elected Members, Directors, Managers and Community Facilities staff.

EVALUATION AND REVIEW PROVISIONS

The policy will be evaluated and reviewed every two years, in consultation with internal and external stakeholders who are parties to, or affected by the agreement.



Policy Manual

The associated Protocol and MOU can be updated independent of the policy if agreed to by both the City and DOE.

DEFINITIONS

<i>DEFINITIONS: Any definitions listed in the following table apply to this document only.</i>	
Shared Use	Can be defined as more than one party using another party's facilities.
Public Open Space	Defined as an active playing field for structured sporting activities accessible to all members of the community and maintained by the City.
Recreational and Community Facilities	Includes playfields, hard-courts, and indoor and outdoor recreational amenities, community health and multipurpose spaces for general community use.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

City of Wanneroo and Minister for Education Licence Agreement for the Shared Use of Facilities for Sporting and Recreational Purposes

REFERENCES

- City of Wanneroo Protocol For Considering Co-location Of School Sites With Public Open Space
- Memorandum of Understanding between the City of Wanneroo and the Department of Education

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities

Version	Next Review	Record No:
	May 2006	558158 / 887475
1 May 2006 - CD10-10/06	March 2011	10/19821
8 March 2011 - CD02-03/11	March 2013	11/28579
9 May 2017 – CE02-05/17	May 2019	16/417996

Corporate Strategy & Performance

Business & Finance

4.7 Financial Activity Statement for the Period Ended 31 May 2022

File Ref: 42309V04 – 22/223694
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: 5

Issue

To consider the Financial Activity Statement for the period ended 31 May 2022.

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) and Mid-Year Statutory Budget Review on 15 March 2022 (SC04-03/22). The figures in this report are compared to the revised budget.

Overall Comments Month to Date

Results from Operations

The Financial Activity Statement report for the month of May 2022 shows an overall unfavourable variance of \$800k, due to unfavourable variance of \$700k from Operating Revenue and the unfavourable variance of \$100k from Operating Expense.

The unfavourable operating revenue variance of \$700k due to lower income from Operating Grants, Subsidies & Contributions of \$547k, Rates of \$303k and Fees & Charges Income of \$200k partially offset by the higher income from Interest Earnings of \$238k and Other Revenue of \$97k.

The unfavourable operating expense variance of \$100k is due to higher expenses from Employee Costs of \$7k, Material & Contracts of \$842k, Interest Expenses of \$16k and Insurance Expenses of \$11k partially offset by the lower expenses from Depreciation of \$551k and Utility Charges of \$187k.

Description	Current Month - May 2022					Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %		
Operating Revenue	3.2	3.9	(0.7)	(17.9)	R	Overall unfavourable variance is mainly due to lower revenue from Operating Grants, Subsidies & Contributions, Rates and Fees & Charges partially offset by higher revenue from Interest Earnings and Other Revenue.. Please refer to Notes 1, 2, 3, 4 and 5.
Operating Expense	(15.6)	(15.5)	(0.1)	(0.6)	A	The unfavourable variance is mainly due to higher Employee Cost, Materials & Contracts expenses, Interest and Insurance expenses partially offset by lower Depreciation and Utility Charges. Please refer to notes 6, 7, 8, 9, and 10 for further details.
Result from Operations	(12.4)	(11.6)	(0.8)	(6.9)		

Capital Program

During May 2022, \$4.0m was spent on various capital projects of which \$1.2m was spent on IT Equipment and Software.

Description	Month Actual \$m	Month Revised Budget \$m	% Complete of Month Revised Budget
Expenditure	4.0	5.9	67.8%

Overall Comments on Year to Date (YTD) Figures

Results from Operations

The Financial Activity Statement report for the year to date 31 May 2022 shows an overall favourable variance from Operations (before Non-Operating Revenue and Expenses) of \$14.5m.

The favourable variance is mainly due to lower expenses from Depreciation of \$4.9m, Materials & Contracts of \$4.1m, Utility charges of \$1.3m, Employee Costs of \$987k, higher income from Operating Grants, Subsidies & Contributions of \$5.5m, Interest earnings of \$260k and other revenue of \$277k partially offset by lower income from Rates of \$1.5m, Fees & Charges of \$1.2m and higher expenses from Insurance of \$138k and Interest Expenses of \$69k.

Description	Year-To-Date May 2022					Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %		
Operating Revenue	203.9	200.5	3.4	1.7	G	Overall favourable variance is mainly due to higher revenue from Operating Grants, Subsidies & Contributions, Other Revenue and Interest Earnings partially offset by lower revenue from Rates and Fees & Charges. Please refer to Notes 1, 2, 3, 4 and 5.
Operating Expense	(177.8)	(188.9)	11.1	5.9	G	The favourable variance is mainly due to lower Employee Costs, Materials & Contracts, Utility Charges and Depreciation partially offset by higher Insurance and Interest Expenses. Please refer to notes 6, 7, 8, 9 and 10 for further details.
Result from Operations	26.1	11.6	14.5	125.0		

Capital Program

At the end of May 2022, \$38.7m was expended on various capital projects of which \$7.7m was spent on Sports Facilities, \$5.5m on Roads, \$4.5m on Fleet Management, \$5.4m on IT Equipment & Software, \$4.2m on Park Furniture, \$1.5m on Pathways and Trails and a further \$1.4m on Waste Management (Refer **Attachment 3** 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	38.7	65.3	59.3%	71.2	54.4%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
458.2	0.85%	Portfolio balance has decreased by \$5.9m from April 2022. The monthly weighted return is 0.85% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 0.80%. (Refer to Attachment 4 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 31 MAY 2022

Description	Current Month				Year to Date				Annual				
	Actual	Revised Budget	Variance		Notes	Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
			\$	%				\$	%			\$	%
Revenues													
Rates	(2,543)	300,000.00	(302,543)	(100.8)	R 1	139,307,991	140,762,080	(1,454,089)	(1.0)	A	141,191,680	141,062,080	(129,600)
Operating Grants, Subsidies & Contributions	1,086,378	1,632,955.00	(546,577)	(33.5)	R 2	13,064,672	7,525,594	5,539,078	73.6	G	8,015,370	7,974,913	(40,457)
Fees & Charges	1,449,789	1,649,719.65	(199,931)	(12.1)	R 3	47,912,898	49,092,207	(1,179,309)	(2.4)	A	50,296,054	50,661,715	365,661
Interest Earnings	483,535	245,784.00	237,751	96.7	G 4	2,728,029	2,467,729	260,300	10.5	A	2,283,458	2,635,558	352,100
Other Revenue	155,915	58,986.00	96,929	164.3	G 5	919,707	642,564	277,143	43.1	G	725,295	713,234	(12,061)
Total Operating Revenue	3,173,074	3,887,445	(714,371)	(18.4)		203,933,296	200,490,174	3,443,122	1.7		202,511,857	203,047,500	535,643
Expenses													
Employee Costs	(6,223,402)	(6,215,795)	(7,607)	(0.1)	A 6	(69,751,090)	(70,738,121)	987,031	1.4	G	(77,092,475)	(77,057,519)	34,956
Materials & Contracts	(5,218,364)	(4,376,850)	(841,514)	(19.2)	R 7	(59,909,918)	(63,994,556)	4,084,638	6.4	G	(73,738,173)	(71,517,798)	2,220,375
Utility Charges	(587,354)	(774,650)	187,296	24.2	G 8	(7,273,332)	(8,606,995)	1,333,663	15.5	G	(9,755,555)	(9,727,033)	28,522
Depreciation	(3,149,491)	(3,700,952)	551,461	14.9	G 9	(35,824,354)	(40,710,472)	4,886,118	12.0	G	(44,411,424)	(44,411,424)	0
Interest Expenses	(358,312)	(342,719)	(15,593)	(4.5)	A 10	(3,841,258)	(3,772,252)	(69,006)	(1.8)	A	(4,115,430)	(4,115,430)	0
Insurance	(109,537)	(98,629)	(10,908)	(11.1)	R 10	(1,224,989)	(1,087,419)	(137,570)	(12.7)	R	(1,285,633)	(1,272,633)	13,000
Total Operating Expenditure	(15,646,460)	(15,509,595)	(136,865)	(0.9)		(177,824,942)	(188,909,815)	11,084,873	5.9		(210,398,690)	(208,101,837)	2,296,853
RESULT FROM OPERATIONS	(12,473,386)	(11,622,150)	(851,236)	(7.3)		26,108,354	11,580,359	14,527,995	125.5		(7,886,833)	(5,054,337)	2,832,496
Non Operating Revenue & Expenses													
Non Operating Grants, Subsidies & Contributions	4,694,572	1,477,836	3,216,735	217.7	G 11	22,091,702	16,256,197	5,835,505	35.9	G	19,076,024	17,734,033	(1,341,991)
Contributed Physical Assets	4,308,178	0	4,308,178	0.0	G 12	9,786,098	7,484,559	2,301,539	30.8	G	12,180,000	12,180,000	0
Non Operating Contract Expenses	0	0	0	0.0	G 13	(14,168,717)	0	(14,168,717)	0.0	R	(15,000,000)	(15,000,000)	0
Profit on Asset Disposals	1,479,003	139,166.00	1,339,837	962.8	G 14	1,493,287	3,792,596	(2,299,309)	(60.6)	R	4,945,035	4,945,035	0
Loss on Assets Disposals	(360,186)	0	(360,186)	0.0	R 14	(438,739)	0	(438,739)	0.0	R	(1,013,273)	(1,013,273)	0
TPS* & DCP** Revenues	2,126,210	356,714.00	1,769,496	496.1	G 15	8,534,655	10,249,142	(1,714,487)	(16.7)	R	25,630,638	22,430,638	(3,200,000)
TPS* & DCP** Expenses	(3,646,261)	0	(3,646,261)	0.0	R 16	(5,537,888)	(5,889,585)	351,697	6.0	G	(19,907,771)	(7,086,646)	12,821,125
Total Non Operating Revenue and Expenses	8,601,514	1,973,716	6,627,798	335.8		21,760,398	31,892,909	(10,132,511)	(31.8)		25,910,653	34,189,787	8,279,134
NET RESULT (OPERATING & NON OPERATING)	(3,871,872)	(9,648,434)	5,776,563	59.9		47,868,752	43,473,268	4,395,484	(10.1)		18,023,820	29,135,450	11,111,630
Other Comprehensive Income	0	0	0	0.0		0	0	0	0.0		0	0	0
TOTAL COMPREHENSIVE INCOME	(3,871,872)	(9,648,434)	5,776,563	59.9		47,868,752	43,473,268	4,395,484	10.1		18,023,820	29,135,450	11,111,630

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

*TPS= Town Planning Schemes

**DCP=Developers Contribution Plans

Revenues

Note 1 Rates

Month to Date - (Actual \$-3k, Revised Budget \$300k)

The variance is unfavourable by \$303k mainly due to timing differences of Interim Rates.

Year to Date - (Actual \$139.3m, Revised Budget \$140.8m)

The unfavourable variance of \$1.5m mainly due to timing differences of Interim Rates.

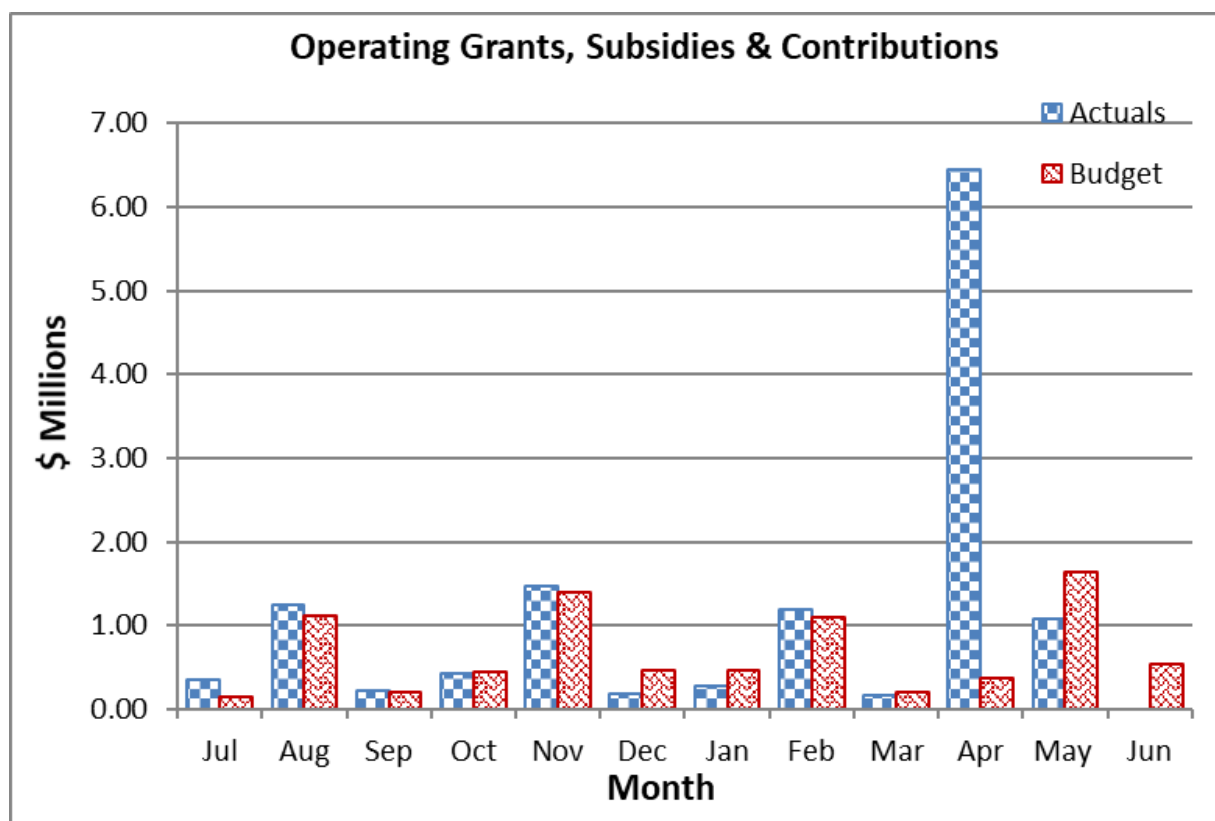
Note 2 Operating Grants, Subsidies & Contributions

Month to Date - (Actual \$1.1m, Revised Budget \$1.6m)

The unfavourable variance of \$547k for the month is mainly due to lower income from State Government Grants.

Year to Date - (Actual \$13.1m, Revised Budget \$7.5m)

The variance is favourable by \$5.5m mainly due to receipt of 2022/23 Financial Assistance Grant of \$6.1m in advance, partially offset by lower income from State Government Grants related to Waste Services of \$578k and Parks & Conservation of \$110k.

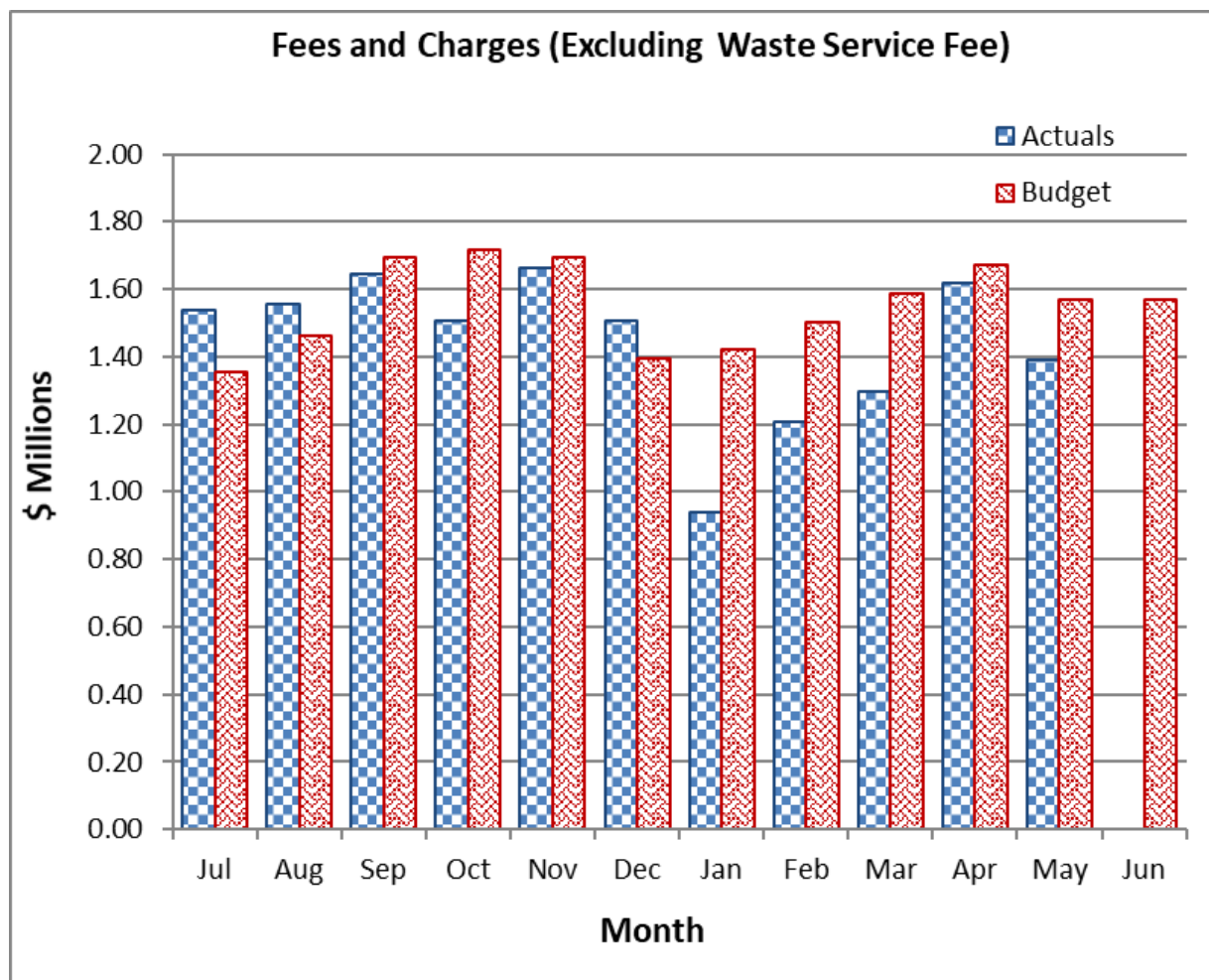


Note 3 Fees and Charges**Month to Date - (Actual \$1.4m, Revised Budget \$1.6m)**

The unfavourable variance of \$200k for the month is mainly due to lower income from Booking Fee Income of \$72k, User Entry Fee Income of \$49k, Property Lease or Rental Income of \$37k, Twilight Golf Fee Income of \$17k and Building Application Fee Income of \$16k.

Year to Date - (Actual \$47.9m, Revised Budget \$49.1m)

The unfavourable variance of \$1.2m is mainly due to lower Booking Fee Income of \$812k lower User Entry Fee Income of \$285k and lower Rubbish Collection Fee Income of \$137k.

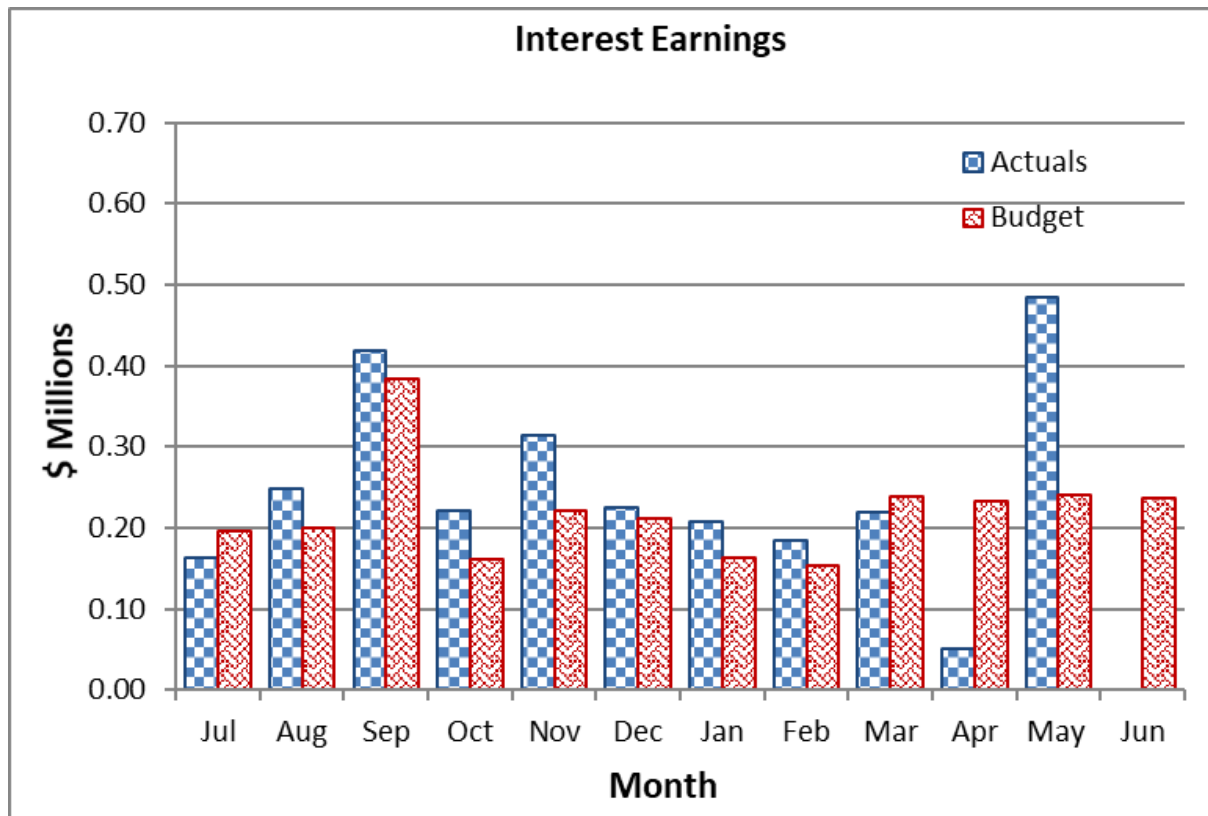


Note 4 Interest Earnings**Month to Date - (Actual \$484k, Revised Budget \$246k)**

The favourable variance of \$238k for the month is mainly due to higher Interest income from Reserves of \$189k and \$46k from Municipal Fund.

Year to Date - (Actual \$2.7m, Revised Budget \$2.5m)

The variance is favourable by \$260k mainly due to higher Interest Earnings from Reserve Funds.

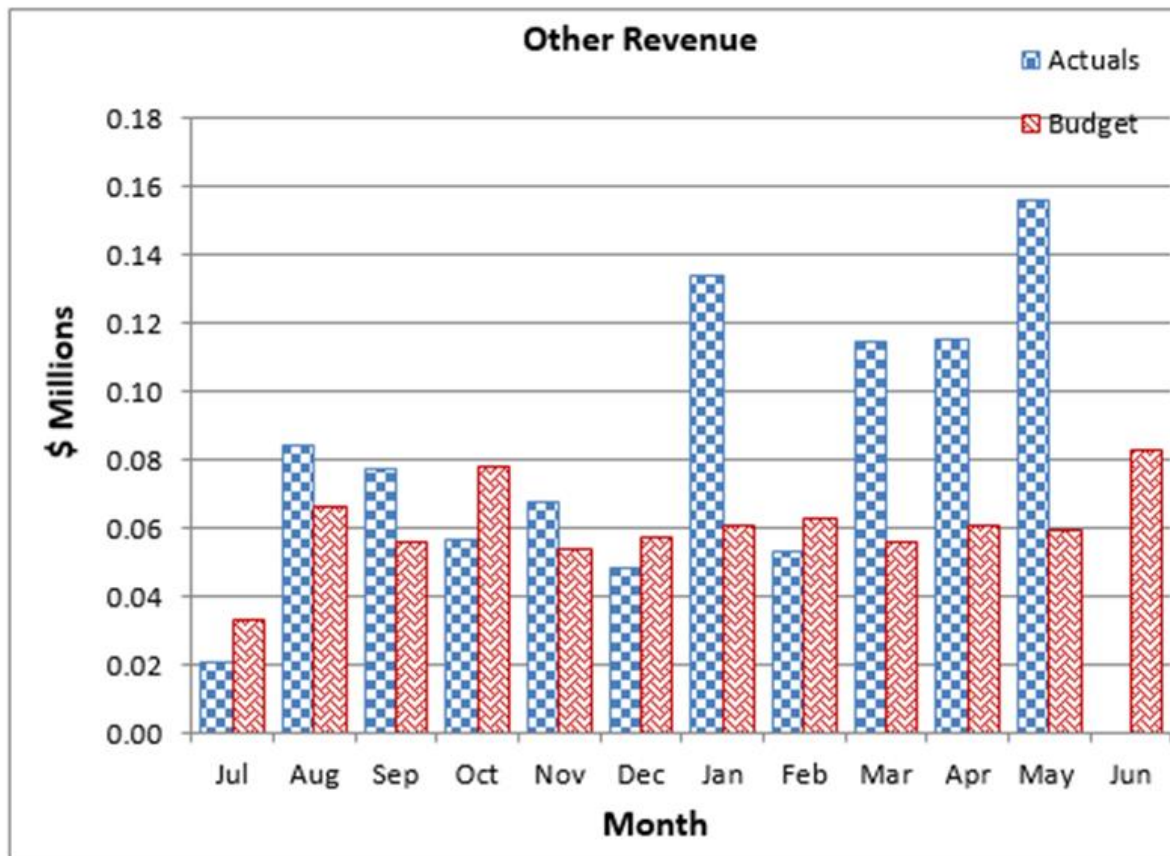


Note 5 Other Revenue**Month to Date - (Actual \$156k, Revised Budget \$59k)**

The favourable variance of \$97k for the month is mainly due to Miscellaneous Revenue related to Advocacy and Economic Development investment attractions of \$53k and Sale of Product Income of \$45k from various community facilities.

Year to Date - (Actual \$920k, Revised Budget \$643k)

The variance is favourable by \$277k is mainly due to Miscellaneous Revenue related to Advocacy and Economic Development investment attractions.



Expenses

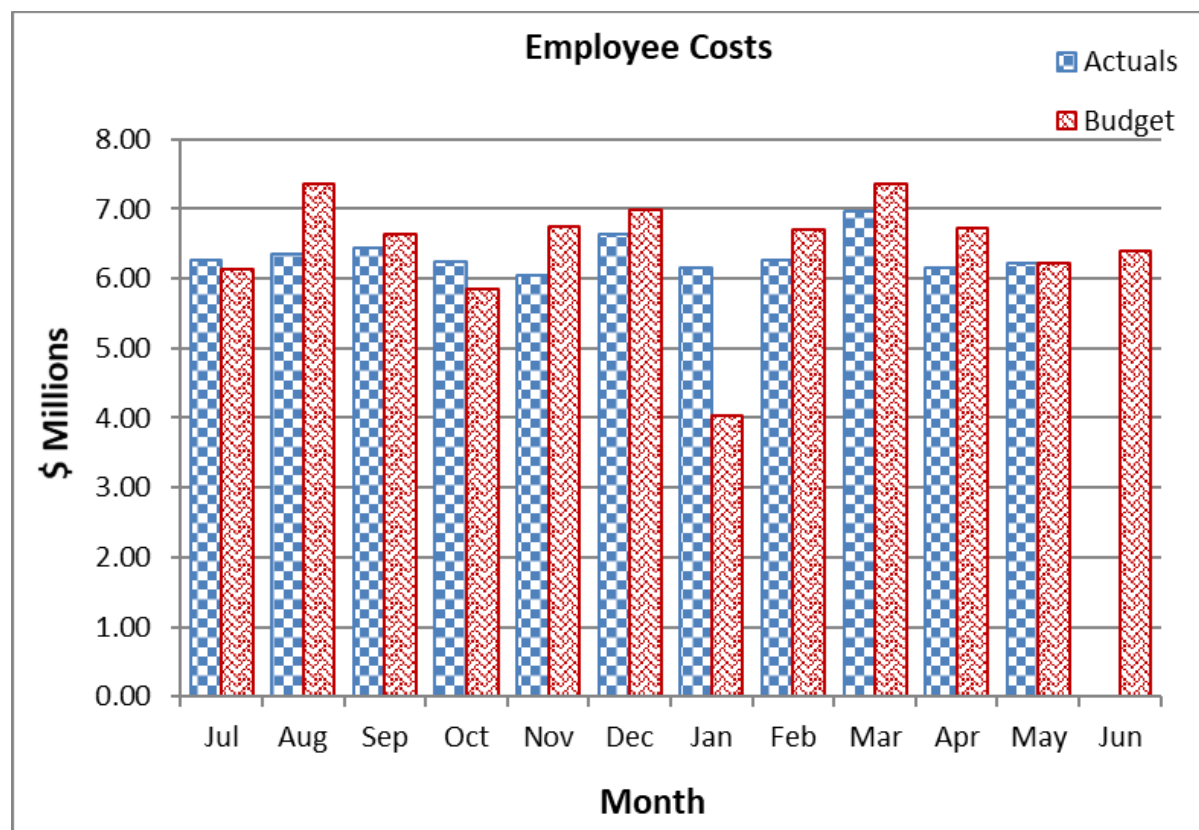
Note 6 Employee Costs

Month to Date - (Actual \$6.2m, Revised Budget \$6.2m)

The unfavourable variance of \$8k is mainly arising from temporary personnel expenses.

Year to Date - (Actual \$69.8m, Revised Budget \$70.7m)

The variance is favourable by \$987k mainly due to deferment in backfilling certain vacant roles due to current market conditions.

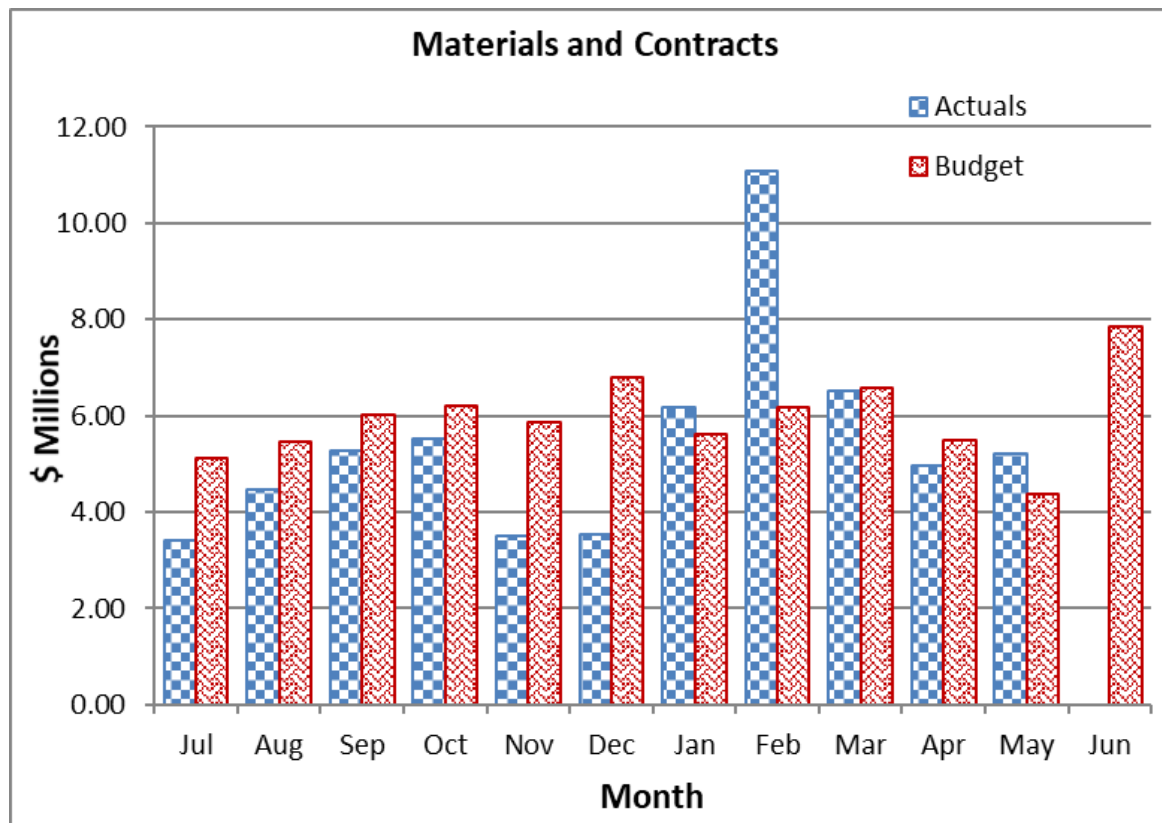


Note 7 Materials & Contracts**Month to Date - (Actual \$5.2m, Revised Budget \$4.4m)**

The unfavourable variance of \$842k is mainly due to higher General Material Expenses of \$627k, higher Fuel Expenses of \$52k and higher Internet Service provider & Software Maintenance support costs of \$ 162k.

Year to Date - (Actual \$59.9m, Revised Budget \$64.0m)

The variance is favourable by \$4.1m mainly due to lower Refuse Removal Expenses due to reduced waste volumes.

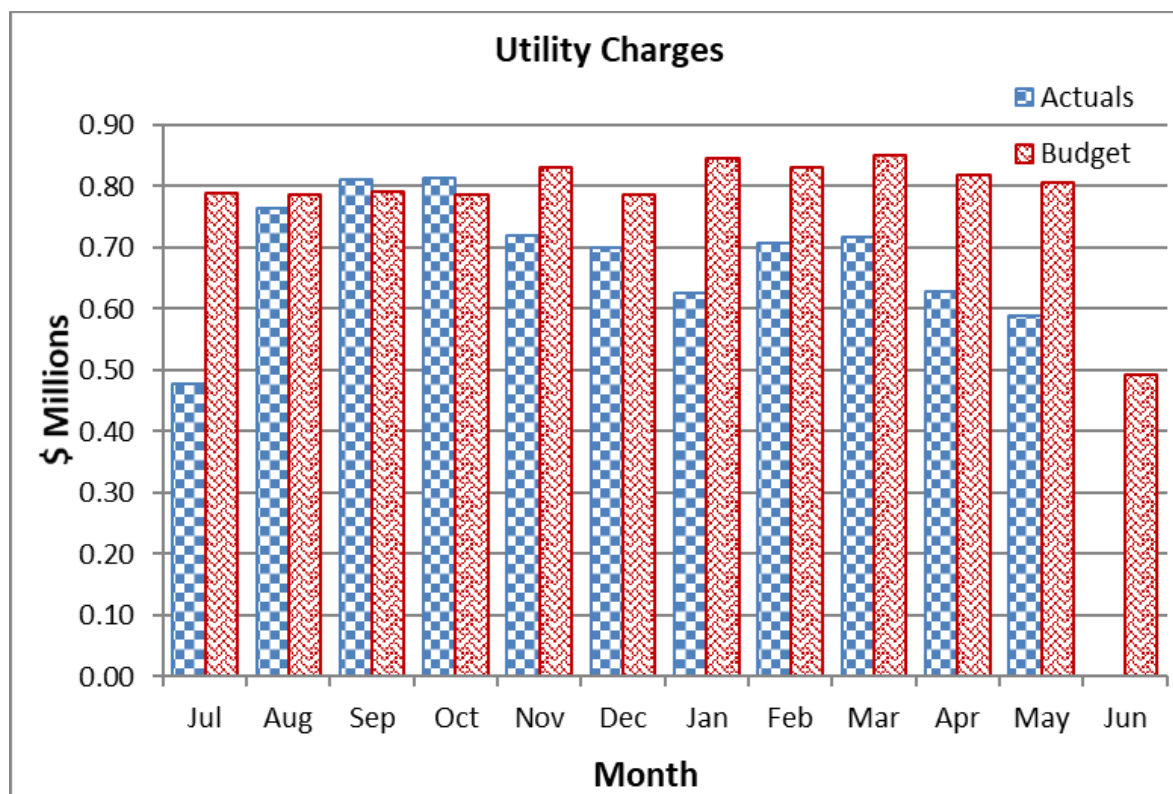


Note 8 Utility Charges***Month to Date - (Actual \$587k, Revised Budget \$775k)***

The favourable variance of \$187k is mainly due to lower electricity expenses of \$147k, lower water consumption charges of \$25k and lower Gas Expenses of \$15k.

Year to Date - (Actual \$7.3m, Revised Budget \$8.6m)

The favourable variance of \$1.3m is mainly due to lower electricity expenses of \$873k, lower water consumption expenses of \$234k and lower gas expenses of \$39k.

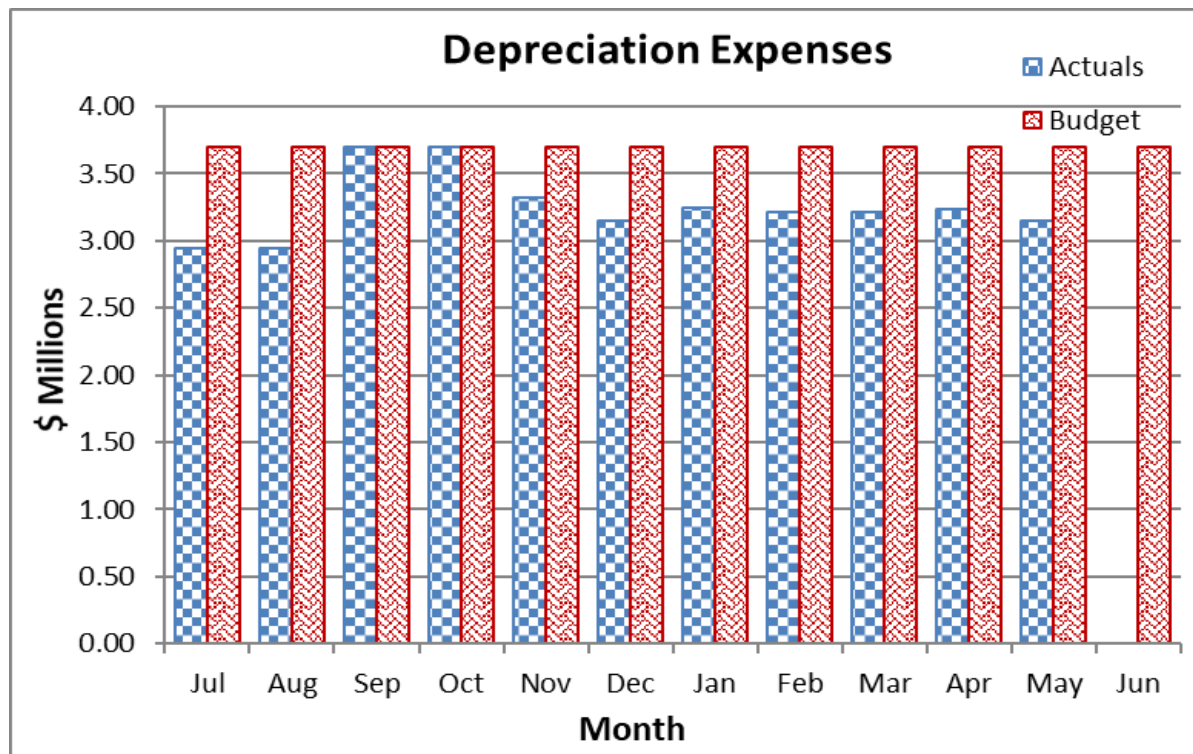


Note 9 Depreciation**Month to Date - (Actual \$3.1m, Revised Budget \$3.7m)**

The favourable variance of \$551k is due to lower depreciation related to various Buildings of \$222k, Roads of \$241k and Pathways of \$98k, partially offset by higher depreciation expenses related to Plant & Equipment of \$11k.

Year to Date - (Actual \$35.8m, Revised Budget \$40.7m)

The favourable variance of \$4.9m is mainly due to lower depreciation related to various Buildings of \$2.6m and Infrastructure - Roads of \$2.1m.

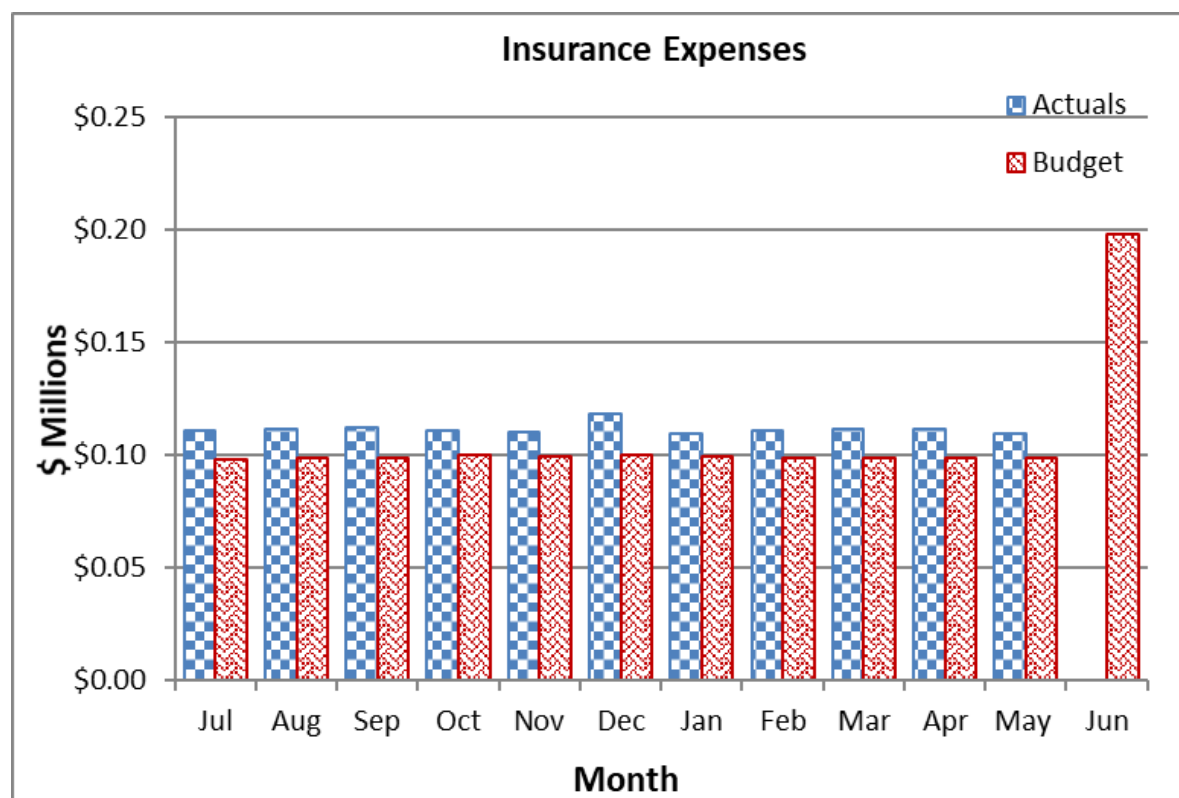


Note 10 Insurance Expenses**Month to Date - (Actual \$110k, Revised Budget \$99k)**

The unfavourable variance of \$11k is due to higher insurance premium costs than budget.

Year to Date - (Actual \$1.2m, Revised Budget \$1.1m)

The unfavourable variance of \$138k is due to higher than anticipated insurance premium costs.



Non Operating Revenue & Expenses**Note 11 Non Operating Grants, Subsidies & Contributions*****Month to Date – (Actual \$4.7m, Revised Budget \$1.6m)***

The favourable variance of \$3.1m is mainly attributed to Capital Grants received from State and Commonwealth Governments.

Under the Australian Accounting Standard AASB 1058, grants with performance obligations can only be recognised upon meeting the performance obligations as per the grant agreement.

Year to Date – (Actual \$22.1m, Revised Budget \$16.2m)

The favourable variance of \$5.8m is mainly due to Capital Grants received from Commonwealth Government and State Government.

Note 12 Contributed Physical Assets***Month to Date – (Actual \$4.3m, Revised Budget \$0k)***

The favourable variance of \$4.3m due to contribution of various infrastructure physical assets by residential land developers.

Year to Date – (Actual \$9.8m, Revised Budget \$7.5m)

The favourable variance of \$2.3m due to contribution of various physicals assets by residential land developers.

Note 13 Non Operating Contract Expenses***Month to Date – (Actual \$0, Revised Budget \$0)***

Not Applicable

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

The unfavourable variance of \$14.2m is due to the payment being budgeted to take place on 15 June 2022 (the City's Budgeted share was \$15m) and the actual payment was finalised on 31 of August 2021, causing a timing difference between the Budget payment date and the actual transaction date.

Note 14 Profit / Loss on Asset Disposals***Month to Date – (Combined Actual \$1.1m, Combined Revised Budget \$139k)***

The favourable variance of \$980k is due to disposal of residential land and various Plant & Equipment.

Year to Date – (Combined Actual \$1.1m, Combined Revised Budget \$3.8m)

The variance is unfavourable by \$2.7m mainly attributed to delay in disposal of land.

Note 15 TPS & DCP Revenues***Month to Date – (Actual \$2.1m, Revised Budget \$357k)***

The favourable variance of \$1.8m is due to higher Cash Capital Contributions from cells.

Year to Date – (Actual \$8.5m, Revised Budget \$10.2m)

The unfavourable variance of \$1.7m is due to lower Cash Capital Contribution Income.

Note 16 TPS & DCP Expenses***Month to Date – (Actual \$3.6m, Revised Budget \$0)***

The unfavourable variance of 3.6m is due to higher Contract Expenses.

Year to Date – (Actual \$5.5m, Revised Budget \$5.9m)

The favourable variance of \$352k is due to deferred Contract Expenses.

Statement of Financial Position (Attachment 2)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 MAY 2022

Description	30 June 2021 Actual \$	31 May 2022 Actual \$	Movement		Notes
			\$	%	
Current Assets	430,809,782	479,786,364	48,976,582	11.4	
Current Liabilities	(89,865,838)	(101,809,479)	(11,943,641)	(13.3)	
NET CURRENT ASSETS	340,943,944	377,976,885	37,032,941	10.9	1
Non Current Assets	2,338,323,308	2,349,074,299	10,750,991	0.5	2
Non Current Liabilities	(161,585,978)	(161,501,158)	84,821	0.1	3
NET ASSETS	2,517,681,273	2,565,550,026	47,868,752	1.9	
TOTAL EQUITY	(2,517,681,273)	(2,565,550,026)	47,868,752	1.9	

Note 1 - Net Current Assets

Compared to the opening position as at 30 June 2021, Net Current Assets have increased by \$37.0m, due to increased cash balances. The cash position is expected to reduce with payments for Operating and Capital expenditures in future and transfers to Reserves to be finalised in June 2021.

Net Current Assets movements mainly consist of a net increase of Investments and Cash of \$49.7m, partially offset by net decrease of Receivables and Inventories by \$796k and net increase of Payables by \$11.9m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 May 2022 have increased \$10.7m, from 30 June 2021, mainly due to increase in Work in Progress Infrastructure Assets of \$29.9m partially offset by disposal of infrastructure Assets of \$17.7m, disposal of Furniture and Fittings of \$2.5m and depreciation of Buildings of 1.2m.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 May 2022 have decreased by \$85k which is due to movement in 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 31/05/2021	As at 31/05/2022	For the month - Minimum Standard Met
Current Ratio				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	1.79:1	1.43:1	YES
Current Liabilities (CL) - CL Associated with RCA				
Debt Service Cover Ratio				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	22.03:1	16.06:1	YES
Principle & Interest Repayments				
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	1.09:1	1.09:1	YES
Operating Expense				
Operating Surplus Ratio				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense	=>0.01:1	0.14:1	0.14:1	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	19	204,500	1,184,006	2,414,774	49%
Community Safety	9	350,201	1,079,664	2,579,416	42%
Conservation Reserves	4	12,093	225,753	482,000	47%
Corporate Buildings	4	81,148	823,851	1,037,467	79%
Environmental Offset	4	18,733	195,257	406,575	48%
Fleet Management - Corporate	6	170,809	4,518,864	11,481,880	39%
Foreshore Management	8	49,517	272,273	1,762,185	15%
Golf Courses	3	31,829	94,397	649,404	15%
Investment Projects	11	66,362	759,791	2,431,382	31%
IT Equipment and Software	16	1,172,299	5,362,893	9,513,463	56%
Parks Furniture	12	217,736	4,227,637	4,429,045	95%
Parks Rehabilitation	1	132,273	1,024,275	1,486,800	69%
Passive Park Development	9	54,327	1,163,042	1,282,219	91%
Pathways and Trails	8	197,366	1,544,184	3,863,249	40%
Roads	20	325,748	5,517,743	7,727,496	71%
Sports Facilities	49	509,291	7,684,015	13,823,828	56%
Stormwater Drainage	2	61,014	271,282	570,000	48%
Street Landscaping	7	20,345	139,604	334,675	42%
Traffic Treatments	13	282,044	1,151,720	2,747,521	42%
Waste Management	3	53,767	1,424,788	2,194,661	65%
Grand Total	208	4,011,402	38,665,041	71,218,040	54.3%

During the month of May 2022, the City incurred \$4.0m of capital expenditure. Up to 31 May 2022, the City has spent \$38.7m, which represents 54.3% of the \$71.2m Capital Works Revised Budget.

Capital Expenditure to May 2022 – Portfolio View Only /



To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 3**).

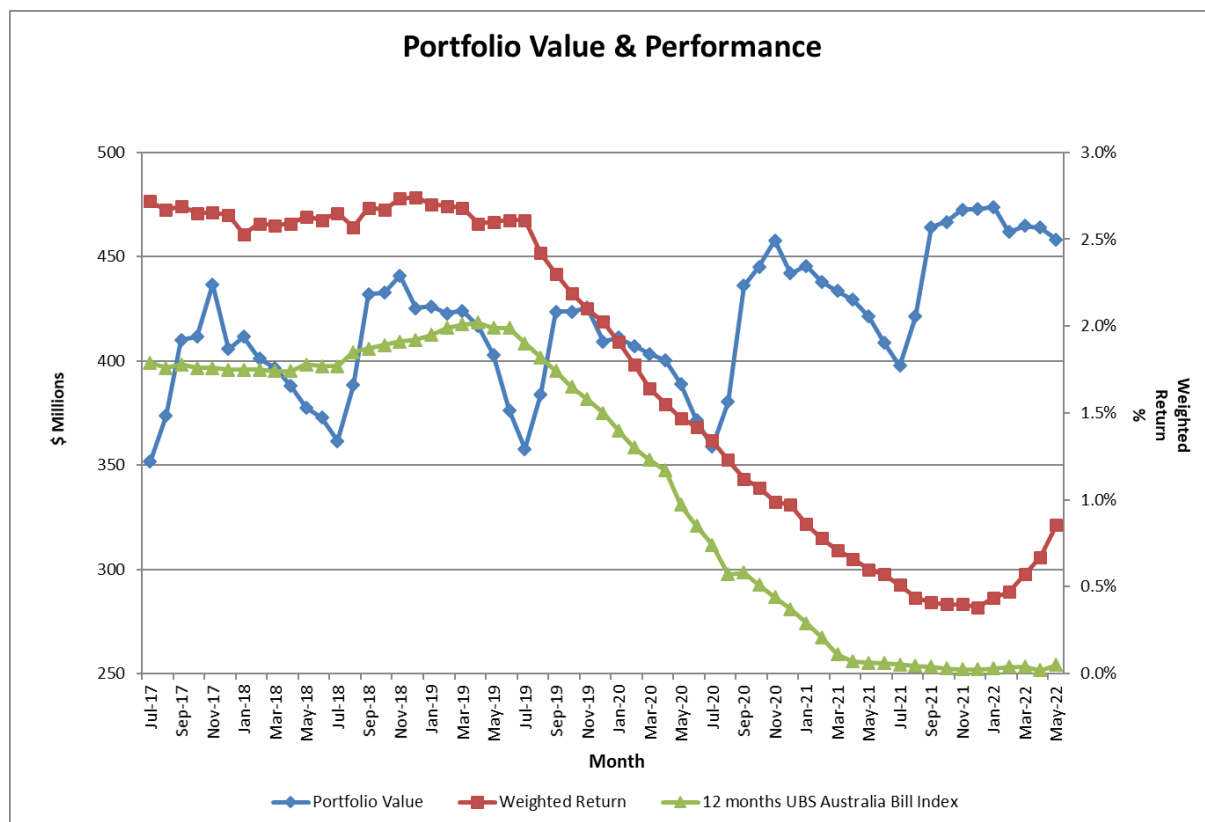
New Capital Grant

In accordance with Council's decision at the March 2022 Ordinary meeting, Administration has sought external funding for a Change Facility to be installed at Kingsway Regional Sporting complex as part of the Kingsway Splashpad Toilets Upgrade Project PR-4284. The City has been successful in securing Capital Grant funding of \$300,000 from the Department of Communities to fund two Change Facilities, at Kingsway Regional Sporting complex and Quinns foreshore.

The above grant from the Department of Communities is subject to co-contribution of \$50,000 by the City of Wanneroo for each facility with expected project completion by June 2024. A Separate report will be presented to Council later in 2022 regarding funding allocations for the grant funded project, from PR-4284 ensuring the grant conditions been fulfilled.

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 May 2022, the City held an investment portfolio (cash & cash equivalents) of \$458.2m (Face Value), equating to \$459.2m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.80% pa (0.85% pa vs. 0.05% pa), which is 0.42% greater than the Interest Earnings budgeted at a 0.43% yield.

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). Whilst a year-to-date surplus of \$47.9m is reported, this amount will progressively reduce towards the balanced position by year-end as operational and capital expenditures are incurred for the remaining month of the financial year and the end of year transfers to Reserves.

NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD

AS AT 31 MAY 2022

Description	30 June 2021 Actual \$	31 May 2022 Actual \$	30 June 2022
			Adopted Budget \$
Current Assets			
Cash & Cash Equivalents - Unrestricted	66,255,665	122,060,750	5,098,612
Cash & Cash Equivalents - Restricted	348,357,435	342,324,827	344,199,497
Receivables	15,892,600	15,012,537	16,539,300
Inventory	304,083	388,249	326,400
TOTAL CURRENT ASSETS	430,809,782	479,786,364	366,163,809
Current Liabilities			
Payables*	(68,221,797)	(79,397,321)	(29,724,590)
Provisions	(21,644,041)	(22,412,158)	(21,687,259)
TOTAL CURRENT LIABILITIES	(89,865,838)	(101,809,479)	(51,411,849)
Net Current Assets	340,943,944	377,976,885	314,751,960
Adjustments for Restrictions			
Cash & Cash Equivalents - Restricted	(348,357,434)	(342,324,827)	(344,199,497)
Provision for leave liability (Cash Backed)	13,280,492	14,074,900	12,631,569
Contract Liabilities*	26,552,348	28,440,766	14,435,412
TPS Receivables	(648,800)	(648,800)	-
TPS Payables	1,228,244	44,695	-
TOTAL RESTRICTED ASSETS	(307,945,150)	(300,413,265)	(317,132,516)
Surplus/(Deficit) Carried Forward	32,998,794	77,563,620	(2,380,556)

**The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not yet been met.*

Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

Comment

In reference to Statement of Comprehensive Income in the report, the following colours have been used to categorise three levels of variance:

Revenues:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Expenses:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Act and Regulations 33A and 34 of the Local Government.*

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

The following policies are relevant for this report:

- 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 May 2022 consisting of:
 - a) **May 2022 year to date Financial Activity Statement;**
 - b) **May 2022 year to date Net Current Assets Position;**
 - c) **May 2022 year to date Material Financial Variance Notes; and**
2. **ACCEPTS BY ABSOLUTE MAJORITY** the receipt of \$300,000 capital grant funding from the Department of Communities.

Attachments:

1 	Attachment 1 - Statement of Comprehensive Income May 2022	22/232590
2 	Attachment 2 - Statement of Financial Position May 2022	22/232593
3 	Attachment 3 - Top Projects May 2022	22/232596
4 	Attachment 4 - Investment Report May 2022	22/232602
5 	Attachment 5 - Rate Setting Statement May 2022	22/232605

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 MAY 2022

Attachment 1

Description	Current Month						Year to Date						Annual					
	Actual	Revised Budget	Variance			Notes	Actual	Revised Budget	Variance			Original Budget	Revised Budget	Variance			Notes	
	\$	\$	\$	%		\$	\$	\$	%		\$	\$	\$	%				
Revenues																		
Rates	(2,543)	300,000.00	(302,543)	(100.8)	R	1	139,307,991	140,762,080	(1,454,089)	(1.0)	A	141,191,680	141,062,080	(129,600)	(0)	1		
Operating Grants, Subsidies & Contributions	1,086,378	1,632,955.00	(546,577)	(33.5)	R	2	13,064,672	7,525,594	5,539,078	73.6	G	8,015,370	7,974,913	(40,457)	(1)	2		
Fees & Charges	1,449,789	1,649,719.65	(199,931)	(12.1)	R	3	47,912,898	49,092,207	(1,179,309)	(2.4)	A	50,296,054	50,661,715	365,661	1	3		
Interest Earnings	483,535	245,784.00	237,751	96.7	G	4	2,728,029	2,467,729	260,300	10.5	G	2,283,458	2,635,558	352,100	13	4		
Other Revenue	155,915	58,986.00	96,929	164.3	G	5	919,707	642,564	277,143	43.1	G	725,295	713,234	(12,061)	(2)	5		
Total Operating Revenue	3,173,074	3,887,445	(714,371)	(18.4)			203,933,296	200,490,174	3,443,122	1.7		202,511,857	203,047,500	535,643	0			
Expenses																		
Employee Costs	(6,223,402)	(6,215,795)	(7,607)	(0.1)	A	6	(69,751,090)	(70,738,121)	987,031	1.4	G	(77,092,475)	(77,057,519)	34,956	0	6		
Materials & Contracts	(5,218,364)	(4,376,850)	(841,514)	(19.2)	R	7	(59,909,918)	(63,994,556)	4,084,638	6.4	G	(73,738,173)	(71,517,798)	2,220,375	3	7		
Utility Charges	(587,354)	(774,650)	187,296	24.2	G	8	(7,273,332)	(8,606,995)	1,333,663	15.5	G	(9,755,555)	(9,727,033)	28,522	0	8		
Depreciation	(3,149,491)	(3,700,952)	551,461	14.9	G	9	(35,824,354)	(40,710,472)	4,886,118	12.0	G	(44,411,424)	(44,411,424)	0	0	9		
Interest Expenses	(358,312)	(342,719)	(15,593)	(4.5)	A		(3,841,258)	(3,772,252)	(69,006)	(1.8)	A	(4,115,430)	(4,115,430)	0	0			
Insurance	(109,537)	(98,629)	(10,908)	(11.1)	R	10	(1,224,989)	(1,087,419)	(137,570)	(12.7)	R	(1,285,633)	(1,272,633)	13,000	1	10		
Total Operating Expenditure	(15,646,460)	(15,509,595)	(136,865)	(0.9)			(177,824,942)	(188,909,815)	11,084,873	5.9		(210,398,690)	(208,101,837)	2,296,853	1			
RESULT FROM OPERATIONS	(12,473,386)	(11,622,150)	(851,236)	(7.3)			26,108,354	11,580,359	14,527,995	125.5		(7,886,833)	(5,054,337)	2,832,496	(56)			
Non Operating Revenue & Expenses																		
Non Operating Grants, Subsidies & Contributions	4,694,572	1,477,836	3,216,735	217.7	G	11	22,091,702	16,256,197	5,835,505	35.9	G	19,076,024	17,734,033	(1,341,991)	(8)	11		
Contributed Physical Assets	4,308,178	0	4,308,178	0.0	G	12	9,786,098	7,484,559	2,301,539	30.8	G	12,180,000	12,180,000	0	0	12		
Non Operating Contract Expenses	0	0	0	0.0	G	13	(14,168,717)	0	(14,168,717)	0.0	R	(15,000,000)	(15,000,000)	0	0	13		
Profit on Asset Disposals	1,479,003	139,166.00	1,339,837	962.8	G	14	1,493,287	3,792,596	(2,299,309)	(60.6)	R	4,945,035	4,945,035	0	0	14		
Loss on Assets Disposals	(360,186)	0	(360,186)	0.0	R	14	(438,739)	0	(438,739)	0.0	R	(1,013,273)	(1,013,273)	0	0	14		
TPS* & DCP** Revenues	2,126,210	356,714.00	1,769,496	496.1	G	15	8,534,655	10,249,142	(1,714,487)	(16.7)	R	25,630,638	22,430,638	(3,200,000)	(14)	15		
TPS* & DCP** Expenses	(3,646,261)	0	(3,646,261)	0.0	R	16	(5,537,888)	(5,889,585)	351,697	6.0	G	(19,907,771)	(7,086,646)	12,821,125	(181)	16		
Total Non Operating Revenue and Expenses	8,601,514	1,973,716	6,627,798	335.8			21,760,398	31,892,909	(10,132,511)	(31.8)		25,910,653	34,189,787	8,279,134	24			
NET RESULT (OPERATING & NON OPERATING)	(3,871,872)	(9,648,434)	5,776,563	59.9			47,868,752	43,473,268	4,395,484	(10.1)		18,023,820	29,135,450	11,111,630	38			
Other Comprehensive Income	0	0	0	0.0			0	0	0	0.0		0	0	0	0			
TOTAL COMPREHENSIVE INCOME	(3,871,872)	(9,648,434)	5,776,563	59.9			47,868,752	43,473,268	4,395,484	10.1		18,023,820	29,135,450	11,111,630	38			

*TPS=Town Planning Schemes

**DCP=Developers Contribution Plans

Key

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

Attachment 2

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 MAY 2022

Description	30/06/2021 Actual \$	31/05/2022 Actual \$
Current Assets		
Cash at Bank	3,222,152	122,060,750
Investments	411,390,947	342,324,827
Receivables	15,892,600	15,012,537
Inventories	304,083	388,249
	430,809,782	479,786,364
Current Liabilities		
Payables	(68,221,797)	(79,397,321)
Provisions	(21,644,041)	(22,412,158)
	(89,865,838)	(101,809,479)
NET CURRENT ASSETS	340,943,944	377,976,885
Non Current Assets		
Receivables	4,098,119	3,811,015
Investments	13,175,888	13,619,465
Inventories	21,764,680	17,329,456
Land	121,763,000	123,944,716
Buildings	206,236,901	205,001,136
Plant & Equipment	21,664,781	26,022,203
Furniture & Fittings	8,889,467	6,378,426
Infrastructure	1,886,953,505	1,869,247,621
Work in Progress	53,776,967	83,720,262
	2,338,323,308	2,349,074,299
Non Current Liabilities		
Interest Bearing Liabilities	(74,334,488)	(74,334,488)
Provisions & Payables	(87,251,490)	(87,166,670)
	(161,585,978)	(161,501,158)
NET ASSETS	2,517,681,273	2,565,550,026
Equity		
Retained Surplus	(1,208,806,571)	(1,259,097,577)
Reserves - Cash/Investment Backed	(244,930,312)	(242,505,076)
Reserves - Asset Revaluation	(1,063,944,390)	(1,063,947,373)
TOTAL EQUITY	(2,517,681,273)	(2,565,550,026)

Top Capital Projects 2021/22 - May 2022																	
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	103,389	2,000	1,426,584	3,985,000	5,330,641	(1,345,641)					28	S4. Design	Project review identified the initial drainage design had constructability issues and a re-design of the system was required to avoid the risks associated with the construction phase. The redesign is currently in progress. The project construction methodology to be completed by a Civil Contractor selected under an RFT. Tender documents to be drafted on completion of the revised drainage designs. Construction anticipated mid 2022/23 financial year. Carry forward budget to next financial year.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	1,086,464	920,970	115,493	50,001	21,124,937	21,124,936	1					71	S5. Delivery	A decision to retender required based on CSRRFF grant conditions. Project funds insufficient for delivery of two pavilions and storage shed (as designed); alternative strategies to be considered before retendering. Temporary accommodation for sports users and clubs installed, with further units to be relocated from Kingsway. The delivery schedule remains at risk and the project may be subject to delay due to further increases in construction costs, insufficient funds, or other overarching project decisions by the City. Carry forward budget to next financial year.
PMO16175	002664	25883	Landsdale Library and Youth Innovation Hub, New Building	293,991	161,831	22,160	110,000	10,451,250	10,451,250	0					52	S4. Design	Market testing of the hospitality offering ongoing, seeking feedback on businesses linked more to attractions and environments than linked to a shopping centre on what they could see operating on the site. Findings and recommendations anticipated to be presented to Council in July 2022. Design of the building is on hold pending a decision on the design concept. The Aboriginal naming process is nearing completion and the report on the name to go to Council with the report on the design choice of option. Carry forward budget to next financial year.
PMO18063	004088	30136	Neerabup Industrial Area, Neerabup, New Development of Lot 9003	1,408,531	434,361	(90,080)	1,064,250	15,855,004	15,855,004	0					30	S5. Delivery	Works split into four projects. PMO18063 Neerabup Industrial Area, Neerabup, New Development of Lot 9003 (this project), Stage 1 Resource Extraction works continues. PMO21013 Neerabup Industrial Area, Neerabup, New Renewable Energy Delivery PMO21014 Neerabup Industrial Area, Neerabup, New Water Provisions Development PMO22036 (new project) Neerabup Industrial Area, Neerabup, New Development of Lot 9100. Carry forward budget to next financial year.

Top Capital Projects 2021/22 - May 2022																	
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
PMO19001	002792	32947	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	1,542,780	1,309,895	84,235	148,650	2,213,306	2,213,305	1					96	S5. Delivery	Building attained practical completion with Construction Certification and Occupancy Certification issued. Carry forward \$50k for architectural fees and landscaping.
PMO19071	004180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gngangara Rd to Hepburn Ave	1,294,234	22,673	500	1,271,061	3,200,000	3,200,001	(1)					25	S5. Delivery	Western Power (WP) design to lower power ongoing. WP advised the design is mostly completed, however are investigating an alternative arrangement for a critical automated high voltage switch. Carry forward budget to next financial year.
PMO19098	004219	37618	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	1,105,424	708,336	347,000	50,088	1,207,638	1,206,036	1,602					82	S5. Delivery	MRWA Traffic signals installed by City Construction team; closed out minor civil works and pathway re-instatement. Western Power street light works completed. Marmion Ave intersection median island paving and line marking remains to be completed. Carry forward budget to next financial year.
PMO20004	004238	38839	Three Bin Kerbside Collection New System	1,737,769	1,211,179	40,000	486,590	6,794,858	6,308,268	486,590					99	S5. Delivery	Roll out of the new bin system completed. Some minor works still to be carried out at Wangara Greens Recycling Facility to improve signage and traffic flow. Project savings identified.
PMO20049	004271	40569	Splendid Park, Yanchep, New Cycling Facility	594,690	113,031	321,659	160,000	4,737,600	4,737,599	1					65	S5. Delivery	Construction of the new Splendid Park Cycling Facility by Advanteering Civil Engineers commenced 30 May 2022, with completion anticipated in November 2022. The works initially comprised of clearing, survey & set out, service locating, diapidation survey, demolition, bulk earthworks, and retaining walls. During construction temporary traffic / pedestrian management will be implemented in maintaining access to the sporting facility. Carry forward budget to next financial year.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	3,449,452	77,035	11,875	3,360,542	40,000,000	40,000,000	0					21	S4. Design	Project on track. Carry forward budget to next financial year.
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	614,397	486,605	65,002	62,790	22,750,001	22,750,001	(0)					44	S4. Design	Detailed design issued by consultant to City for review and checking. Design consultant waiting feed back from utility providers to possible relocation works required based on the 100% detailed design. Carry forward budget to next financial year.
				14,659,705	5,549,304	919,844	8,190,557	132,319,594	133,177,041	(857,447)							
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 May 2022

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
Current Account Investment Group										
23,171,000.00	0.01	Commonwealth Bank of Australia Perth	A1	N/A		N/A	23,171,000.00			
23,171,000.00	0.01%						23,171,000.00			
Term Investment Group										
5,000,000.00	0.35	National Australia Bank	A1	14-July-2022	5,000,000.00	13-July-2021	5,015,438.36	15,438.36		15,438.36
5,000,000.00	0.33	Westpac Banking Corporation	A1	18-August-2022	5,000,000.00	18-August-2021	5,004,610.96	12,928.77		4,610.96
15,000,000.00	0.32	Westpac Banking Corporation	A1	24-August-2022	15,000,000.00	24-August-2021	15,012,624.66	36,821.92		12,624.66
15,000,000.00	0.43	Bankwest	A1	10-June-2022	15,000,000.00	10-June-2021	15,062,732.88	59,198.63		62,732.88
5,000,000.00	0.35	Westpac Banking Corporation	A1	20-June-2022	5,000,000.00	18-June-2021	5,007,767.13	16,061.64		7,767.13
5,000,000.00	0.35	Westpac Banking Corporation	A1	28-July-2022	5,000,000.00	28-July-2021	5,014,719.18	14,719.18		14,719.18
15,000,000.00	0.35	National Australia Bank	A1	29-July-2022	15,000,000.00	29-July-2021	15,044,013.70	44,013.70		44,013.70
10,000,000.00	0.34	National Australia Bank	A1	05-August-2022	10,000,000.00	06-August-2021	10,027,758.90	27,758.90		27,758.90
10,000,000.00	0.35	National Australia Bank	A1	12-August-2022	10,000,000.00	11-August-2021	10,028,095.89	28,095.89		28,095.89
15,000,000.00	0.33	Westpac Banking Corporation	A1	12-August-2022	15,000,000.00	12-August-2021	15,014,375.34	39,600.00		14,375.34
20,000,000.00	0.34	Westpac Banking Corporation	A1	16-September-2022	20,000,000.00	16-September-2021	20,014,158.90	47,879.45		14,158.90
20,000,000.00	0.33	Westpac Banking Corporation	A1	16-September-2022	20,000,000.00	16-September-2021	20,013,742.46	46,471.23		13,742.46
15,000,000.00	0.35	Suncorp	A1	08-September-2022	15,000,000.00	22-September-2021	15,036,102.74	36,102.74		36,102.74
10,000,000.00	0.35	Suncorp	A1	22-September-2022	10,000,000.00	22-September-2021	10,024,068.49	24,068.49		24,068.49
15,000,000.00	0.35	Suncorp	A1	28-September-2022	15,000,000.00	28-September-2021	15,035,239.73	35,239.73		35,239.73
10,000,000.00	0.35	Westpac Banking Corporation	A1	10-October-2022	10,000,000.00	07-October-2021	10,005,178.10	22,630.14		5,178.10
5,000,000.00	0.62	Commonwealth Bank of Australia Perth	A1	24-October-2022	5,000,000.00	22-October-2021	5,012,739.72	18,769.86		12,739.72
15,000,000.00	0.60	Australia & New Zealand Bank	A1	28-October-2022	15,000,000.00	29-October-2021	15,052,767.12	52,767.12		52,767.12
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	09-November-2022	10,000,000.00	09-November-2021	10,038,931.51	38,931.51		38,931.51
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	29-November-2022	10,000,000.00	29-November-2021	10,035,095.89	35,095.89		35,095.89
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	14-December-2022	10,000,000.00	14-December-2021	10,032,219.18	32,219.18		32,219.18
25,000,000.00	0.75	Westpac Banking Corporation	A1	18-January-2023	25,000,000.00	18-January-2022	25,068,321.92	68,321.92		68,321.92
25,000,000.00	0.80	Westpac Banking Corporation	A1	20-January-2023	25,000,000.00	20-January-2022	25,071,780.82	71,780.82		71,780.82
10,000,000.00	0.89	Australia & New Zealand Bank	A1	30-January-2023	10,000,000.00	28-January-2022	10,029,991.78	29,991.78		29,991.78
10,000,000.00	0.87	Members Equity Bank Melbourne	A2	06-February-2023	10,000,000.00	04-February-2022	10,027,649.32	27,649.32		27,649.32
20,000,000.00	1.00	Australia & New Zealand Bank	A1	23-February-2023	20,000,000.00	23-February-2022	20,053,150.68	53,150.68		53,150.68
20,000,000.00	1.10	Members Equity Bank Melbourne	A2	09-March-2023	20,000,000.00	09-March-2022	20,050,027.40	50,027.40		50,027.40
30,000,000.00	1.66	Suncorp	A1	30-March-2023	30,000,000.00	30-March-2022	30,084,591.78	84,591.78		84,591.78
10,000,000.00	1.91	Australia & New Zealand Bank	A1	11-April-2023	10,000,000.00	11-April-2022	10,026,164.38	26,164.38		26,164.38
15,000,000.00	2.13	Commonwealth Bank of Australia Perth	A1	19-April-2023	15,000,000.00	19-April-2022	15,036,764.38	36,764.38		36,764.38
20,000,000.00	3.01	Commonwealth Bank of Australia Perth	A1	10-May-2023	20,000,000.00	10-May-2022	20,034,635.62	34,635.62		34,635.62
10,000,000.00	3.25	Members Equity Bank Melbourne	A2	22-May-2023	10,000,000.00	20-May-2022	10,009,794.52	9,794.52		9,794.52
435,000,000.00	0.90%						436,025,253.43	1,177,684.93		1,025,253.43
	Weighted Return									
458,171,000.00	0.85%	Totals					459,196,253.43	1,177,684.93		1,025,253.43

0.05% 12 month UBS Australia Bank Bill Index for 31 May 2022

0.80% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

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

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

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

Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.

Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

**RATE SETTING STATEMENT
(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 31 MAY 2022**

Attachment 5

Description	Year To Date				Annual			
	Actual	Adopted Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Opening Surplus/(Deficit)	32,998,794	1,373,000	31,625,794	0	1,373,000	32,998,793	31,625,793	0
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	13,064,672	7,525,594	5,539,078	74	8,015,370	8,067,170	51,800	1
Fees & Charges	47,912,898	49,092,207	(1,179,309)	(2)	50,296,054	50,296,054	(0)	(0)
Interest Earnings	2,728,029	2,467,729	260,300	11	2,283,458	2,357,904	74,446	3
Other Revenue	919,707	642,564	277,143	43	725,295	725,295	0	0
	64,625,306	59,728,094	4,897,212	8	61,320,177	61,446,423	126,246	0
Expenses								
Employee Costs	(69,751,090)	(70,738,121)	987,031	1	(77,092,475)	(77,144,625)	(52,150)	(0)
Materials & Contracts	(59,909,918)	(63,994,556)	4,084,638	6	(73,738,173)	(74,098,910)	(360,737)	(0)
Utility Charges	(7,273,332)	(8,606,995)	1,333,663	15	(9,755,555)	(9,412,281)	343,274	4
Depreciation	(35,824,354)	(40,710,472)	4,886,118	12	(44,411,424)	(44,411,424)	0	0
Interest Expenses	(3,841,258)	(3,772,252)	(69,006)	(2)	(4,115,430)	(4,115,430)	0	0
Insurance	(1,224,989)	(1,087,419)	(137,570)	(13)	(1,285,633)	(1,285,633)	0	0
	(177,824,942)	(188,909,815)	11,084,873	6	(210,398,690)	(210,468,303)	(69,613)	(0)
Non-Cash Amounts Excluded								
Depreciation	35,824,354	40,710,472	(4,886,118)	(12)	44,411,424	44,411,424	0	0
	(77,375,282)	(88,471,249)	11,095,967	13	(104,667,089)	(104,610,456)	56,633	0
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	22,091,702	17,411,197	4,680,505	27	19,076,024	18,994,033	(81,991)	(0)
Contributed Physical Assets	9,786,098	7,484,559	2,301,539	0	12,180,000	12,179,412	(588)	(0)
Non Operating Contract Expenses	(14,168,717)	0	(14,168,717)		(15,000,000)	(15,000,000)	0	0
Profit on Asset Disposals	1,493,287	3,792,596	(2,299,309)	(61)	4,945,035	4,945,035	0	0
Loss on Assets Disposals	(438,739)	0	(438,739)	0	(1,013,273)	(1,013,273)	0	0
TPS & DCP Revenues	8,534,655	10,249,142	(1,714,487)	(17)	25,630,638	25,556,192	(74,446)	(0)
TPS & DCP Expenses	(5,537,888)	(5,889,585)	351,697	6	(19,907,771)	(19,889,371)	18,400	0
Capital Expenditure	(39,971,578)	(65,285,000)	25,313,422	39	(82,213,708)	(71,169,810)	11,043,898	16
Proceeds From Disposal Of Assets	4,249,836	7,920,000	(3,670,164)	(46)	8,640,000	8,640,000	0	0
	(13,961,344)	(24,317,091)	10,355,747	43	(47,663,055)	(36,757,782)	10,905,273	30
Non-Cash Amounts Excluded								
Contributed Physical Assets	(9,786,098)	(7,484,559)	(2,301,539)	0	(12,180,000)	(12,179,412)	588	(0)
Profit on Asset Disposals	(1,493,287)	(3,792,596)	2,299,309	0	(4,945,035)	(4,945,035)	0	0
Loss on Assets Disposals	438,739	0	438,739	0	1,013,273	1,013,273	0	0
Movement in Non Current Lease Liability	0	0	0	0	0			
Movement in Equity Accounted Investments	(443,577)		(443,577)			(1,269,803)		
Movement in Non- Current Deferred Pensioner Rates	287,103	0	287,103	0	0	209,228		
Movement in Non- Current Leave Liability Provision	(84,821)	0	(84,821)	0	0	(25,805)		
	(11,081,940)	(11,277,155)	195,215	(2)	(16,111,762)	(17,197,554)	(1,085,792)	(6)
	(25,043,284)	(35,594,246)	10,550,962	30	(63,774,817)	(53,955,336)	9,819,481	18
FINANCING ACTIVITIES								
Contributions from New Loans	0	0	0	0	15,000,000	15,000,000	0	0
Transfers from Restricted Grants, Contributions & Loans	138,524	328,262	(189,738)	(58)	1,709,434	358,104	(1,351,330)	(79)
Transfers to Restricted Grants, Contributions & Loans	0	0	0	0	0	0	0	0
Transfers from Reserves	11,332,316	35,446,552	(24,114,236)	(68)	43,417,469	38,668,966	(4,748,503)	(12)
Transfers to Reserves	(915,847)	(64,831,022)	63,915,175	99	(39,099,312)	(70,724,751)	(31,625,439)	(81)
Cash Backed Employee Provisions Transfers	794,408	0	794,408	0	0	70,881	70,881	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	0	2,263,322	(2,263,322)	0	2,469,079	2,469,079	0	0
Transfers from Schemes	(2,490,452)	4,706,654	(7,197,107)	(153)	21,911,423	5,134,532	(16,776,891)	(77)
Transfers to Schemes	(1,183,548)	(4,706,654)	3,523,106	75	(21,911,423)	(5,134,532)	16,776,891	77
	7,675,401	(26,792,885)	34,468,287	(129)	23,496,670	(14,157,721)	(37,654,391)	266
(DEFICIT)/SURPLUS	(61,744,371)	(149,485,380)	87,741,009	(59)	(143,572,236)	(139,724,720)	3,847,516	3
Amount To Be Raised From Rates	139,307,991	140,762,080	(1,454,089)	(1)	141,191,680	141,191,680	0	0
Closing Surplus/(Deficit)	77,563,620	(8,723,300)	86,286,920	(989)	(2,380,556)	1,466,960	3,847,516	0

Transactional Finance

4.8 Warrant of Payments for the Period to 31 May 2022

File Ref: 1859V02 – 22/214590
 Responsible Officer: Director, Corporate Strategy & Performance
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of May 2022, 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 May 2022:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – May 2022		
Cheque Numbers	123040 – 123111	\$178,445.43
Credit Cards	7 - 8	\$21,412.89
EFT Document Numbers	4780 - 5690	<u>\$14,673,057.61</u>
TOTAL ACCOUNTS PAID		<u>\$14,872,915.93</u>
Less Cancelled Cheques		(\$3,997.33)
Manual Journals		\$1,793.74
Town Planning Scheme		<u>(\$3,752,031.36)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$11,118,680.98</u>
Municipal Fund – Bank A/C		
Accounts Paid – May 2022		
Recoup to Director Corporate Services Advance A/C		\$11,118,680.98
Direct Payments		
Payroll – Direct Debits		<u>\$5,658,803.59</u>
TOTAL ACCOUNTS PAID		<u>\$16,777,484.57</u>
Town Planning Scheme		
Accounts Paid – May 2022		
Cell 1		\$2,393,403.41
Cell 2		\$38,425.85
Cell 3		\$73,361.07
Cell 4		\$1,357.07
Cell 5		\$140,248.07
Cell 6		\$295,460.18
Cell 7		\$1,357.07
Cell 8		\$1,357.07
Cell 9		<u>\$807,061.57</u>

TOTAL ACCOUNTS PAID			\$3,752,031.36
Warrant of Payments May 2022			
Number	Date	Supplier / Description	Amount
123040	04/05/2022	Jojie Jolongbayan	\$61.65
		Refund - Building Application - Rejected	
123041	04/05/2022	Frank Gazo	\$33.00
		Refund - Netball Camp	
123042	04/05/2022	Rates Refund	\$4,026.17
123043	04/05/2022	Rates Refund	\$426.96
123044	04/05/2022	Rates Refund	\$456.59
123045	04/05/2022	Cancelled	\$0.00
123046	04/05/2022	Rates Refund	\$417.03
123047	04/05/2022	Anthony Nguyen	\$65.60
		Refund - Copies Of Plans - Not Available	
123048	04/05/2022	Eduardo Gutierrez	\$11.60
		Refund - Copies Of Plans - Not Available	
123049	04/05/2022	Raylene Marshall	\$65.60
		Refund - Copies Of Plans - Not Available	
123050	04/05/2022	Homestart	\$4,000.00
		Refund - Street & Verge Bonds	
123051	04/05/2022	Cr Xuan Vinh Nguyen	\$2,603.67
		Monthly Allowance	
123052	04/05/2022	Bull Motor Bodies	\$24,642.20
		Install Pod Body, Transport And Fit Air Compression	
123053	04/05/2022	Galleria Toyota	\$27,216.00
		New Vehicle Purchase - Toyota Yaris Cross Hybrid	
123054	04/05/2022	Cancelled	\$0.00
123055	04/05/2022	Ebsco International Incorporated	\$16,347.89
		Annual Magazine Subscription Renewal	
123056	04/05/2022	D&E Parker T/As Lawn Doctor	\$7,406.63
		Overseeding - Various Locations	
		Urgent Sweeping - Gumblossom And Lake Joondalup	
123057	04/05/2022	Stella Spedicato	\$2,000.00
		Refund - Street & Verge Bond	
123058	09/05/2022	Jennifer Germano	\$61.65
		Refund - Building Application - Application Refused	
123059	09/05/2022	Rates Refund	\$543.32
123060	09/05/2022	Rates Refund	\$884.66
123061	09/05/2022	Kiara Passante	\$110.00
		Refund - Building Application - Not Approved Within Statutory Time Frame	
123062	09/05/2022	Tracey Clayton	\$360.00
		Vehicle Crossing Subsidy	
123063	09/05/2022	Karen Stage	\$22.00

		Refund - Copies Of Plans - Not Available	
123064	09/05/2022	Clinton Roth	\$65.60
		Refund - Copies Of Plans - Not Available	
123065	09/05/2022	Kashif Nadeem	\$11.60
		Refund - Copies Of Plans - Not Available	
123066	09/05/2022	Edward Dunn	\$11.60
		Refund - Copies Of Plans - Not Available	
123067	09/05/2022	Niall Welsh	\$11.60
		Refund - Copies Of Plans - Not Available	
123068	09/05/2022	City of Wanneroo	\$268.05
		Petty Cash - Clarkson Library	
123069	09/05/2022	City of Wanneroo	\$201.15
		Petty Cash - Hainsworth	
123070	09/05/2022	City of Wanneroo	\$100.40
		Youth Projects Petty Cash	
123071	09/05/2022	Cr Frank Cvitan	\$2,603.67
		Monthly Allowance	
123072	09/05/2022	Black Dog Institute	\$7,040.00
		Mental Health Is Everybody's Business, Managing For Team Wellbeing & Understanding And Managing Your Mental Health	
123073	09/05/2022	Blue Skyy Catering Pty Ltd t/as Leapfrogs Cafe	\$594.99
		Discovery Wanneroo Promotion Competition 2022	
123074	09/05/2022	Trevor Staubesand	\$110.00
		Refund - Application Fee - Not Approved Within Statutory Time Frame	
123075	09/05/2022	Glennis Hope	\$23.50
		Refund - Cashless Credit - Unable To Attend Due To Relocation	
123076	09/05/2022	Rates Refund	\$751.36
123077	09/05/2022	Michael Dehn	\$147.00
		Refund - Development Application - Withdrawn	
123078	17/05/2022	George Lang	\$220.85
		Refund - Cashless Money On Class Account - Unable To Attend	
123079	17/05/2022	Homestart	\$3,285.75
		Refund - Application Fees - Cancelled	
123080	17/05/2022	Icatcher Digital Signs	\$25,041.50
		LED Electronic Display - Wangara	
123081	17/05/2022	Telstra	\$1,031.75
		Phone Charges For The City	
123082	17/05/2022	Ghems Holding Pty Ltd	\$825.00
		Hydro Mulch Supply And Lay – Yanchep Industrial Area	
123083	17/05/2022	Black Dog Institute	\$7,040.00
		Training - Safety & Injury Management	
123084	17/05/2022	Seek Limited	\$1,963.50

		Advertising Services	
123085	17/05/2022	Doanh Le	\$42.45
		Refund - Subsidised Booking Fee - Hire Fees	
123086	17/05/2022	Prime West Constructions Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
123087	17/05/2022	Mr Neil Smith	\$1,000.00
		Refund - Street & Verge Bond	
123088	17/05/2022	Bishop Media	\$2,255.00
		Workshop - Executive Communications Training & Strategic Advice - Cr Treby	
123089	23/05/2022	David Hughes	\$110.00
		Refund - Application Not Approved Within Statutory Time Frame	
123090	23/05/2022	Rates Refund	\$811.95
123091	23/05/2022	Town Of Mosman Park	\$111.68
		Long Service Leave Recoup - D Watson	
123092	23/05/2022	Katrina Fewster	\$20.90
		Refund - Term 1 2022 Junior Clinic 2 X Classes Cancelled Due To Covid	
123093	23/05/2022	Panneerselvam Thangavelu	\$122.00
		Refund - Incorrect Form Submitted - Not Required	
123094	23/05/2022	West Coast Patios	\$171.65
		Refund - Building Application - Duplicate	
123095	23/05/2022	Pasquale Rottura	\$147.00
		Refund - Development Application - Incomplete	
123096	23/05/2022	Rates Refund	\$385.34
123097	23/05/2022	Koondoola Pharmacy	\$441.00
		Refund - Development Application - Withdrawn By Applicant	
123098	23/05/2022	Jameson Contractors Pty Ltd	\$171.65
		Refund - Building Application - Cancelled	
123099	23/05/2022	Venture Outdoor Pty Ltd	\$171.65
		Refund - Building Application - Duplicate	
123100	23/05/2022	Carbon Developments	\$79.62
		Refund - Building Application - Incorrect Fees Paid	
123101	23/05/2022	The Scout Association Of Australia WA	\$7,280.00
		Refund - Development Application - Fees Waived	
123102	23/05/2022	Mr & Mrs Stiles	\$2,000.00
		Refund - Street & Verge Bond	
123103	23/05/2022	Urban WA Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
123104	23/05/2022	City Of Wannon	\$40.50
		Petty Cash - Community History	
123105	23/05/2022	City Of Wannon	\$191.95
		Petty Cash - Girrawheen Library	
123106	23/05/2022	Urbis Pty Ltd	\$11,000.00

		Consultancy Services - Social Advocacy Document	
123107	23/05/2022	Unisport Australia Limited	\$3,850.00
		AMG Sponsorship Income - Hosting Of Sporting Events In Wanneroo - Masters Games Rugby Union	
123108	23/05/2022	The Magic Brush - Art Experiences	\$330.00
		Presentation - How Art Is Good For Self-Care & Coping With Stress	
123109	23/05/2022	Yanchep Beach Primary School	\$250.00
		Hire Of Facilities - Yanchep Markets	
123110	23/05/2022	Swetnisha O'Mahony	\$1,000.00
		Refund - Street & Verge Bond	
123111	23/05/2022	James Warnock	\$350.00
		Bond Refund	
		Total Cheque Payments	\$178,445.43
Electronic Funds Transfer			
4780	03/05/2022	A Team Printing Pty Ltd	\$302.50
		Printing - Receipt Books	
4781	03/05/2022	AARCO Environmental Solutions Pty Ltd	\$3,494.16
		Asbestos Removal Services	
4782	03/05/2022	Accenture Australia Pty Ltd	\$165,000.00
		Milestone 15 - EPM Implementation 3 Months - Deed Of Variation	
4783	03/05/2022	Action Glass & Aluminium	\$266.75
		Glazing Services	
4784	03/05/2022	Acurix Networks Pty Ltd	\$7,786.90
		Downloads - April 2022	
4785	03/05/2022	Alexander House of Flowers	\$1,705.00
		ANZAC Wreath - Yanchep Rise Primary School	
		ANZAC Wreath - Marangaroo, Merriwa, Ridgewood	
		60th Wedding Anniversary - L & J Anderson	
		ANZAC Wreath - Yanchep Secondary College	
		ANZAC Wreath - Ashdale Secondary College	
		Flowers Supplied - Greek Wreath Laying	
		50th Wedding Anniversary - F & S Cvitan	
		Sympathy - Councillor Helen Berry	
		Sympathy - Yvonne & Family	
4786	03/05/2022	Alinta Gas	\$1,052.75
		Gas Supplies For The City	
4787	03/05/2022	Ascender Peoplestreme Pty Ltd	\$17,875.00
		Peoplestreme E-Recruitment - People And Culture	
4788	03/05/2022	Atlas Dry Cleaners	\$1,402.17
		Fleet And Workshops Dry Cleaning	

4789	03/05/2022	Australian Airconditioning Services Pty Ltd	\$1,082.34
		Airconditioning Maintenance For The City	
4790	03/05/2022	Australian Communications & Media Authority	\$71.00
		Land Mobile / Ambulatory System - Waste Recycling Facility - ICT	
4791	03/05/2022	AV Truck Service Pty Ltd	\$977.28
		Vehicle Spare Parts	
4792	03/05/2022	BE Projects (WA) Pty Ltd	\$96,122.84
		Construction - Dalvik Park Sports Amenities Building	
4793	03/05/2022	Bee Advice	\$200.00
		Bee Removal - Damperia Park	
4794	03/05/2022	Binley Fencing	\$812.68
		Temporary Fencing - Hudson Avenue	
		Repair Fencing - Butterworth Park	
4795	03/05/2022	Bladon WA Pty Ltd	\$3,783.96
		Corporate Uniform Issue - Aquamotion	
4796	03/05/2022	Bolinda Publishing Pty Ltd	\$8,524.17
		Stock - Library Services	
4797	03/05/2022	Bridgestone Australia Limited	\$12,783.69
		Tyre /Fitting Services	
4798	03/05/2022	Burgtec	\$3,234.00
		5 Squad Task Chairs	
4799	03/05/2022	Car Care Motor Company Pty Ltd	\$1,837.20
		Vehicle Services - Fleet	
4800	03/05/2022	Carramar Resources Industries	\$2,640.53
		Disposal Of Rubble	
4801	03/05/2022	Castledine Gregory	\$3,276.59
		Legal Fees For The City	
4802	03/05/2022	Cathara Consulting Pty Ltd	\$4,731.38
		Casual Labour For The City	
4803	03/05/2022	Cathara Consulting Pty Ltd	\$5,901.50
		Casual Labour For The City	
4804	03/05/2022	Catherine Ellen Barnes	\$171.65
		Refund - Building Application - Duplicate	
4805	03/05/2022	CDM Australia Pty Ltd	\$74,976.00
		Professional Services - ICT	
4806	03/05/2022	Celebration Homes Pty Ltd	\$10,678.02
		Refund - Street & Verge Bonds	
4807	03/05/2022	Chillo Refrigeration & Air-Conditioning	\$2,849.00
		Service Ice Machines - Various Locations	
		Repair Fridge - Civic Centre	
4808	03/05/2022	Cleanaway Equipment Services Pty Ltd	\$414.77
		Parts Washer Rental - Workshop	
4809	03/05/2022	Contra-Flow Pty Ltd	\$5,103.73
		Traffic Management Services	
4810	03/05/2022	Contra-Flow Pty Ltd	\$1,178.65
		Traffic Management Services	
4811	03/05/2022	Corsign (WA) Pty Ltd	\$275.00

		Irrigation Signage & Grass Spikes	
4812	03/05/2022	Cossill & Webley Consulting Engineers	\$113,858.80
		Consulting Engineering Services - Flynn Drive	
4813	03/05/2022	Craneswest (WA) Pty Ltd	\$459.80
		Collect Debris From Parks	
4814	03/05/2022	Critical Fire Protection & Training Pty Ltd	\$1,500.40
		Replace Discharged Fire Extinguisher - Depot	
		Monthly Inspection - Fire Detection Systems	
		Replace Fire Extinguishers - Wanneroo Recreation Centre	
4815	03/05/2022	Dale Alcock Homes Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
4816	03/05/2022	Danmar Homes Pty Ltd	\$2,100.00
		Refund - Jadu 457203 - Duplicate	
4817	03/05/2022	Database Consultants Australia	\$25,478.20
		Subscription - Pinforce Software Support & Maintenance - March 2022 - February 2023	
4818	03/05/2022	David Roy Cull	\$260.00
		Pest Control Services	
4819	03/05/2022	DC Golf	\$102,707.60
		Golf Course Commission Fees - March 2022 - Carramar & Marangaroo	
4820	03/05/2022	Department Of Biodiversity, Conservation And Attractions	\$1,365.00
		Yanchep National Park Pass Sales	
4821	03/05/2022	Department of Fire & Emergency Services	\$23,258.69
		50% Community Fire Manager Wages 31.12.2021 - 31.03.2022	
4822	03/05/2022	Derek Joseph Nannup	\$600.00
		Six Seasons - Design Artwork & Workshop - Yarning Circle	
4823	03/05/2022	Direct Communications	\$159.50
		Microphone Standard - Fleet	
4824	03/05/2022	Rates Refund	\$805.56
4825	03/05/2022	Double G (WA) Pty Ltd	\$3,472.72
		Irrigation Repairs - Various Locations	
4826	03/05/2022	Dowsing Group Pty Ltd	\$18,172.05
		Concrete Works - Various Locations	
4827	03/05/2022	Ecoblue International	\$7,084.00
		Ecoblue Bulk Adblue	
4828	03/05/2022	Elevator Direction	\$638.00
		Lift Services - Wanneroo Civic Centre	
4829	03/05/2022	ELM Estate Landscape Maintenance	\$22,697.00
		Landscape Maintenance	
4830	03/05/2022	Environmental Industries Pty Ltd	\$4,576.00
		Landscape Maintenance	
4831	03/05/2022	Evoke Interior Design Pty Ltd	\$990.00

		Evaluation Of Tenders - Lake Joondalup Sports Pavilion	
4832	03/05/2022	First Homebuilders Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
4833	03/05/2022	Fleet Network	\$160.98
		Input Tax Credits For Salary Packaging	
4834	03/05/2022	Fusion Applications Pty Ltd	\$9,528.75
		Oracle Specialist Services - ICT	
4835	03/05/2022	Geoff's Tree Service Pty Ltd	\$41,338.59
		Pruning Works For The City	
4836	03/05/2022	Global Spill Control Pty Ltd	\$3,166.86
		Sorbalite (Zeolite) Mineral Sponge	
4837	03/05/2022	GPC Asia Pacific Pty Ltd	\$111.84
		Vehicle Spare Parts	
4838	03/05/2022	Grasstrees Australia	\$1,864.50
		Grasstree Watering - Hardcastle Park	
4839	03/05/2022	Halpd Pty Ltd Trading As Affordable Living Homes	\$7,500.00
		Refund - Street & Verge Bonds	
4840	03/05/2022	Heatley Sales Pty Ltd	\$239.76
		Vehicle Spare Parts	
4841	03/05/2022	Heatley Sales Pty Ltd	\$17.49
		Vehicle Spare Parts	
4842	03/05/2022	Home Group WA Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
4843	03/05/2022	Home Industry Builders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
4844	03/05/2022	Homebuyers Centre	\$16,875.27
		Refund - Development Application - Duplicate	
		Refund - Street & Verge Bond	
4845	03/05/2022	Horizon West Landscape Constructions	\$4,210.25
		Play Equipment Upgrade - Frederick Duffy Park	
4846	03/05/2022	Iconic Property Services Pty Ltd	\$7,874.24
		Cleaning Services For The City	
4847	03/05/2022	Integrity Industrial Pty Ltd	\$2,079.79
		Casual Labour For The City	
4848	03/05/2022	Integrity Industrial Pty Ltd	\$10,507.02
		Casual Labour For The City	
4849	03/05/2022	Integrity Staffing	\$2,149.13
		Casual Labour For The City	
4850	03/05/2022	J Blackwood & Son Ltd	\$1,754.74
		PPE Issues, Fuel Cans & Stores Stock	
4851	03/05/2022	Jackson McDonald	\$9,322.50
		Legal Fees For The City	
4852	03/05/2022	Jim's Antennas & Security	\$1,080.00
		3/4/5G Survey at the Civic Centre	
4853	03/05/2022	Jobfit Health Group Pty Ltd	\$458.70
		Medical Fees For The City	

4854	03/05/2022	Rates Refund	\$451.56
4855	03/05/2022	Kerb Direct Kerbing	\$3,026.64
		Sydney Road - Installation Of Mountable And Semi-mountable Kerbing	
4856	03/05/2022	Kitco Builders Pty Ltd	\$2,000.00
		Refund – Street & Verge Bond	
4857	03/05/2022	Kleenit	\$17,385.06
		Clean & Seal Wall – Brigantine Park	
4858	03/05/2022	L & T Venables Pty Ltd	\$116.93
		Workshop Consumables	
4859	03/05/2022	Land Investors Alliance Pty Ltd	\$11,773.74
		Refund – Second Prepayment Excess Funds	
4860	03/05/2022	Landcare Weed Control	\$8,381.91
		Landscape Maintenance	
4861	03/05/2022	Landgate	\$7,397.61
		Gross Rental Valuations & Unimproved Valuations	
4862	03/05/2022	LD Total	\$30,574.38
		Landscape Maintenance	
4863	03/05/2022	Ligna Construction	\$30,972.70
		Limestone Construction Works - Quinns Beach Foreshore	
4864	03/05/2022	Main Roads WA	\$3,902.92
		Beach Road Works	
4865	03/05/2022	Marketforce Pty Ltd	\$319.13
		Advertising Services	
4866	03/05/2022	Materon Investments WA Pty Ltd	\$1,420.30
		Refund - Street & Verge Bond	
4867	03/05/2022	Maxxia Pty Ltd	\$537.27
		Input Tax Credits For Salary Packaging	
4868	03/05/2022	Mermaid Melody	\$2,000.00
		Mermaids - School Holiday Promotion	
4869	03/05/2022	Michael Page International (Australia) Pty Ltd	\$1,569.48
		Casual Labour For The City	
4870	03/05/2022	Miracle Recreation Equipment Pty Ltd	\$132.00
		Playground Equipment Repairs - Carosa Park	
4871	03/05/2022	Rates Refund	\$909.16
4872	03/05/2022	Mr Dermot Noone	\$2,000.00
		Refund - Street & Verge Bond	
4873	03/05/2022	Mr Mark Kaluzynski	\$50.29
		Animal Registration Refund - Overcharged	
4874	03/05/2022	Rates Refund	\$245.04
4875	03/05/2022	Mrs Agata Marina Sabato	\$50.00
		Animal Registration Refund - Sterilised	
4876	03/05/2022	Mrs Jaclyn Kruger	\$150.00
		Animal Registration Refund - Sterilised	
4877	03/05/2022	Mrs Jennifer Starbuck	\$150.00
		Animal Registration Refund - Sterilised	
4878	03/05/2022	Mrs Sarah Fallon	\$150.00

		Animal Registration Refund - Sterilised	
4879	03/05/2022	Natural Area Holdings Pty Ltd	\$5,434.70
		Rabbit And Fox Summer Control Program	
4880	03/05/2022	Natural Area Holdings Pty Ltd	\$45,694.92
		Seed And Plant Propagation	
4881	03/05/2022	Nilfisk Advance Pty Ltd	\$1,318.90
		Maintenance Agreement - Kingsway	
4882	03/05/2022	Northern Lawnmower & Chainsaw Specialists	\$3,713.87
		Safety Chaps & Stores Stock	
4883	03/05/2022	Northern Suburbs Women's Friendship Group	\$169.60
		Hire Fee Refund	
4884	03/05/2022	On Tap Plumbing & Gas Pty Ltd	\$2,334.10
		Plumbing Maintenance For The City	
4885	03/05/2022	Orbit Health & Fitness Solutions	\$1,138.50
		Repair Fitness Equipment - Aquamotion	
4886	03/05/2022	Parker Black & Forrest	\$352.00
		Locking Services For The City	
4887	03/05/2022	Rates Refund	\$763.47
4888	03/05/2022	Perth Patio Magic Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
4889	03/05/2022	Perth Testing & Tagging Pty Ltd	\$542.30
		Testing & Tagging Equipment	
4890	03/05/2022	Precision Visual Group Pty Ltd	\$6,347.00
		Install Entry Statement Sign - Joondalup Drive	
4891	03/05/2022	Prestige Alarms	\$95,904.60
		Alarm / CCTV Services	
4892	03/05/2022	Pure Homes Pty Ltd Trading As B1 Homes	\$4,000.00
		Refund - Street & Verge Bonds	
4893	03/05/2022	Ralph Beattie Bosworth	\$4,180.00
		Preparation - Concept Estimate - Animal Care Centre Facility	
4894	03/05/2022	Redink Homes Pty Ltd	\$1,122.20
		Refund - Street & Verge Bond	
4895	03/05/2022	Reliable Fencing WA Pty Ltd	\$40,169.00
		Fencing Works For The City	
4896	03/05/2022	Roads 2000	\$93,483.07
		Road Rehabilitation - Sydney Road To Warbrook Road	
4897	03/05/2022	RS Components Pty Ltd	\$58.70
		Vehicle Spare Parts	
4898	03/05/2022	RTSM Consulting	\$2,640.00
		Safety Inspection Report - Hartman / Prindiville Drive	
4899	03/05/2022	Ryda Group Pty Ltd t/as Carnival Promotions	\$850.00
		Bond Refund	
4900	03/05/2022	Sammy Aldo De Vita	\$13,867.70
		Legal Fees For The City	
4901	03/05/2022	Rates Refund	\$775.60

4902	03/05/2022	Serenitas Communities Holdings Pty Ltd	\$190,771.83
		Refund - Developer Contributions - Excess Funds	
4903	03/05/2022	SJ McKee Maintenance Pty Ltd	\$1,467.00
		Repair Works - Various Locations - Waste	
4904	03/05/2022	Skyline Landscape Services (WA)	\$47,456.57
		Landscape Maintenance	
4905	03/05/2022	Smartbuilt Perth Pty Ltd	\$198.00
		Pest Control Services	
4906	03/05/2022	Smartsalary	\$594.47
		Input Tax Credits For Salary Packaging	
4907	03/05/2022	Softfallguys National	\$1,034.00
		Softfall Safety Surface - Ferrara Park	
4908	03/05/2022	Sport and Recreation Surfaces	\$1,925.00
		Tennis Court Maintenance - Elliot Park	
4909	03/05/2022	SSB Pty Ltd	\$2,625.00
		Refund - Street & Verge Bonds	
4910	03/05/2022	Stiles Electrical & Communication Services Pty Ltd	\$5,894.45
		Final Progress Claim - Ferrara Reserve / Belhaven Park Sports Lighting	
4911	03/05/2022	StrataGreen	\$17.72
		Manutec Iron Sulphate 500G	
4912	03/05/2022	Synergy	\$49,254.66
		Power Supplies For The City	
4913	03/05/2022	Synergy	\$756.47
		Power Supplies For The City	
4914	03/05/2022	Tamala Park Regional Council	\$176,955.24
		Bond Refund - Catalina Stage 27A Mindarie WAPC 153330	
		GST Payable For March 2022 Pursuant To Section 153 B Of Agreement	
4915	03/05/2022	Tanks For Hire	\$885.50
		Hydration Trailer - Perth Symphony Orchestra Concert	
4916	03/05/2022	Terravac Vacuum Excavations Pty Ltd	\$5,736.39
		Location Of Services - Various Locations	
4917	03/05/2022	The trustee for Splashes Trust	\$1,650.00
		Enterprise Funding Program - Business Grant	
4918	03/05/2022	The Workwear Group Pty Ltd	\$430.21
		PPE Issues	
4919	03/05/2022	TJ Depiazzi & Sons	\$2,351.58
		Mulch Deliveries	
4920	03/05/2022	Toll Transport Pty Ltd	\$499.55
		Courier Services	
4921	03/05/2022	Total Landscape Redevelopment Service Pty Ltd	\$133,716.00
		Landscape Maintenance	
4922	03/05/2022	Town Team Movement Limited	\$550.00

		Training - Introduction To Placemaking And Creating Great Places & Placemaking: Making It Happen In Local Governments	
4923	03/05/2022	Triton Electrical Contractors Pty Ltd	\$19,330.30
		Irrigation Electrical Works - Various Locations	
4924	03/05/2022	Truck Centre WA Pty Ltd	\$193.23
		Vehicle Spare Parts	
4925	03/05/2022	Turf Care WA Pty Ltd	\$143,145.66
		Turfing Works For The City	
4926	03/05/2022	Veldon Enterprises Pty Ltd	\$45,166.60
		Refund - Developer Contributions - Excess Funds	
4927	03/05/2022	WA Garage Doors Pty Ltd	\$330.00
		Repair 3 Roller Doors - Depot	
4928	03/05/2022	Wanneroo Central Bushfire Brigade	\$607.88
		Reimbursement - Trailer Project Plugs & Parts	
4929	03/05/2022	Wanneroo Electric	\$798.00
		Electrical Maintenance For The City	
4930	03/05/2022	Wanneroo Electric	\$3,651.36
		Electrical Maintenance For The City	
4931	03/05/2022	Water Corporation	\$2,167.59
		Water Supplies For The City	
4932	03/05/2022	Water Corporation	\$4,991.57
		Water Supplies For The City	
4933	03/05/2022	West Coast Turf	\$29,003.98
		Turfing Works For The City	
4934	03/05/2022	Western Irrigation Pty Ltd	\$11,013.19
		Irrigation Parts Replacement	
4935	03/05/2022	Western Power	\$4,988.00
		Voltage Connection Headworks - Ferrara Way	
4936	03/05/2022	Work Clobber	\$469.80
		PPE Issues	
4937	03/05/2022	Workpower Incorporated	\$23,874.69
		Landscape Maintenance	
4938	04/05/2022	Anita Rauch	\$32.81
		Reimbursement - Business Workshop Morning Tea	
4939	04/05/2022	Cancelled	\$0.00
4940	04/05/2022	Jack George Penny	\$87.00
		Reimbursement - Renew Working With Children Check	
4941	04/05/2022	Janet Takarangi	\$23.22
		Reimbursement - Travel Expenses	
4942	04/05/2022	Mark Dickson	\$9.09
		Reimbursement - Parking Fees	
4943	04/05/2022	Paul Alan Greer	\$3,619.48
		Reimbursement of UWA fees (MBA unit - Negotiation Behaviour)	

		Reimbursement - Parking Fees	
4944	04/05/2022	Rory Ellyard	\$122.49
		Reimbursement - Printing Posters - Community Meeting	
4945	04/05/2022	Simon Fracassini	\$59.00
		Reimbursement - CPR Refresher	
4964	05/05/2022	Perth Energy Pty Ltd	\$11,589.10
		Power Supplies For The City	
4965	05/05/2022	Perth Energy Pty Ltd	\$143,019.41
		Power Supplies For The City	
4966	10/05/2022	Perth Energy Pty Ltd	\$22,270.20
		Power Supplies For The City	
4987	09/05/2022	ABM Landscaping	\$189.75
		Paving Reinstatement work - Tapping / Quinns	
4988	09/05/2022	AE Hoskins Building Services	\$29,324.36
		Final Claim – Change Rooms - Kingsway Stadium	
		Painting - Shade Structure - Jindalee Foreshore	
4989	09/05/2022	Alexander House of Flowers	\$115.00
		Arrangement - D Cockayne 90th Birthday	
4990	09/05/2022	Armaguard	\$368.75
		Cash Collection Services	
4991	09/05/2022	Australia Post	\$856.45
		Billpay - Transactions Fees	
4992	09/05/2022	Australia Wide Investigations Pty Ltd	\$2,629.00
		Investigation Services	
4993	09/05/2022	Australian Airconditioning Services Pty Ltd	\$522.05
		Airconditioning Maintenance - Various Locations	
4994	09/05/2022	Australian Manufacturing Workers Union	\$29.20
		Payroll Deductions	
4995	09/05/2022	Australian Services Union	\$466.20
		Payroll Deductions	
4996	09/05/2022	Australian Taxation Office	\$612,922.00
		Payroll Deductions	
4997	09/05/2022	B Waddell Consulting Engineers Pty Ltd	\$3,245.00
		Engineering Check & Structural Certification - Solar Panels - Aquamotion	
4998	09/05/2022	Ball & Doggett Pty Ltd	\$272.80
		Paper Supplies - Print Room	
4999	09/05/2022	Benara Nurseries	\$783.20
		Plants - Replace Damaged Stock	
5000	09/05/2022	Better Pets and Gardens Wangara	\$235.84
		Animal Care Centre Supplies	
5001	09/05/2022	BioBag World Australia Pty Ltd	\$9,779.00
		Biobag Dog Bags	
5002	09/05/2022	Bollog Design Group Ltd	\$7,700.00

		Professional Fees - Refurbishment Of Aquamotion	
5003	09/05/2022	Bridgestone Australia Limited	\$9,252.06
		Tyre Fitting Services	
5004	09/05/2022	Brownes Foods Operations Pty Limited	\$137.98
		Milk Deliveries	
5005	09/05/2022	CDM Australia Pty Ltd	\$336,663.80
		140 Dell Latitude Computers	
		Cable - Optic Virtual Base	
5006	09/05/2022	Cedar Woods Properties Ltd	\$692,339.42
		Refund: Second Prepayment Excess Funds	
5007	09/05/2022	CFMEU	\$424.00
		Payroll Deductions	
5008	09/05/2022	Child Support Agency	\$1,230.16
		Payroll Deductions	
5009	09/05/2022	Chris Kershaw Photography	\$950.00
		Photograph Public Artworks - Catalina Estate	
5010	09/05/2022	City of Joondalup	\$1,500.00
		Advertising - The Australian Government Yearbook	
5011	09/05/2022	City of Wanneroo	\$532.00
		Payroll Deductions	
5012	09/05/2022	City of Wanneroo	\$225.00
		Payroll Deductions	
5013	09/05/2022	City of Wanneroo	\$5,026.00
		Payroll Deductions	
5014	09/05/2022	CK Maloney Surveying	\$1,408.00
		Monitor / Report Retaining - 30 & 34 Opportunity Street	
5015	09/05/2022	Claire Davenhall	\$2,300.00
		Phase 2 Sustainability Project - Grandis Primary School	
5016	09/05/2022	Clark Equipment Sales Pty Ltd	\$365.52
		Vehicle Spare Parts	
5017	09/05/2022	Cleartech Waste Management Pty Ltd	\$423.50
		Collections & Disposal - Contaminated Fuel	
5018	09/05/2022	Clinipath Pathology	\$1,922.25
		Medical Fees For The City	
5019	09/05/2022	Cooldrive Distribution	\$451.30
		Vehicle Spare Parts	
5020	09/05/2022	Cossill & Webley Consulting Engineers	\$54,184.90
		Consulting Engineering Services - Flynn Drive Duplication	
5021	09/05/2022	Cr Brett Treby	\$4,447.89
		Monthly Allowance	
5022	09/05/2022	Cr Christopher Baker	\$2,603.67
		Monthly Allowance	
5023	09/05/2022	Cr Glynis Parker	\$2,603.67
		Monthly Allowance	

5024	09/05/2022	Cr Helen Berry	\$2,603.67
		Monthly Allowance	
5025	09/05/2022	Cr Jacqueline Huntley	\$2,378.67
		Monthly Allowance	
5026	09/05/2022	Cr James Rowe	\$2,603.67
		Monthly Allowance	
5027	09/05/2022	Cr Jordan Wright	\$2,603.67
		Monthly Allowance	
5028	09/05/2022	Cr Linda Aitken	\$2,603.67
		Monthly Allowance	
5029	09/05/2022	Cr Natalie Herridge	\$2,603.67
		Monthly Allowance	
5030	09/05/2022	Cr Natalie Sangalli	\$2,603.67
		Monthly Allowance	
5031	09/05/2022	Cr Paul Miles	\$2,403.67
		Monthly Allowance	
5032	09/05/2022	Cr Sonet Coetzee	\$2,603.67
		Monthly Allowance	
5033	09/05/2022	Craneswest (WA) Pty Ltd	\$385.00
		Tree Recyclers - Roesen Way, Kandalee And Scenic Park	
5034	09/05/2022	Critical Fire Protection & Training Pty Ltd	\$485.01
		Fire Equipment Servicing - Aquamotion	
5035	09/05/2022	CS Legal	\$28,629.30
		Court Fees For The City	
5036	09/05/2022	CSP Group Pty Ltd	\$3,251.15
		Spare Parts, Mower & Chainsaw	
5037	09/05/2022	Daniel Philip Coster	\$360.00
		Vehicle Crossing Subsidy	
5038	09/05/2022	Data #3 Limited	\$973.26
		Software Licences And Support	
5039	09/05/2022	Data Signs Pty Ltd	\$92.40
		Standoff - Signs	
5040	09/05/2022	Department of Transport	\$1,530.00
		Vehicle Search Fees	
5041	09/05/2022	Double G (WA) Pty Ltd	\$14,060.72
		Irrigation Repairs - Various Locations	
5042	09/05/2022	Dowsing Group Pty Ltd	\$46,317.80
		Concrete Works - Various Locations	
5043	09/05/2022	Drainflow Services Pty Ltd	\$91,836.45
		Drain Cleaning / Road Sweeping Services	
5044	09/05/2022	Drainflow Services Pty Ltd	\$38,321.78
		Drain Cleaning / Road Sweeping Services	
5045	09/05/2022	Edge People Management	\$1,815.00
		Case Management Services	
5046	09/05/2022	Element Advisory Pty Ltd	\$5,788.75
		Local Heritage Survey Review	
5047	09/05/2022	ELM Estate Landscape Maintenance	\$6,412.88

		Landscape Maintenance Services	
5048	09/05/2022	Environmental Industries Pty Ltd	\$4,584.78
		Landscape Maintenance Services	
5049	09/05/2022	Ergolink	\$440.55
		Office Chair	
5050	09/05/2022	Eventelec Events Pty Ltd ATF The Eventelec Trust	\$410.26
		Outlet Power Supply - Supercars Event	
5051	09/05/2022	Fleet Network	\$1,526.21
		Payroll Deductions	
5052	09/05/2022	Flick Anticimex Pty Ltd	\$4,416.37
		Sanitary Services	
5053	09/05/2022	Forch Australia Pty Ltd	\$5,686.04
		Stock - Stores Issue	
5054	09/05/2022	Frontline Fire & Rescue Equipment	\$2,071.86
		Two Rocks Light Tanker Repairs	
5055	09/05/2022	Fusion Applications Pty Ltd	\$39,703.13
		Oracle Specialist Services	
5056	09/05/2022	Geoff's Tree Service Pty Ltd	\$9,583.55
		Pruning Works	
5057	09/05/2022	Geoff's Tree Service Pty Ltd	\$7,500.14
		Pruning Works	
5058	09/05/2022	Rates Refund	\$4,627.54
5059	09/05/2022	Greenlite Electrical Contractors Pty Ltd	\$29,090.80
		Progress Claim 4 - Sheffield Park Lighting	
5060	09/05/2022	Greens Hiab Service	\$2,376.00
		Crane Hire	
5061	09/05/2022	Greenway Turf Solutions Pty Ltd	\$7,040.00
		Herbicide Supplies	
5062	09/05/2022	Halpd Pty Ltd Trading As Affordable Living Homes	\$2,000.00
		Refund - Street & Verge Bond	
5063	09/05/2022	Hays Personnel Services	\$7,633.89
		Casual Labour Services	
5064	09/05/2022	HBF Health Limited	\$716.01
		Payroll Deductions	
5065	09/05/2022	Heatley Sales Pty Ltd	\$307.69
		Stock - Stores Issue	
5066	09/05/2022	Hello Perth	\$733.33
		Advertising - Hello Perth 2022	
5067	09/05/2022	Hendry Group Pty Ltd	\$3,300.00
		Lake Joondalup Performance Solution Report	
5068	09/05/2022	Horizon West Landscape Constructions	\$37,231.15
		Landscape Consolidation Claim - April 2022 - Frederick Duffy Park Upgrade	
5069	09/05/2022	Hose Right	\$856.04
		Vehicle Hoses	
5070	09/05/2022	HR Publications Pty Ltd	\$1,499.00
		12 Months First User Licence	

5071	09/05/2022	Rates Refund	\$1,751.48
5072	09/05/2022	Iconic Property Services Pty Ltd	\$96,577.62
		Cleaning Services For The City	
5073	09/05/2022	Imagesource Digital Solutions	\$385.00
		Coreflutes - Golf Park	
5074	09/05/2022	Integrity Industrial Pty Ltd	\$5,516.06
		Casual Labour Services	
5075	09/05/2022	Integrity Industrial Pty Ltd	\$5,669.68
		Casual Labour Services	
5076	09/05/2022	Interfire Agencies Pty Ltd	\$14,500.15
		PPE & Fire Books - Community Safety	
5077	09/05/2022	J Blackwood & Son Ltd	\$216.28
		PPE Issues	
5078	09/05/2022	Japanese Truck & Bus Spares Pty Ltd	\$32.50
		Vehicle Spare Parts	
5079	09/05/2022	Jobfit Health Group Pty Ltd	\$4,532.55
		Medical Fees For The City	
5080	09/05/2022	Joondalup Coachline	\$705.00
		Gold Program Day Outing	
5081	09/05/2022	K2 Audiovisual Pty Ltd	\$6,600.00
		Preventative Maintenance - Meeting Rooms	
5082	09/05/2022	Rates Refund	\$4,626.19
5083	09/05/2022	Kerb Direct Kerbing	\$3,202.50
		Kerbing - Ashdale Boulevard	
5084	09/05/2022	Kinetic IT Pty Ltd	\$9,202.60
		Casual Labour Services	
5085	09/05/2022	Kleenheat Gas Pty Ltd	\$6.85
		Gas Supplies For The City	
5086	09/05/2022	Kleenit	\$2,541.00
		Pressure Cleaning - Wanneroo Memorial Park	
5087	09/05/2022	Koort-kadak Consultancy	\$1,200.00
		3 Noongar Language Classes	
5088	09/05/2022	Landcare Weed Control	\$9,310.04
		Landscape Maintenance Services	
5089	09/05/2022	LD Total	\$143,546.21
		Landscape Maintenance Services	
5090	09/05/2022	Lessen with Peg – Rethink Waste	\$300.00
		Sustainability Series Workshop - Gardening In Small Spaces @ Girrawheen Library	
5091	09/05/2022	LGRCEU	\$1,683.00
		Payroll Deductions	
5092	09/05/2022	Linemarking WA Pty Ltd	\$701.25
		Linemarking - Nankivell Road	
5093	09/05/2022	Logo Appointments	\$5,842.27
		Casual Labour Services	
5094	09/05/2022	Mastec Australia Pty Ltd	\$27,849.36
		360 Litre "Mastec" Green Bin With Yellow Lid Complete	

5095	09/05/2022	Maxxia Pty Ltd	\$8,025.37
		Payroll Deductions	
5096	09/05/2022	Millennium Cleaning (WA) Pty Ltd	\$464.03
		Cleaning Services For The City	
5097	09/05/2022	Mindarie Regional Council	\$7,726.53
		Refuse Disposal	
5098	09/05/2022	Mowmaster Turf Equipment	\$529.90
		Mower Spare Parts	
5099	09/05/2022	Mr Gerson Patete Ortiz	\$60.00
		Dog Registration Refund - Sterilised	
5100	09/05/2022	Mr Keanan Gilbert	\$75.00
		Dog Registration Refund - Sterilised	
5101	09/05/2022	Mr Nathan Ward	\$30.00
		Dog Registration Refund - Sterilised	
5102	09/05/2022	Mrs Wendy Kermode	\$2,000.00
		Refund - Street & Verge Bon	
5103	09/05/2022	Ms Ciara Hawk	\$360.00
		Vehicle Crossing Subsidy	
5104	09/05/2022	Ms Kylie Michelle	\$360.00
		Vehicle Crossing Subsidy	
5105	09/05/2022	Natural Area Holdings Pty Ltd	\$1,836.92
		Seed & Plant Propagation	
5106	09/05/2022	Navman Wireless Australia Pty Ltd	\$176.00
		Labour Charge For Field Service / Repair	
5107	09/05/2022	Netsight Pty Ltd	\$5,342.70
		Myosh Subscription And Learning Module	
5108	09/05/2022	Rates Refund	\$548.36
5109	09/05/2022	On Tap Plumbing & Gas Pty Ltd	\$15,041.85
		Plumbing Maintenance For The City	
5110	09/05/2022	Paperbark Technologies Pty Ltd	\$19,318.75
		Street Tree Data Collection 03.02.2022 - 14.02.2022	
		Tree Survey - Kingsway Regional	
5111	09/05/2022	Parker Black & Forrest	\$1,022.89
		Locking Services	
5112	09/05/2022	Paywise Pty Ltd	\$1,287.57
		Payroll Deductions	
5113	09/05/2022	Peet Limited	\$717,744.27
		Second Prepayment Excess Funds	
5114	09/05/2022	Perth Heavy Tow	\$660.00
		Towing Services	
5115	09/05/2022	Pickles Auctions Pty Ltd	\$440.00
		Valuation Services	
5116	09/05/2022	Play Check	\$330.00
		Comprehensive Playground Audit - Frederick Duffy Park	
5117	09/05/2022	Premkumar Ballah & Vimi Ballah	\$360.00
		Vehicle Crossing Subsidy	
5118	09/05/2022	Prestige Alarms	\$602.80

		Service Call - Paloma Park Toilet Block	
5119	09/05/2022	Primewest (Yanchep Beach Road) Pty Ltd	\$334,763.00
		Refund: Bond Release - Lot 1011 Yanchep Beach Road	
5120	09/05/2022	Pritchard Francis Consulting Pty Ltd	\$880.00
		Professional Services - Variation 4 - Solar Generation & Energy Supply - Neerabup Industrial Area	
5121	09/05/2022	Productive Plastics	\$4,015.00
		Supply 10 Clear Plinth Tops	
5122	09/05/2022	Publik Group	\$2,750.00
		Kangaroo Paw Engraved Panel	
5123	09/05/2022	Qualcon Laboratories	\$561.00
		Sand Tests	
5124	09/05/2022	RAC Motoring & Services Pty Ltd	\$297.00
		Vehicle Call Out Fees	
5125	09/05/2022	Reliable Fencing WA Pty Ltd	\$292.82
		Site Visits - Wanneroo Showgrounds	
5126	09/05/2022	Reliable Fencing WA Pty Ltd	\$7,900.03
		Fencing Works - Various Locations	
5127	09/05/2022	RW Quantity Surveyors	\$2,420.00
		Construction Cost Estimate - Kingsway Regional Sporting Complex Carpark Project	
5128	09/05/2022	Sanax Medical And First Aid Supplies	\$1,128.33
		Supplies For The City	
5129	09/05/2022	Satterley Property Group	\$1,028,586.35
		Refund - Second Payment Excess Funds - East Wanneroo Cell 1	
		Bond Refund Myella Stage 3 & 4 Wanneroo WAPC 158730	
5130	09/05/2022	Scoop Dawgs	\$365.00
		Refund - Unused Trading Licence Fee	
5131	09/05/2022	Scott Print	\$209.00
		Printing - Business Cards	
5132	09/05/2022	Sifting Sands	\$1,434.84
		Cleaning Services - Petanque Court	
5133	09/05/2022	Site Sentry Pty Ltd	\$3,231.80
		Security Monitoring	
5134	09/05/2022	Skyline Landscape Services (WA)	\$2,707.65
		Landscape Maintenance Services	
5135	09/05/2022	Smartbuilt Perth Pty Ltd	\$68.52
		Pest Control Services	
5136	09/05/2022	Smartbuilt Perth Pty Ltd	\$264.00
		Pest Control Services	
5137	09/05/2022	Smartsalary	\$4,945.17
		Payroll Deductions	
5138	09/05/2022	Softfallguys National	\$627.00
		Softfall Repairs - Homestead Park	
5139	09/05/2022	Solution 4 Building Pty Ltd	\$47,406.98

		Progress Claim 3 - Aquamotion Hydro Pool	
5140	09/05/2022	Sports World of WA	\$4,019.40
		Sports Equipment - Kingsway	
5141	09/05/2022	Stiles Electrical & Communication Services Pty Ltd	\$13,605.08
		Progress Claim 1 - Automatic Gates & CCTV - Various Sites	
5142	09/05/2022	Suez Recycling & Recovery Pty Ltd	\$62,523.16
		Recycling Tip Fees	
5143	09/05/2022	Surf Life Saving WA Incorporated	\$77,232.84
		Wanneroo Lifeguards April 2022	
5144	09/05/2022	Rates Refund	\$623.01
5145	09/05/2022	Synergy	\$24,313.66
		Power Supplies For The City	
5146	09/05/2022	Taman Tools	\$770.00
		Grind Plates	
5147	09/05/2022	The Royal Life Saving Society Australia	\$20,472.63
		Water Feature Maintenance - Kingsway	
5148	09/05/2022	The Trustee for Wilbro Unit Trust	\$2,002.00
		Graffiti Removal Products	
5149	09/05/2022	TJ Depiazzi & Sons	\$6,899.56
		Bushland Mulch - Ashdale Park	
5150	09/05/2022	TQuip	\$3,026.75
		Mower Spare Parts	
5151	09/05/2022	Triton Electrical Contractors Pty Ltd	\$396.00
		Irrigation Electrical Repairs	
5152	09/05/2022	Truck Centre WA Pty Ltd	\$460.15
		Vehicle Spare Parts	
5153	09/05/2022	Turf Care WA Pty Ltd	\$18,273.39
		Turfing Works For The City	
5154	09/05/2022	Two Rocks Yanchep Assisted Cancer Travels Incorporated	\$690.00
		Donation - Purchase Custom Plates For Promotion Of New Vehicle	
5155	09/05/2022	Vodafone Hutchinson Australia Pty Ltd	\$55.00
		SMS Charges - Fire Services	
5156	09/05/2022	Wanneroo Dental Centre Pty Ltd	\$1,300.95
		Partial Refund - Fees Not Expended Processing Amendment 193 To DPS 2	
5157	09/05/2022	Wanneroo Electric	\$6,355.49
		Electrical Maintenance For The City	
5158	09/05/2022	Water Corporation	\$2,465.29
		Water Supplies For The City	
5159	09/05/2022	West Coast Turf	\$17,631.90
		Turfing Works For The City	
5160	09/05/2022	Western Power	\$124,079.00
		Design Fee - Lenore Road	
		Street Lighting Upgrade - Stevenage Street Yanchep	

5161	09/05/2022	William Buck Consulting (WA) Pty Ltd	\$13,090.00
		Audit Services February / March 2022	
		Probity Advisor Services	
5162	09/05/2022	Work Clobber	\$334.20
		PPE Issues	
5163	09/05/2022	Workpower Incorporated	\$38,161.41
		Landscaping Works - Conservation Offset Sites	
5164	09/05/2022	Yanchep Surf Lifesaving Club	\$22,000.00
		Beach Patrol Funding Part 2 - 2021 / 2022	
5165	09/05/2022	Zetta Pty Ltd	\$19,760.38
		Beach Patrol Funding Part 2 - 2021 / 2022	
5168	16/05/2022	AARCO Environmental Solutions Pty Ltd	\$3,520.00
		Removal Of Asbestos + Inspection	
5169	16/05/2022	Action Glass & Aluminium	\$4,918.21
		Glazing Services	
5170	16/05/2022	Advance Press (2013) Pty Ltd	\$2,524.50
		Your Move Maps	
5171	16/05/2022	AE Hoskins Building Services	\$2,834.08
		Retention Release - Changerooms At Kingsway Stadium	
5172	16/05/2022	Armaguard	\$394.68
		Cash Collection Services	
5173	16/05/2022	Australian Airconditioning Services Pty Ltd	\$299.16
		Maintenance - Grandis Park Sports Pavilion	
5174	16/05/2022	Australian Local Government Association Limited	\$989.00
		Registration - National General Assembly, Partners In Progress - Councillor J Wright	
5175	16/05/2022	AV Truck Service Pty Ltd	\$266.64
		Vehicle Spare Parts	
5176	16/05/2022	Ball & Doggett Pty Ltd	\$231.09
		Paper Supplies - Print Room	
5177	16/05/2022	Beacon Equipment	\$346.45
		Vehicle Spare Parts	
5178	16/05/2022	Bee Advice	\$200.00
		Remove Bee Hive - Echidna Park	
5179	16/05/2022	BGC Concrete	\$534.16
		Kerbmix - Monet Drive	
5180	16/05/2022	Bladon WA Pty Ltd	\$3,535.91
		Carry Bags - Book Club Kits	
		Corporate Uniform Issues	
5181	16/05/2022	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
5182	16/05/2022	Boral Construction Materials Group Ltd	\$236.94
		Concrete Mix - Mindarie Drive	
5183	16/05/2022	Brayden Munz	\$2,000.00
		Refund - Street & Verge Bond	
5184	16/05/2022	Bridgestone Australia Limited	\$2,252.55

		Tyre Fitting Services	
5185	16/05/2022	Rates Refund	\$1,100.00
5186	16/05/2022	Car Care (WA) Mindarie	\$407.00
		Bus Cleaning - Community Transport	
5187	16/05/2022	Car Care Motor Company Pty Ltd	\$919.60
		Vehicle Services	
5188	16/05/2022	Centaman Systems Pty Ltd	\$33,651.75
		Annual Maintenance 01.03.2022 - 28.02.2023	
5189	16/05/2022	CG & GT Bouse	\$2,000.00
		Refund - Street & Verge Bond	
5190	16/05/2022	Cheryl Teague	\$70.83
		Refund: Aquamotion Membership Fee	
5191	16/05/2022	Rates Refund	\$300.00
5192	16/05/2022	Rates Refund	\$234.84
5193	16/05/2022	Christopher Thomson	\$1,000.00
		Refund - Street & Verge Bond	
5194	16/05/2022	Civica Pty Ltd	\$2,296.80
		Actus V3 Training Sessions 24.03.2022	
5195	16/05/2022	Claire Davenhall	\$300.00
		Arts Tnt Talk How To Journal, Generate Ideas And Overcome Creative Blocks	
5196	16/05/2022	Contra-Flow Pty Ltd	\$6,570.45
		Traffic Management Services	
5197	16/05/2022	Cooldrive Distribution	\$482.64
		Vehicle Spare Parts	
5198	16/05/2022	Craneswest (WA) Pty Ltd	\$11,533.94
		Green Waste Disposal	
5199	16/05/2022	CSP Group Pty Ltd	\$70.00
		Small Plant Parts	
5200	16/05/2022	Dale Alcock Homes Pty Ltd	\$6,779.22
		Refund - Street & Verge Bonds	
5201	16/05/2022	Rates Refund	\$1,851.56
5202	16/05/2022	Department of Fire & Emergency Services	\$23,214.95
		50% Cost Sharing - Community Fire Manager 0.10.2021 - 30.12.2021	
5203	16/05/2022	Dowsing Group Pty Ltd	\$28,947.71
		Concrete Works - Various Locations	
5204	16/05/2022	Drainflow Services Pty Ltd	\$9,322.18
		Drain Cleaning / Road Sweeping Services	
5205	16/05/2022	Drainflow Services Pty Ltd	\$27,037.00
		Drain Cleaning / Road Sweeping Services	
5206	16/05/2022	Drovers Vet Hospital Pty Ltd	\$73.50
		Veterinary Services - Animal Care Centre	
5207	16/05/2022	ELM Estate Landscape Maintenance	\$17,812.87
		Landscape Maintenance	
5208	16/05/2022	Environmental Industries Pty Ltd	\$183,227.30
		Landscape Maintenance	
5209	16/05/2022	Focus Consulting WA Pty Ltd	\$935.00
		Lightning Design - Various Parks	

5210	16/05/2022	Freshlink Export Pty Ltd	\$70,642.32
		Refund: Return Of Prepayment Excess Funds	
5211	16/05/2022	Fusion Applications Pty Ltd	\$32,161.25
		Consulting Services - Oracle	
5212	16/05/2022	Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
5213	16/05/2022	GJ Woodard	\$243.55
		Keyholder Payments	
5214	16/05/2022	GPS Linemarking	\$220.00
		Linemarking - Belhaven Park	
5215	16/05/2022	GPS Linemarking	\$770.00
		Linemarking - Belhaven Park	
5216	16/05/2022	Greens Hiab Service	\$1,254.00
		Various Parks - Crane Hire - Season Changeover	
5217	16/05/2022	Heatley Sales Pty Ltd	\$621.72
		Mechanics Gloves	
5218	16/05/2022	Heatley Sales Pty Ltd	\$244.64
		Safety Equipment	
5219	16/05/2022	Hickey Constructions Pty Ltd	\$2,475.22
		Boardwalk Repairs - Fleming Park	
		Repair Timber Staircase And Balustrade - Lighthouse Park	
5220	16/05/2022	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
5221	16/05/2022	Hose Right	\$538.82
		Vehicle Hoses	
5222	16/05/2022	Iconic Property Services Pty Ltd	\$38,045.51
		Cleaning Services For The City	
5223	16/05/2022	Integrity Industrial Pty Ltd	\$4,285.11
		Casual Labour Services	
5224	16/05/2022	Integrity Industrial Pty Ltd	\$4,821.91
		Casual Labour Services	
5225	16/05/2022	Integrity Staffing	\$857.86
		Casual Labour Services	
5226	16/05/2022	Intelife Group	\$629.20
		Car Washing Services	
5227	16/05/2022	Ivy Cranley	\$100.00
		Dog Registration Refund - Sterilised	
5228	16/05/2022	Ixom Operations Pty Ltd	\$200.51
		Pool Chemicals	
5229	16/05/2022	J Blackwood & Son Ltd	\$4.52
		PPE Supplies	
5230	16/05/2022	J Blackwood & Son Ltd	\$775.63
		PPE Supplies	
5231	16/05/2022	Jackson McDonald	\$10,385.10
		Legal Fees	
5232	16/05/2022	Jadu Software Pty Ltd	\$6,600.00
		Jadu Software - Annual Hosting	

5233	16/05/2022	Jansen Audio	\$286.00
		Service Call - Audio-Visual Equipment - Group Fitness	
5234	16/05/2022	Jobfit Health Group Pty Ltd	\$1,782.00
		Medical Fees	
5235	16/05/2022	Kinetic IT Pty Ltd	\$10,541.27
		Security Services 01.11.2021 - 30.11.2021	
5236	16/05/2022	Konecranes Pty Ltd	\$284.63
		Vehicle Spare Parts	
5237	16/05/2022	Landcare Weed Control	\$15,477.57
		Landscape Maintenance	
5238	16/05/2022	Landgate	\$1,177.48
		Schedule - Unimproved Values	
5239	16/05/2022	Landscape Elements	\$1,279.58
		Irrigation Parts - March 2022	
5240	16/05/2022	LD Total	\$10,731.96
		Landscape Maintenance	
5241	16/05/2022	Les Mills Asia Pacific	\$951.38
		Licence - Fitness Classes	
5242	16/05/2022	Major Motors	\$1,535.04
		Vehicle Repairs	
5243	16/05/2022	Manheim Pty Ltd	\$139.15
		Abandoned Vehicle Charges	
5244	16/05/2022	Manheim Pty Ltd	\$6,336.77
		Abandoned Vehicle Charges	
5245	16/05/2022	Marketforce Pty Ltd	\$10,956.00
		Advertising Services	
5246	16/05/2022	Rates Refund	\$2,817.51
5247	16/05/2022	Matthew Martin	\$2,000.00
		Refund - Street & Verge Bond	
5248	16/05/2022	Rates Refund	\$1,181.71
5249	16/05/2022	McLeods	\$1,267.68
		Legal Fees	
5250	16/05/2022	Rates Refund	\$759.23
5251	16/05/2022	Metropolitan Cash Register Co	\$181.50
		Thermal Paper Rolls	
5252	16/05/2022	Michael Page International (Australia) Pty Ltd	\$2,168.74
		Casual Labour Services	
5253	16/05/2022	Mini-Tankers Australia Pty Ltd	\$3,705.35
		Fuel Issues	
5254	16/05/2022	Miracle Recreation Equipment Pty Ltd	\$1,617.00
		Playground Equipment Repairs	
5255	16/05/2022	Rates Refund	\$1,635.35
5256	16/05/2022	Mr Ganesh Dey	\$2,000.00
		Refund - Street & Verge Bond	
5257	16/05/2022	Mr Shane Buss	\$2,000.00
		Refund - Street & Verge Bond	
5258	16/05/2022	Mr Tony Hughes	\$1,000.00
		Refund - Street & Verge Bond	

5259	16/05/2022	Ms Peggy Brown	\$145.00
		Keyholder Payments	
5260	16/05/2022	Natural Area Holdings Pty Ltd	\$3,718.26
		Seed And Plant Propagation	
5261	16/05/2022	Nerida Moredoundt	\$1,000.00
		Chair - Design Review Panel Meeting	
5262	16/05/2022	Netsight Pty Ltd	\$1,780.90
		Monthly Subscription March 2022	
5263	16/05/2022	Neverfail Springwater Limited	\$26.55
		Water Supplies - Print Room	
5264	16/05/2022	New Era Homes Australia Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
5265	16/05/2022	Nutrien Ag Solutions Limited	\$1,192.03
		4 15L Prograde Knapsacks & Herbicide	
5266	16/05/2022	Octagon Lifts Pty Ltd	\$1,024.93
		Lift Repairs - Wanneroo Civic Centre	
5267	16/05/2022	On Tap Plumbing & Gas Pty Ltd	\$930.69
		Plumbing Maintenance	
5268	16/05/2022	Rates Refund	\$1,000.00
5269	16/05/2022	Perth Patio Magic Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
5270	16/05/2022	Premier Tarps	\$638.00
		Throw Tarp Supplied 18.02.2022	
5271	16/05/2022	Prestige Alarms	\$6,173.50
		CCTV / Alarm Services	
5272	16/05/2022	Priyanka Pindoria	\$99.05
		Hire Fee Refund	
5273	16/05/2022	RAC Motoring & Services Pty Ltd	\$212.00
		Callout - Battery For WN 33859	
5274	16/05/2022	Reliable Fencing WA Pty Ltd	\$451.88
		Refit Baseball Net - Ridgewood Park	
		Baseball Cage Repair - John Maloney Park	
5275	16/05/2022	Reliable Fencing WA Pty Ltd	\$429.00
		Repair Mesh - Bellport Park	
5276	16/05/2022	Rent A Dingo	\$330.00
		Hire - Dingo With Bucket	
5277	16/05/2022	Robert Walters Pty Ltd	\$2,844.19
		Casual Labour Services	
5278	16/05/2022	Safety And Rescue Equipment	\$38.50
		Install Mandatory Signage - Depot Admin Building	
5279	16/05/2022	Safety Tactile Pave	\$1,025.46
		Tactile Pavers - Lisford Avenue Bus Stop	
5280	16/05/2022	Shop for Shops Pty Ltd & Hanger Factory Pty Ltd	\$1,280.00
		2000 Kraft Paper Bag With Handles - WLCC	
5281	16/05/2022	Smartbuilt Perth Pty Ltd	\$66.00
		Pest Control Services	
5282	16/05/2022	Smartbuilt Perth Pty Ltd	\$686.15

		Pest Control Services	
5283	16/05/2022	St John Ambulance Western Australia Ltd	\$66.75
		Training - CPR Refresher	
5284	16/05/2022	Statewide Cleaning Supplies Pty Ltd	\$251.33
		Stock - Stores Issues	
5285	16/05/2022	Stats WA Pty Ltd	\$4,389.00
		Mobilisation & Demobilisation Of Crew & Equipment To Carry Out GPR Survey & DCP Tests	
5286	16/05/2022	Stewart & Heaton Clothing Company Pty Ltd	\$635.78
		Uniforms & Freight Charges - Fire Services	
5287	16/05/2022	Supreme Shades Pty Ltd	\$5,060.00
		Install Shade Sails' - Ridgewood Park & Talara Park	
5288	16/05/2022	Sureland Developments Pty Ltd	\$8,443.11
		Refund: Return Of Developer Balances From DCP Accounts	
5289	16/05/2022	Synergy	\$514.30
		Power Supplies For The City	
5290	16/05/2022	Synergy	\$600,272.20
		Power Supplies For The City	
5291	16/05/2022	Think Promotional	\$530.20
		Merchandise - AARC Advocacy Campaign	
5292	16/05/2022	Toll Transport Pty Ltd	\$243.25
		Courier Services	
5293	16/05/2022	Toolmart	\$49.95
		Key Wrench	
5294	16/05/2022	Toro Australia Group Sales Pty Ltd	\$6,079.05
		Small Plant Spare Parts	
5295	16/05/2022	Toro Australia Group Sales Pty Ltd	\$173.62
		Small Plant Spare Parts	
5296	16/05/2022	Tutaki Unit Trust	\$2,098.00
		Marquee, Tables And Trestles Hire - Christmas Function	
5297	16/05/2022	Valvoline (Australia) Pty Ltd	\$15,192.87
		Vehicle Oil	
5298	16/05/2022	Vocus Communications	\$806.30
		Business Internet	
5299	16/05/2022	WA Limestone Company	\$13,003.76
		Ex-Pit BSL Mix	
5300	16/05/2022	Wanneroo Central Bushfire Brigade	\$1,595.90
		Reimbursement - Graphics For Trailer & Registration, Post-box Renewal	
5301	16/05/2022	Wanneroo Electric	\$9,327.48
		Electrical Maintenance	
5302	16/05/2022	Wanneroo Electric	\$2,673.62
		Electrical Maintenance	
5303	16/05/2022	Wanneroo Fire Support Brigade	\$200.00

		Reimbursement - Hose A Appearance - Butler Sunset Sounds	
5304	16/05/2022	Water Corporation	\$15,655.59
		Water Supplies For The City	
5305	16/05/2022	West Coast Turf	\$5,490.93
		Turfing Works For The City	
5306	16/05/2022	Winc Australia Pty Limited	\$300.30
		Stationery Purchases	
5307	20/05/2022	Carly McKenzie	\$329.17
		Refund - Aquamotion Membership - Cancelled	
5308	20/05/2022	Safety Australia Group Pty Ltd	\$9,379.70
		Training Services - WHS & Contractor Management	
5309	20/05/2022	Total Fitouts	\$2,000.00
		Refund - Street & Verge Bond	
5321	23/05/2022	Action Glass & Aluminium	\$1,158.52
		Glazing Services	
5322	23/05/2022	Acurix Networks Pty Ltd	\$4,331.80
		Install Wi-Fi Wanneroo Recreation Centre & Gumblossom	
5323	23/05/2022	Adelphi Apparel	\$550.00
		Uniform Issue - Community Safety	
5324	23/05/2022	AE Hoskins Building Services	\$9,982.50
		Works - Mizzen Park Playground	
5325	23/05/2022	Air Liquide Australia	\$190.08
		Gas Bottle Rental	
5326	23/05/2022	Alexander House of Flowers	\$115.00
		Flower Arrangement - 60th Wedding Anniversary	
5327	23/05/2022	Alinta Gas	\$691.15
		Gas Supplies For The City	
5328	23/05/2022	Alphazeta	\$5,500.00
		Fire Compliance Reports	
5329	23/05/2022	Amgrow Australia Pty Ltd	\$715.00
		Turf Services For The City	
5330	23/05/2022	Appliance Service Agents Pty Ltd	\$259.00
		Repair Oven - St Andrews Park Community Facility - Building Maintenance	
5331	23/05/2022	Aqua Attack Drilling	\$83,532.90
		Mobilisation Of Drill Rigs - Ferrara Park & Blackmore Park	
5332	23/05/2022	ARM Marketing	\$764.50
		Advertising - Volunteer Fire & Rescue Services Association 2022 / 2023 Calendar	
5333	23/05/2022	Arnova Pty Ltd	\$5,365.80
		Temperature Sensors & Communication Equipment	
5334	23/05/2022	Ashmy Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	

5335	23/05/2022	Aslab Pty Ltd	\$1,958.00
		Basecourse Testing - Quinns Road & Salerno Drive	
		Asphalt Cores - Sydney Road	
5336	23/05/2022	Asstetic Australia Proprietary Limited	\$135,136.10
		Works Associated With AMS	
5337	23/05/2022	Atom Supply	\$2,279.90
		Safety Glasses	
5338	23/05/2022	Aussie Natural Spring Water	\$22.50
		Water Supplies - Yanchep Hub	
5339	23/05/2022	Australian Airconditioning Services Pty Ltd	\$11,679.73
		Airconditioning Maintenance Services	
5340	23/05/2022	Australian Communications & Media Authority	\$157.00
		Licence Renewal - Fixed Point To Point	
5341	23/05/2022	Australian Institute of Management Human Resource Development Centre Incorporate	\$1,443.00
		Training - Women In Leadership - 1 Attendee - 09 - 30.06.2022	
5342	23/05/2022	Australian Institute of Traffic Planning and Management Incorporated	\$1,100.00
		Local Government Subscriber 2022 / 20023	
5343	23/05/2022	Australian Local Government Association Limited	\$989.00
		Registration - National General Assembly Partners In Progress - Deputy Mayor Brett Treby	
5344	23/05/2022	Australian Manufacturing Workers Union	\$29.20
		Payroll Deductions	
5345	23/05/2022	Australian Services Union	\$466.20
		Payroll Deductions	
5346	23/05/2022	Australian Taxation Office	\$10,366.00
		Payroll Deductions	
5347	23/05/2022	AVCRM Products Pty Ltd	\$2,695.00
		Annual Subscription - RPA Manager	
5348	23/05/2022	Ball & Doggett Pty Ltd	\$686.54
		Paper Supplies - Print Room	
5349	23/05/2022	Banksia Grove Development Nominees PL	\$871,200.00
		Reimbursement - Prefunding Of Works For The District Open Space	
5350	23/05/2022	Beacon Equipment	\$51.60
		Vehicle Spare Parts	
5351	23/05/2022	Bentley Systems International Limited	\$2,256.23
		Openroads Designer 01.10.2021 - 31.12.2021	
5352	23/05/2022	Better Pets and Gardens Wangara	\$552.30
		Animal Care Centre Supplies	
5353	23/05/2022	BGC Concrete	\$291.94
		Kerb Mix - Abbey Green Road	
5354	23/05/2022	BGC Residential Pty Ltd	\$2,622.55

		Refund - Building Application - Not Approved Within Statutory Time Frame	
		Refund - Street & Verge Bond	
5355	23/05/2022	Binley Fencing	\$404.14
		Temporary Fencing - Aquamotion	
5356	23/05/2022	Binley Fencing	\$961.29
		Temporary Fencing - Kingsway Sporting Complex	
5357	23/05/2022	BioBag World Australia Pty Ltd	\$9,779.00
		Bio Bag Dog Bags	
5358	23/05/2022	Bladon WA Pty Ltd	\$499.84
		Corporate Uniform Issues	
5359	23/05/2022	Blue Lizard Gallery	\$550.00
		Enterprise Funding Program - Business Grant	
5360	23/05/2022	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
5361	23/05/2022	BOC Limited	\$61.69
		Industrial Nitrogen & Oxygen Gas Bottles	
5362	23/05/2022	Bolinda Publishing Pty Ltd	\$475.21
		Large Print Books	
5363	23/05/2022	Boral Construction Materials Group Ltd	\$6,522.62
		Concrete Mix - Various Locations	
5364	23/05/2022	Boss Bollards	\$2,370.50
		Bollards - Marmion Avenue	
5365	23/05/2022	Brian Zucal & Associates	\$1,567.50
		Property Consultancy - Aquatic Recreation Centre Site	
5366	23/05/2022	Bridge42	\$17,242.50
		Operational Feasibility - City Golf Courses	
		Professional Services - Lot 9100 NIA Business Plan & Financials	
		Implementation Of The City's Golf Course Strategic Plan	
5367	23/05/2022	Bridgestone Australia Limited	\$15,858.13
		Tyre Fitting Services	
5368	23/05/2022	Bring Couriers	\$1,038.72
		Courier Services	
5369	23/05/2022	Brownes Foods Operations Pty Limited	\$581.58
		Milk Deliveries	
5370	23/05/2022	Bucher Municipal Pty Ltd	\$5,743.18
		Vehicle Spare Parts	
5371	23/05/2022	Bunnings Pty Ltd	\$74.55
		Hardware Purchases	
5372	23/05/2022	Bunzl Limited	\$194.49
		Cleaning Supplies	
5373	23/05/2022	Cabcharge	\$209.24
		Cabcharge Services	
5374	23/05/2022	Car Care (WA) Mindarie	\$407.00
		Cleaning Of Community Buses	

5375	23/05/2022	Car Care Motor Company Pty Ltd	\$7,780.75
		Vehicle Services	
5376	23/05/2022	Cat Welfare Society Incorporated	\$3,327.50
		Cat Impound Fee	
5377	23/05/2022	Catalyst Communication Rigging Pty Ltd	\$48,482.50
		Yanchep Tower Remedial Works 08.04.2022	
5378	23/05/2022	CDM Australia Pty Ltd	\$13,093.30
		Annual Subscription Fee 15.05.2022 - 15.05.2023	
5379	23/05/2022	CFMEU	\$424.00
		Payroll Deductions	
5380	23/05/2022	Chemistry Centre WA	\$838.26
		Two Samples Of Water 27.04.2022	
5381	23/05/2022	Cherry's Catering	\$6,851.20
		Catering Services	
5382	23/05/2022	Child Support Agency	\$1,230.16
		Payroll Deductions	
5383	23/05/2022	Christian Gaescu	\$27.00
		Refund - Incorrect Request For Copy Of Rates	
5384	23/05/2022	City of Wanneroo	\$5,024.10
		Payroll Deductions	
5385	23/05/2022	City of Wanneroo	\$532.00
		Payroll Deductions	
5386	23/05/2022	Civica Pty Ltd	\$330.00
		Licence, Support & Maintenance - SMS Data Consumption	
5387	23/05/2022	Claire Davenhall	\$935.00
		Consultancy Meetings 10.12.2021 & 25.03.2022	
5388	23/05/2022	Cleanaway Equipment Services Pty Ltd	\$414.77
		Parts Washer - Monthly Rental	
5389	23/05/2022	Cleartech Waste Management Pty Ltd	\$2,810.50
		Supply Vacuum Tanker & Operator Controlled Waste Tracking Note	
5390	23/05/2022	Coates Hire Operations Pty Ltd	\$531.85
		Portable Toilet Hire - Tapping Road	
5391	23/05/2022	Coca Cola Amatil Pty Ltd	\$890.44
		Beverages - Kingsway	
5392	23/05/2022	Complete Turf Supplies	\$1,520.00
		Turf Supply - Parks	
5393	23/05/2022	Contra-Flow Pty Ltd	\$6,624.09
		Traffic Management Services	
5394	23/05/2022	Contra-Flow Pty Ltd	\$3,226.16
		Traffic Management Services	
5395	23/05/2022	Converge International Pty Ltd	\$1,089.00
		Provide EAP Service	
5396	23/05/2022	Corsign (WA) Pty Ltd	\$6,176.65

		Signs - Parks, Wanneroo Community Centre & Street Name Plates	
5397	23/05/2022	Craneswest (WA) Pty Ltd	\$125,886.42
		Green Waste Disposal	
5398	23/05/2022	Craneswest (WA) Pty Ltd	\$2,694.95
		Green Waste Disposal	
5399	23/05/2022	Creative Spaces	\$15,050.20
		Noongar Boodja Exhibition	
5400	23/05/2022	Cristhian Macias	\$143.61
		Hire Fee Refund	
5401	23/05/2022	Critical Fire Protection & Training Pty Ltd	\$434.50
		Fire Protection Equipment Works	
5402	23/05/2022	CS Legal	\$28,478.36
		Court Fees	
5403	23/05/2022	CS Legal	\$1,499.99
		Court Fees	
5404	23/05/2022	D&E Parker	\$16,046.25
		Turf Works - Various Locations	
5405	23/05/2022	Dale Alcock Homes Pty Ltd	\$807.78
		Refund - Street & Verge Bond	
5406	23/05/2022	David Roy Cull	\$374.00
		Pest Control Services	
5407	23/05/2022	DC Golf	\$111,425.30
		Commission Fees - Carramar Golf Course	
		Commission Fees - Marangaroo Golf Course	
5408	23/05/2022	Delville Smith	\$1,540.00
		Inspection & Assessment Of Art Collection	
5409	23/05/2022	Department Of Biodiversity, Conservation And Attractions	\$1,150.00
		Cultural Incursion - Yanchep National Park - March 2022	
5410	23/05/2022	Department Of Biodiversity, Conservation And Attractions	\$1,410.00
		Yanchep National Park - Passes January To March	
5411	23/05/2022	Department of Local Government Sport & Cultural Industries	\$500.00
		Reconciliation Week Banners Project	
5412	23/05/2022	Department of the Premier and Cabinet	\$249.60
		Advertising - District Planning Scheme No 2	
5413	23/05/2022	Department of Transport	\$660.10
		Disclosure Of Information Fees	
5414	23/05/2022	Diamond Lock & Security	\$7,500.00
		Padlocks	
5415	23/05/2022	Digga West	\$1,693.34
		Spare Parts	
5416	23/05/2022	Direct Communications	\$999.90
		Communications Technician	
5417	23/05/2022	District 17 Toastmasters International	\$300.00
		Public Speaking Workshop 21.04.2022	

5418	23/05/2022	Double G (WA) Pty Ltd	\$242.64
		Irrigation Services	
5419	23/05/2022	Dowsing Group Pty Ltd	\$9,647.22
		Concrete Mix - Pathways - Marmion Avenue	
5420	23/05/2022	Drainflow Services Pty Ltd	\$9,502.55
		Drain Cleaning & Road Sweeping Services	
5421	23/05/2022	Drainflow Services Pty Ltd	\$19,351.82
		Drain Cleaning & Road Sweeping Services	
5422	23/05/2022	Drama Stars WA	\$1,250.00
		Online Creative Play Sessions & Supplementary Online Videos - Community Development	
5423	23/05/2022	E & MJ Rosher	\$86,766.00
		New Vehicle Purchase - Kubota Tractor & Registration	
5424	23/05/2022	ECO Environmental Holdings Pty Ltd	\$143.00
		Equipment Rental - Multiparameter	
5425	23/05/2022	Ecoscape Australia Pty Ltd	\$19,712.00
		Flora & Fauna Report & Maps - Wallangarra Reserve	
5426	23/05/2022	Edge People Management	\$998.12
		Case Management Services	
5427	23/05/2022	ELM Estate Landscape Maintenance	\$6,274.03
		Landscape Maintenance	
5428	23/05/2022	Embroidme Malaga Pty Ltd	\$1,624.04
		Uniforms - Polo Shirts	
5429	23/05/2022	Emerge Associates	\$550.00
		Balance of Contract - Splendid Park Cycling Facility	
5430	23/05/2022	Emineo Engineering Services	\$880.00
		Monthly Preventative Maintenance - Quinns & Yanchep	
5431	23/05/2022	Environmental Industries Pty Ltd	\$55,294.96
		Landscape Maintenance	
5432	23/05/2022	Equifax Australasia Credit Rating Pty Ltd	\$1,211.32
		Financial Assessments - Various Companies	
5433	23/05/2022	Ergolink	\$707.45
		Office Equipment	
5434	23/05/2022	Essential First Choice Homes Pty Ltd	\$1,450.00
		Refund - Street & Verge Bond	
5435	23/05/2022	Esther Kerse	\$60.00
		Cat Registration Refund - Deceased	
5436	23/05/2022	External Works	\$6,209.50
		Landscaping Works - Brigantine Park	
5437	23/05/2022	Fareshta Ehsas	\$166.60
		Hire Fee Refund	
5438	23/05/2022	First Homebuilders Pty Ltd	\$803.56
		Refund - JADU Application - Duplicated	
5439	23/05/2022	Fitout Solutions Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	

5440	23/05/2022	Fleet Network	\$1,526.21
		Payroll Deductions	
5441	23/05/2022	Focus Consulting WA Pty Ltd	\$3,300.00
		Electrical Consulting Services - Edgar Griffiths Park	
5442	23/05/2022	Forch Australia Pty Ltd	\$2,978.61
		Stock - Stores Issues	
5443	23/05/2022	Freedom Fairies Pty Ltd	\$990.00
		Characterised Face Painters (Easter Theme) - Yanchep Markets	
5444	23/05/2022	Frontline Fire & Rescue Equipment	\$342.25
		Replace Hose Reel - Quinns Rocks	
5445	23/05/2022	Fusion Applications Pty Ltd	\$16,445.00
		Consulting Fees - OICS Architecture Integration	
5446	23/05/2022	Galleria Toyota	\$27,216.00
		New Vehicle Purchase - Toyota Yaris	
5447	23/05/2022	Geoff's Tree Service Pty Ltd	\$79,229.47
		Pruning Services For The City	
5448	23/05/2022	Georgina Cattani Inglis	\$300.00
		Refund - Food Application - Withdrawal	
5449	23/05/2022	Global Gypsies Pty Ltd	\$1,070.00
		Towing Training - 3 Attendees - 29.04.2022	
5450	23/05/2022	GPC Asia Pacific Pty Ltd	\$1,502.82
		Vehicle Spare Parts	
5451	23/05/2022	GPS Linemarking	\$770.00
		Re-Set Soccer Set - Ferrara Park	
5452	23/05/2022	Grasstrees Australia	\$20,651.40
		Maintenance - Grasstrees - Various Locations	
5453	23/05/2022	Green Options Pty Ltd	\$12,794.72
		Mowing Services - Active Parks	
5454	23/05/2022	Greenlite Electrical Contractors Pty Ltd	\$18,107.27
		Progress Claim 5 - Sheffield Park - Switchboard Modifications & Lighting	
5455	23/05/2022	Greens Hiab Service	\$1,188.00
		Hiab Services - Moving Of Goals	
5456	23/05/2022	Greenway Turf Solutions Pty Ltd	\$99.00
		Supa Green Liquid Fertiliser	
5457	23/05/2022	Guardian Doors	\$5,592.20
		Install Roller Door - Ashby Operations Centre	
5458	23/05/2022	Halpd Pty Ltd Trading As Affordable Living Homes	\$1,430.97
		Refund - Street & Verge Bond	
5459	23/05/2022	Hays Personnel Services	\$9,143.08
		Casual Labour Services	
5460	23/05/2022	HBF Health Limited	\$716.01
		Payroll Deductions	
5461	23/05/2022	Heatley Sales Pty Ltd	\$211.96
		PPE Issues	

5462	23/05/2022	Heavy Automatics Pty Ltd	\$6,043.96
		Vehicle Spare Parts	
		Truck Repairs WN 33707	
5463	23/05/2022	Hemsley Paterson	\$2,750.00
		Market Rent Assessment	
5464	23/05/2022	Hickey Constructions Pty Ltd	\$6,461.58
		Limestone Works - Various Locations	
		Replace Grass - Swansea Park	
5465	23/05/2022	Hitachi Construction Machinery Pty Ltd	\$1,395.42
		Vehicle Spare Parts	
5466	23/05/2022	Hitachi Construction Machinery Pty Ltd	\$789.86
		Vehicle Spare Parts	
5467	23/05/2022	Hodge Collard Preston Unit Trust	\$18,437.55
		Design & Documentation - Clarkson Youth Centre	
5468	23/05/2022	Home Group WA Pty Ltd	\$12,732.97
		Refund - Street & Verge Bonds	
5469	23/05/2022	Homebuyers Centre	\$8,000.00
		Refund - Street & Verge Bonds	
5470	23/05/2022	Horizon West Landscape & Irrigation Pty Ltd	\$2,954.60
		Old Nursery Tubestock Planting	
5471	23/05/2022	Hose Right	\$4,090.15
		Vehicle Spare Parts	
5472	23/05/2022	Hydroquip Pumps	\$14,385.47
		Irrigation Pump Works	
5473	23/05/2022	Iconic Property Services Pty Ltd	\$49,516.65
		Cleaning Services For The City	
5474	23/05/2022	Ideal Homes Pty Ltd	\$4,269.90
		Refund - Street & Verge Bonds	
		Refund - Building Permit - Cancelled	
5475	23/05/2022	Image Bollards	\$814.00
		Service Retractable Bollard	
5476	23/05/2022	Imagesource Digital Solutions	\$374.00
		2 Gameboard Vinyl Wraps - 2022 Supercars	
		Lectern Corflute - Council Chambers	
5477	23/05/2022	Insight Electrical Technology	\$34,496.44
		Hall Lighting Upgrade - Hainsworth Community Centre	
5478	23/05/2022	Integrity Industrial Pty Ltd	\$18,079.74
		Casual Labour Services	
5479	23/05/2022	Integrity Industrial Pty Ltd	\$25,684.22
		Casual Labour Services	
5480	23/05/2022	Integrity Staffing	\$3,002.50
		Casual Labour Services	
5481	23/05/2022	Intelife Group	\$1,716.00
		Car Washing Services	
5482	23/05/2022	Interfire Agencies Pty Ltd	\$4,768.86
		PPE Issues - Fire Services	
5483	23/05/2022	Isentia Pty Ltd	\$3,503.50

		Media Services Fee - May 2022	
5484	23/05/2022	Izra	\$2,750.00
		School Leadership Program Videos, Workbooks And Packs	
5485	23/05/2022	J Blackwood & Son Ltd	\$2,737.10
		PPE Issues	
		Tools And Equipment - Stores Stock	
5486	23/05/2022	J Blackwood & Son Ltd	\$147.21
		PPE Issues	
5487	23/05/2022	Rates Refund	\$2,058.75
5488	23/05/2022	JCorp Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
5489	23/05/2022	Jessica Louise Russell	\$1,650.00
		Editing Services - Old Wanneroo School House	
5490	23/05/2022	Jobfit Health Group Pty Ltd	\$257.40
		Medical Fees For The City	
5491	23/05/2022	Jobfit Health Group Pty Ltd	\$508.20
		Medical Fees For The City	
5492	23/05/2022	John Basson	\$2,000.00
		Refund - Street & Verge Bond	
5493	23/05/2022	K2 Audiovisual Pty Ltd	\$16,259.93
		Works - Ashby Meeting Room	
5494	23/05/2022	Kinetic IT Pty Ltd	\$10,541.27
		Security Services 01.02.2021 - 31.12.2021	
5495	23/05/2022	Kleenheat Gas Pty Ltd	\$2.90
		Gas Supplies For The City	
5496	23/05/2022	Kleenheat Gas Pty Ltd	\$2.10
		Gas Supplies For The City	
5497	23/05/2022	Kleenit	\$678.54
		Graffiti Removal Services	
5498	23/05/2022	Komatsu Australia Pty Ltd	\$4,827.26
		Vehicle Spare Parts	
5499	23/05/2022	Konecranes Pty Ltd	\$855.80
		Crane Service - Workshop	
5500	23/05/2022	Landcare Weed Control	\$42,141.61
		Landscape Maintenance	
5501	23/05/2022	Landgate	\$11,030.86
		Land Valuation Schedules	
5502	23/05/2022	Landscape Elements	\$9,108.93
		Landscape Maintenance	
5503	23/05/2022	Laundry Express	\$532.14
		Laundry Services - Hospitality	
5504	23/05/2022	Lauren Mcartney	\$81.90
		Hire Fee Refund	
5505	23/05/2022	LD Total	\$33,685.34
		Landscape Maintenance	
5506	23/05/2022	Lehr Consultants International (Australia) Pty Ltd	\$2,926.00

		Power Upgrade - Anthony Waring Park	
5507	23/05/2022	Les Mills Asia Pacific	\$975.16
		Fitness Classes Licence Fees	
5508	23/05/2022	Lessen with Peg – Rethink Waste	\$300.00
		Sustainability Workshop - Gardening In Small Spaces	
5509	23/05/2022	LGISWA	\$1,000.00
		Insurance Excess - Claimant: AAMI	
5510	23/05/2022	LGRCEU	\$1,683.00
		Payroll Deductions	
5511	23/05/2022	Lia McKnight	\$150.00
		Community Art Awards 2022 Judging	
5512	23/05/2022	Living Turf	\$58,631.10
		Turfing Works	
5513	23/05/2022	Luxury Living WA Pty Ltd Trading As Status Residential	\$1,511.05
		Refund - Street & Verge Bond	
5514	23/05/2022	M Ryan & B Pace	\$224.00
		Vehicle Crossing Subsidy	
5515	23/05/2022	Rates Refund	\$429.47
5516	23/05/2022	Major Motors	\$1,872.49
		Vehicle Spare Parts	
5517	23/05/2022	Manheim Pty Ltd	\$3,591.57
		Towing Services - Abandoned Vehicles	
5518	23/05/2022	Manheim Pty Ltd	\$295.00
		Towing Services - Abandoned Vehicles	
5519	23/05/2022	Mark Wooley	\$1,000.00
		Refund - Street & Verge Bond	
5520	23/05/2022	Materon Investments WA Pty Ltd	\$13,408.86
		Refund - Street & Verge Bonds	
5521	23/05/2022	Matyas Balogh	\$75.00
		Dog Registration Refund	
5522	23/05/2022	Maxxia Pty Ltd	\$8,025.37
		Payroll Deductions	
5523	23/05/2022	Mayday Earthmoving	\$4,660.15
		Heavy Equipment Hire	
5524	23/05/2022	McLeods	\$574.36
		Legal Fees	
5525	23/05/2022	Melissa Smith	\$600.00
		Online Filing & Editing - April School Holiday Videos	
5526	23/05/2022	Merisa Bickerstaff	\$240.00
		March Hothula By The Beach Sessions	
5527	23/05/2022	Michael Page International (Australia) Pty Ltd	\$42,442.10
		Casual Labour Services	
5528	23/05/2022	Midalia Steel Pty Ltd	\$79.92
		Galvanised Pipe	
5529	23/05/2022	Millennium Cleaning (WA) Pty Ltd	\$603.26

		Cleaning Services - May 2022 - Yanchep Beach Road	
5530	23/05/2022	Mindarie Regional Council	\$352,231.37
		Refuse Disposal	
5531	23/05/2022	Mini-Tankers Australia Pty Ltd	\$3,901.40
		Fuel Issues	
5532	23/05/2022	Minter Ellison	\$514.80
		Legal Fees	
5533	23/05/2022	Minuteman Press Joondalup	\$888.23
		Flags And Signs	
5534	23/05/2022	Miss Raechel Stivey	\$77.50
		Animal Registration Refund - Sterilised	
5535	23/05/2022	Rates Refund	\$275.33
5536	23/05/2022	Rates Refund	\$4,182.01
5537	23/05/2022	Mrs Tania Thomas	\$77.50
		Dog Registration Refund - Sterilised	
5538	23/05/2022	Natural Area Holdings Pty Ltd	\$5,039.10
		Landscape Maintenance	
5539	23/05/2022	Natural Area Holdings Pty Ltd	\$11,594.00
		Landscape Maintenance	
5540	23/05/2022	Navman Wireless Australia Pty Ltd	\$18.15
		Solar Tracker	
5541	23/05/2022	Nerida Moredoundt	\$1,000.00
		Design Review Panel 16 .11.2021	
5542	23/05/2022	Neverfail Springwater Limited	\$26.55
		Water Bottles & Empty Pickup - Print Room	
5543	23/05/2022	Nirmi Patel	\$300.00
		Refund - Food Application Fee	
5544	23/05/2022	Northern Lawnmower & Chainsaw Specialists	\$73.76
		Honda Safety Chaps	
5545	23/05/2022	Octagon Lifts Pty Ltd	\$74,976.00
		Progress Claim - Supply & Install Replacement Passenger Lift - Wanneroo Civic Centre	
		Progress Claim 3 - Variation Flooring Tiles - Wanneroo Civic Centre	
5546	23/05/2022	OEM Group Pty Ltd	\$2,174.70
		Pump Repairs	
5547	23/05/2022	Office Line	\$6,638.50
		17 Office Chairs	
5548	23/05/2022	Officeworks Superstores Pty Ltd	\$184.90
		Paper Supplies	
5549	23/05/2022	On Tap Plumbing & Gas Pty Ltd	\$24,152.56
		Plumbing Maintenance	
5550	23/05/2022	Orbit Health & Fitness Solutions	\$440.00
		Fitness Equipment - Aquamotion	
5551	23/05/2022	Paige Follett	\$119.00
		Hire Fee Refund	

5552	23/05/2022	Paperbark Technologies Pty Ltd	\$2,880.00
		Arboriculture Reports	
5553	23/05/2022	Parker Black & Forrest	\$1,977.68
		Locking Services	
5554	23/05/2022	PASES Aqua Pty Ltd	\$3,891.00
		Biosim Pellets & Liquid	
5555	23/05/2022	Paywise Pty Ltd	\$1,272.03
		Payroll Deductions	
5556	23/05/2022	Perdaman Global Services	\$1,375.00
		Sustainable Future & Work Document Recruitment Materials	
5557	23/05/2022	Perlex Holdings	\$1,230.00
		Equipment Hire - Yanchep Skate Park	
5558	23/05/2022	Perth Heavy Tow	\$726.00
		Liberty Service Station - Wangara	
5559	23/05/2022	Plantrite	\$7,751.70
		Plant Stock	
5560	23/05/2022	Play Check	\$330.00
		Comprehensive Playground Inspection - Breakwater Park (Stage 2)	
5561	23/05/2022	Pool Robotics Perth	\$714.05
		Repair Cleaner - Aquamation	
5562	23/05/2022	Porter Consulting Engineers	\$25,011.25
		Design - Mather Drive Neerabup	
5563	23/05/2022	Powerhouse Batteries Pty Ltd	\$390.79
		Vehicle Batteries	
5564	23/05/2022	Prestige Alarms	\$150,718.10
		CCTV / Alarm Services For The City	
5565	23/05/2022	Print And Sign Co	\$297.00
		2 Anti-Graffiti Laminate Signs - Perry's Paddock & 10 Light Horse	
5566	23/05/2022	Promolab	\$9,614.00
		4 Gazebo Printed Roof And Valences With Set-Ups And Freight	
5567	23/05/2022	Publik Group	\$924.00
		Brolga Large With Cow Kangaroo Paw Engraved Signature Panel And Colourlok Interpretive Graphic Panels	
5568	23/05/2022	Pure Homes Pty Ltd Trading As B1 Homes	\$5,179.18
		Refund - Street & Verge Bonds	
5569	23/05/2022	Qualcon Laboratories	\$374.00
		PSD Analysis - Quinns Nourishment	
5570	23/05/2022	Quinns Mindarie Surf Life Saving Club Incorporated	\$22,000.00
		Funding Deed for Season 2021 / 2022	
5571	23/05/2022	Rebound WA	\$1,100.00
		Wheel Life Clinic Dated On 04/04/2022 - Facilitation Fee	
5572	23/05/2022	Reconciliation Australia Limited	\$1,650.00

		Reconciliation Action Plan Program	
5573	23/05/2022	Redfish Technologies Pty Ltd	\$10,450.00
		Council Chamber - Subscription	
5574	23/05/2022	Redink Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
5575	23/05/2022	Reliable Fencing WA Pty Ltd	\$9,454.87
		Fencing Works - Various Locations	
5576	23/05/2022	Ricoh Australia Pty Ltd	\$3,400.03
		Image Charges - Print Room	
5577	23/05/2022	Riskwest	\$4,576.00
		Professional Fees - Weekend Workshop 12.02.2022	
5578	23/05/2022	Road & Traffic Services	\$17,440.67
		Linemarking Services - Various Locations	
5579	23/05/2022	Roads 2000	\$5,869.40
		Sink Hole / Reticulation Repair / Reinstatement - Kingsway	
5580	23/05/2022	Robert Walters Pty Ltd	\$7,319.05
		Casual Labour Services	
5581	23/05/2022	Rogers Axle & Spring Works Pty Ltd	\$1,227.60
		Vehicle Spare Parts	
5582	23/05/2022	RS Components Pty Ltd	\$50.35
		Vehicle Spare Parts	
5583	23/05/2022	RW Quantity Surveyors	\$2,090.00
		Quantity Surveying - Kingsway Little Athletics Kiosk	
5584	23/05/2022	Safety Tactile Pave	\$9,948.62
		Install Dot Pavers & Handrail - Shorehaven Boulevard	
5585	23/05/2022	SAI Global Compliance Pty Ltd	\$16,500.00
		Workplace Health & Safety System	
5586	23/05/2022	Sanax Medical And First Aid Supplies	\$524.88
		First Aid Supplies	
5587	23/05/2022	Scott Print	\$2,110.90
		Printing - Bin Stickers, Customer First Strategy, Customer Service Commitment Brochure, Christmas Card And Talking My Language Flyers	
5588	23/05/2022	Sealanes	\$2,309.31
		Catering Items	
5589	23/05/2022	Sharmini Fraser Designs	\$150.00
		Creating Page & Contact Form For Pre- Application Meeting For Business Wanneroo Website	
5590	23/05/2022	Shop for Shops Pty Ltd & Hanger Factory Pty Ltd	\$607.00
		Double Collapsible Mobile Clothes Rack	
5591	23/05/2022	Sifting Sands	\$7,044.62
		Sand Cleaning - Various Locations	
5592	23/05/2022	Sign A Rama	\$3,125.52

		Polycarbonate Lightbox Translucent Print	
5593	23/05/2022	Signs & Lines	\$7,390.48
		Entry Statement Signage	
5594	23/05/2022	Sine Group Pty Ltd	\$1,019.70
		IPad Device Management - Annual Renewal	
5595	23/05/2022	SJ McKee Maintenance Pty Ltd	\$1,536.00
		Repair Works - Various Locations	
5596	23/05/2022	Skyline Landscape Services (WA)	\$32,044.40
		Landscape Maintenance	
5597	23/05/2022	Slater-Gartrell Sports	\$800.80
		Kingsway Netball - Net And Post Repairs	
5598	23/05/2022	Smartbuilt Perth Pty Ltd	\$163.12
		Pest Control Services	
5599	23/05/2022	Smartsalary	\$4,834.21
		Payroll Deductions	
5600	23/05/2022	Softfallguys National	\$2,766.50
		Softfall Repairs	
5601	23/05/2022	SOLO Resource Recovery	\$153,276.87
		Kerbside Bin Collection & Transport	
5602	23/05/2022	Sphere Architects	\$24,156.55
		Contract Documentation - Montrose Park Clubrooms	
5603	23/05/2022	Sports Surfaces	\$814.00
		Practice Wicket Remedial Works - Yanchep Active Open Space	
5604	23/05/2022	SSB Pty Ltd	\$11,484.37
		Refund - Street & Verge Bonds	
5605	23/05/2022	St John Ambulance Western Australia Ltd	\$359.45
		First Aid Supplies	
5606	23/05/2022	Stacey Jarvis	\$360.00
		Vehicle Crossing Subsidy	
5607	23/05/2022	Standards Australia	\$45.77
		Copies Of Australian Standards	
5608	23/05/2022	Statewide Cleaning Supplies Pty Ltd	\$1,062.67
		Cleaning Supplies For The City	
5609	23/05/2022	Stephen Dobson	\$2,000.00
		Refund - Street & Verge Bond	
5610	23/05/2022	Stewart & Heaton Clothing Company Pty Ltd	\$3,244.20
		Uniform Issues - Community Safety	
5611	23/05/2022	Stiles Electrical & Communication Services Pty Ltd	\$17,004.24
		Release Retention - Sports Floodlighting At Ferrara Park, Girrawheen & Belhaven Park	
5612	23/05/2022	Suez Recycling & Recovery Pty Ltd	\$60,621.47
		Refuse Disposal	
5613	23/05/2022	Suez Recycling & Recovery Pty Ltd	\$4,818.00
		Refuse Disposal	
5614	23/05/2022	Superior Nominees Pty Ltd	\$5,246.45
		Playground Equipment Repairs	

5615	23/05/2022	Supreme Shades Pty Ltd	\$517.00
		Shade Sail Repairs - Sheldwich Park	
5616	23/05/2022	Synergy	\$43,954.24
		Power Supplies For The City	
5617	23/05/2022	Rates Refund	\$549.02
5618	23/05/2022	Terravac Vacuum Excavations Pty Ltd	\$4,002.63
		Location Of Underground Services	
5619	23/05/2022	The Distributors Perth	\$301.45
		Snacks And Confectionaries - Kingsway	
5620	23/05/2022	The Royal Life Saving Society Australia	\$25,428.39
		Home Pool Barrier Inspections March 2022	
		Training - Pool Lifeguard Requalification's	
5621	23/05/2022	The Social Room WA	\$2,904.00
		Manage Social Media Platforms To Promote Discover Wanneroo Brand	
5622	23/05/2022	The Trustee for BARRA CIVIL AND FENCING Trust	\$30,135.60
		Replace Garrison Fence - 104 Dundobar Road	
5623	23/05/2022	The Trustee for Hayto Trust	\$891.00
		Create Showreel For Discover Wanneroo	
5624	23/05/2022	The Trustee for Knightside Trust	\$1,914.00
		Progress Claim & Site Inspection - Neerabup Industrial Area Compliance	
5625	23/05/2022	The Trustee for the Naughton Family Trust	\$1,501.50
		Limestone Paving	
5626	23/05/2022	Think Promotional	\$3,792.25
		Embroidery Of Velcro Patches Including Logo	
		Discover Wanneroo Promotional Merchandise - 2022 Supercars	
5627	23/05/2022	Thirty4 Pty Ltd	\$422.40
		Monthly Subscription - QNAV Large - December 2021 & May 2022	
5628	23/05/2022	TJ Depiazzi & Sons	\$20,054.65
		Mulch Deliveries - Various Locations	
5629	23/05/2022	Toll Transport Pty Ltd	\$390.29
		Courier Services	
5630	23/05/2022	Toro Australia Group Sales Pty Ltd	\$151.94
		Vehicle Spare Parts	
5631	23/05/2022	Total Green Recycling Pty Ltd	\$4,763.90
		Electronic Recycling	
5632	23/05/2022	Total Landscape Redevelopment Service Pty Ltd	\$47,758.70
		Install Drink Fountains - Paloma Skate Park & Gumblossom Netball	
		Install Shelter - Yanchep Community Centre	
5633	23/05/2022	Totally Workwear Joondalup	\$828.36
		PPE Issues - Construction Crew	
5634	23/05/2022	Tree Planting & Watering	\$108,944.90

		Tree Watering And Fertilising - Various Locations	
		Flood Irrigation - Lindsey Beach Park	
5635	23/05/2022	Triton Electrical Contractors Pty Ltd	\$18,746.75
		Irrigation Electrical Works	
5636	23/05/2022	Truck Centre WA Pty Ltd	\$7,801.40
		Vehicle Spare Parts	
5637	23/05/2022	Turf Care WA Pty Ltd	\$82,145.18
		Turfing Works	
5638	23/05/2022	University of Western Australia	\$10,340.00
		Two Rocks Sea Wrack Management - GPS Drivers Including Management & Reporting	
5639	23/05/2022	Urban Development Institute of Australia WA Division Incorporated	\$1,299.00
		Registration - 2022 State Conference - Cr Huntley	
5640	23/05/2022	Valencia Investments Pty Ltd	\$99,873.79
		Refund: Return Of Second Prepayment - Excess Funds	
5641	23/05/2022	Valvoline (Australia) Pty Ltd	\$535.65
		Vehicle Oils	
5642	23/05/2022	Ventura Home Group Pty Ltd	\$22,000.00
		Refund - Street & Verge Bonds	
5643	23/05/2022	Viva Energy Australia Pty Ltd	\$68,021.30
		Fuel Charges For The City	
5644	23/05/2022	WA Ropes & Hardware	\$449.02
		Nylop Rope	
5645	23/05/2022	Wanneroo Electric	\$29,556.03
		Electrical Maintenance For The City	
5646	23/05/2022	Water Corporation	\$7,956.28
		Water Supplies For The City	
5647	23/05/2022	Water Corporation	\$428.95
		Water Supplies For The City	
5648	23/05/2022	Water Technology Pty Ltd	\$1,356.30
		Professional Services - Mindarie Breakwater	
5649	23/05/2022	Wave International Pty Ltd	\$8,566.80
		Cost Estimate For Subdivision Works - Neerabup Industrial Estate	
5650	23/05/2022	Western Australian Local Government Association	\$198.00
		Workshop - Harnessing the Benefits of Volunteerism in Natural Areas - 2 Attendees	
5651	23/05/2022	Western Australian Treasury Corporation	\$933,506.26
		Loan Interest Payment - Finance	
5652	23/05/2022	Western Power	\$1,320.00
		Design Fee - Relocation Of Stay Wire - Butterworth Avenue	
5653	23/05/2022	Western Resource Recovery Pty Ltd	\$713.10
		Septic Pump - Yanchep Lagoon Café	
5654	23/05/2022	William Buck Consulting (WA) Pty Ltd	\$13,255.00

		Probity Advisor Services	
		Internal Audit - Customer Service Delivery And Complaint Management	
5655	23/05/2022	Wilson Security	\$2,278.75
		Security Services For The City	
5656	23/05/2022	Work Clobber	\$170.10
		PPE Issues	
5657	23/05/2022	Workpower Incorporated	\$17,933.96
		Watering & Pruning Works - Offset Sites	
5658	23/05/2022	Workshed Children's Mosaics	\$395.00
		Mosaic Maintenance Works - Quinns Rocks Toilet Block	
5659	23/05/2022	Worldwide Joondalup Malaga	\$1,800.00
		Printing - Bin Stickers	
5660	23/05/2022	WSP Australia Pty Ltd	\$9,088.49
		Provision Of Quinns Education Precinct Traffic Modelling	
5661	23/05/2022	Yanchep Beach Joint Venture	\$9,976.11
		Rental, Variable Outgoings, Rates & Taxes	
5662	23/05/2022	Zipform Pty Ltd	\$1,436.63
		Final Notices - Rating Services	
5686	25/05/2022	Bladon WA Pty Ltd	\$403.94
		Corporate Uniform Issues	
5687	25/05/2022	BP Australia Ltd	\$115,192.72
		Fuel Issues For The City	
5688	25/05/2022	Great Southern Fuels	\$3,299.01
		Unleaded Petrol - Stores	
5689	25/05/2022	Truck Centre WA Pty Ltd	\$3,817.67
		Vehicle Spare Parts	
5690	25/05/2022	WEX Australia Pty Ltd	\$2,067.02
		Fuel Issues For The City	
		Total EFT Payments	\$14,673,057.61
Credit Card Reconciliation			
7	13/05/2022	CBA Corporate Card	
		Harminder Singh	
701		Western Power - Electrical Services Adjustment	\$497.92
702		Western Power - Montrose Park, Girrawheen, New Change Rooms	\$497.92
703		Western Power - Relocation Girrawheen Avenue	\$497.92
		Deborah Terelinck	
704		Fairfax Subscriptions - Financial Review April 2022	\$59.00
		Total CBA Credit Cards	\$1,552.76
8	13/05/2022	NAB Corporate Card	

		Assets	
801		WWC-Communities - Working With Children Check	\$87.00
		Assets Maintenance	
802		AME Systems - Electronic Desks	\$994.73
803		Barnetts Architectural Hardware - Hardware Purchases	\$1,584.51
804		Bunnings - Hardware Purchases	\$3,877.27
805		CJD Equipment Pty Ltd - Vehicle Spare Parts	\$224.13
806		Coles - Various Items	\$59.70
807		DWER - Water - Clearing Permit - Engineering	\$400.00
808		Hitech Brake/Clutch - Vehicle Spare Parts	\$63.80
809		Jaycar - Computer Cables	\$54.85
810		Lindan Pty Ltd - PPE Issues	\$505.45
811		NAPA Wangara - Vehicle Spare Parts	\$152.90
812		Next Site Pty Ltd - PPE Issues	\$402.60
813		Pattos Paint Shop - Painting Supplies	\$172.23
814		Powerhouse Batteries - Vehicle Batteries	\$601.37
815		RSEA Pty Ltd - Uniform Issue	\$119.90
816		SAS Locksmithing - Indicator Bolt	\$81.99
817		Sign Synergy - Female Toilet Sign	\$104.50
818		Stihl Shop Malaga - Power Broom & Brushes, Chain & Bar Oil	\$1,109.70
819		Unique Metals Laser - Rectangle 1.6mm	\$787.02
820		Valspar - Painting Supplies	\$570.58
821		Wialki Electronics - Mounting Brackets - Light Tanker	\$34.50
822		Woolworths - Batteries	\$14.00
		Business Manager Aquamotion & Kingsway	
823		Campaignmonitor - Subscription	\$196.90
824		RLSSWA - Training Course Fee	\$198.00
825		Kmart - Easter Craft	\$26.00
826		Epic Catering Services - Promotional Services At Aquamotion	\$21.00
827		Educational Art - Art Supplies	\$94.16
		Community & Place	
828		Kmart - Easter Themed Items - Yanchep Markets	\$166.00
829		Woolworths - Easter Decorations And Egg Hunt At Yanchep Markets	\$169.40
		Community Planning	
830		Emerging Issues - Forum Tickets - WACOSS 2022	\$42.59
		Community Safety & Emergency Management	
831		Battery World - Vehicle Battery	\$205.00
		Council & Corporate Support	
832		Coles - Catering - Dining Room & Corporate Induction & Milk Supplies	\$72.50

833		D&A Food Pty Ltd - Catering - North Coast Cycling Facility Masterplan Meeting & Corporate Induction	\$21.40
834		Wanneroo Bakery - Catering - North Coast Cycling Facility Masterplan Meeting & Corporate Induction	\$115.38
835		Wanneroo Fresh - Catering - North Coast Cycling Facility Masterplan Meeting & Corporate Induction	\$38.37
		Youth & Library Services	
836		Aldi - Local Stock Purchase	\$52.12
837		Amazon - Local Stock Purchase & Repatriation Website	\$218.64
838		Anaconda - Gas Bottles - BBQ	\$9.99
839		Animal Fun - Program materials - It's All About Animal Tales	\$44.00
840		Big W - Games / Crafts / Paper - Hainsworth Youth Centre	\$61.70
841		Bunnings - Hardware Purchases	\$27.00
842		Canva - Subscription - Childhood & Youth Services	\$164.99
843		City of Fremantle - Program - Library Craft Resource	\$100.50
844		Coles - Bags - It's All About Play Packs	\$55.75
845		Coles - Catering Items - School Holiday Program	\$314.05
846		Collector Zone - Local Stock Purchase	\$35.96
847		Decodable Readers - Local Stock Purchase	\$1,335.95
848		Dymocks - Book Club Kit - Replacement Item & Stock Purchase	\$138.70
849		EB Games - PS4 Games	\$296.70
850		EZI*Eastern Domestic Violence - Lock Stock Purchase	\$42.13
851		Georges Furniture - Sewing Machine & Rotary Phone - Museum	\$295.00
852		Hopecoop.org.au - Local Stock Purchase	\$50.00
853		JB Hi-Fi - PlayStation Games - Youth Trailer	\$173.99
854		Kmart - Materials - It's All About Play & School Holiday Programs	\$529.50
855		News Limited - Australian Subscription - Wanneroo Library	\$72.00
856		NewsXpress - Laminating Pouches	\$89.85
857		Officeworks - Craft Items - School Holiday Program	\$8.45
858		Paypal - Local Stock Purchase	\$28.00
859		Spud Shed - Catering - BBQ - Landsdale Youth	\$168.33
860		Target - Program Materials - It's All About Play Packs	\$80.00
861		Wanewsdti - Library Newspapers	\$288.00
862		Woolworths - Catering Items - Yanchep Drop-In Program	\$112.96

		Marketing, Communication & Events	
863		Chargeback Credit Adjustment	-\$737.00
		Parks Maintenance	
864		Benara Nursery - Rosemary - Memorial Park	\$95.77
865		Bunnings - Hardware Purchases	\$472.22
866		Dawsons Garden World - Pesticides - Memorial Park	\$29.95
867		Lindan Pty Ltd - PPE Issues	\$89.10
868		Muchea Tree Farm - Anigoranthos - Memorial Park	\$72.00
869		Nutrien Ag Solutions - Pesticide	\$93.50
870		The Hire Guys - Dingo Post-Hole Digger	\$405.00
871		Work Clobber - PPE Issues	\$293.40
		Waste Management	
872		Australia Post Shop - Registered Post Envelopes - Great Recycling Challenge Daily Prizes	\$109.60
873		Event & Conference Co - 6 Tickets - Waste Sorted Awards	\$730.80
874		Officeworks - Waste Education resources	\$42.10
		Total	\$19,860.13
Cancelled Payments From Previous Period			
122924	24.03.2022	Total Fitouts	-\$2,000.00
122808	03.03.2022	Laxxon Construction Design	-\$1,397.76
122842	09.03.2022	Lia McKnight	-\$150.00
4583	26.04.2022	Commercial Properties Pty Ltd	-\$449.57
		Total	-\$3,997.33
Town Planning Scheme			
		Cell 1	
1		Land Investors Alliance Pty Ltd c/- Bulton Corp - Refund Developer Balance	\$11,773.74
2		Serenitas Communities Holdings Pty Ltd - Refund Developer Balance	\$69,824.79
3		Satterley Property Group Pty Ltd - Refund Developer Balance	\$729,848.01
4		Peet Ashton Heights - Refund Developer Balance	\$717,744.27
5		Cedar Woods Properties Ltd - Refund Developer Balance	\$692,339.42
6		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
7		Brian Zucal & Associates	\$538.89
8		Watson Property Group / Valencia - Refund Developer Balance	\$99,873.79
9		Freshlink Export Pty Ltd - Refund Developer Balance	\$70,642.32

		Cell 2	
10		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
11		Brian Zucal & Associates	\$538.89
12		Pacesetter - Returned Excess Funds	\$37,068.78
		Cell 3	
13		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
14		Brian Zucal & Associates	\$538.89
15		Pao-Yu Lin - Historic POS Payment	\$72,004.00
		Cell 4	
16		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
17		Brian Zucal & Associates	\$538.89
		Cell 5	
18		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
19		Brian Zucal & Associates	\$538.89
20		S&I Continibali - Historic POS Payment	\$138,891.00
		Cell 6	
21		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
22		Brian Zucal & Associates	\$538.89
23		Bravado - Historic POS Payment	\$4,410.04
24		Bravado - Historic POS Payment	\$4,033.07
25		Rosa Butti - Historic POS Payment	\$221,490.00
26		P&C Lizzi - Historic POS Payment	\$64,170.00
		Cell 7	
27		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
28		Brian Zucal & Associates	\$538.89
		Cell 8	
29		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
30		Brian Zucal & Associates	\$538.89
		Cell 9	
31		Office Of the Attorney General - Portion Of Invoice 253/2022	\$818.18
32		Brian Zucal & Associates	\$538.89
33		JPJ Landzone Pty Ltd - Construction Costs - Intersection - Alexander / Arduaine	\$386,963.21
34		JPJ Landzone Pty Ltd - Land Acquisition - Road Reserve	\$288,469.17

35		JPJ Landzone Pty Ltd - Land Acquisition - Buffer	\$130,272.12
		Total	\$3,752,031.36
Manual Journals			
FA2022-350	31.05.2022	Returned Creditor Reject Fee 29.04.2022 - 06.05.2022	\$7.50
FA2022-351	31.05.2022	Credit Card Acquittal	-\$1,552.76
FA2022-352	31.05.2022	Lodgement Fee - Unpaid Fines - Fines Enforcement Registry	\$3,339.00
		Total	\$1,793.74
General Fund Bank Account			
		Payroll Payments - May 2022	
		03.05.2022	\$7,573.31
		03.05.2022	\$469.10
		03.05.2022	\$32,859.80
		03.05.2022	\$1,875,953.95
		17.05.2022	\$2,798.93
		17.05.2022	\$1,823,585.64
		17.05.2022	\$20,056.14
		31.05.2022	\$1,825,606.74
		31.05.2022	\$15,573.68
		31.05.2022	\$54,326.30
		Total	\$5,658,803.59
		Total Muni Recoup	\$11,118,680.98
		Direct Payments Total (Includes Payroll And Advance Recoup)	\$16,777,484.57

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of May 2022 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 May 2022, as detailed in this report.

Attachments: Nil

Property Services

4.9 Leasing Policy Review

File Ref:	6193V02 – 22/194117
Responsible Officer:	Director, Corporate Strategy & Performance
Attachments:	3
Previous Items:	CS06-12/17 - Revised Leasing Policy - Ordinary Council - 05 Dec 2017 5.30pm CS05-09/15 - Leasing Policy - Ordinary Council - 15 Sep 2015 7.00pm

Issue

To consider a proposed update to the City's Leasing Policy (**Attachment 1** refers).

Background

The current version of the City's Leasing Policy (**Existing LP**) (**Attachment 2** refers) was approved by Council on 5 December 2017 (CS06-12/17). This provided the first review of the Leasing Policy, which had first been adopted in September 2015 (CS05-09/15).

The Leasing Policy covers all of the leases and licenses of City owned or managed property ('real' property only, being land and/or buildings).

The Leasing Policy is intended to provide:

- Clarity for Administration in implementing leasing or licensing of City property, under the Existing LP being across 9 lessee categories and with the categories outlining how rent and maintenance responsibilities will be allocated;
- A fair and equitable system for all lessees and licensees; and
- An optimised use of facilities for community benefit.

Administration initiated a policy review in the latter half of 2021.

Detail

A version of the **New LP**, showing tracked changes from the Existing LP is provided as **Attachment 3**.

In the course of reviewing the Existing LP, the following items received particular attention.

Procedural Content

The Existing LP contains fine-detail, non-strategic and operational content which would be better placed in the management procedure that sits behind the Leasing Policy.

Accordingly, the proposed revisions in the New LP are intended to provide a policy that is strategic and higher level. This means that the New LP should be easier for City lessees and the public to read and understand.

Category Changes

Proposed changes have been made to the leasing categories, given that some potential lessees did not fit into a single existing category and instead could be placed into multiple different categories.

Similar categories were combined and obsolete categories removed, resulting in a change from 9 to 6 categories:

Category No.	Tenant Description	Reference	Method of Calculation of Lease Fees	Tenant Responsibilities
1.	Government <i>(Category 1 now incorporates a subcategory for Child Health Clinics, which were a separate category under the Existing LP. A further subcategory for shared use agreements has been added.)</i>	<p>A group or organisation that is either a Statutory body being a Commonwealth, State or Local Government Authority or Agency, or any other body that is grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.</p> <p>In addition, where the lessee is a Child Health Clinic e.g. services provided by community child health nurses, employed by WA Health, then the following alternative conditions will apply.</p> <p>Shared use agreements with the Department of Education (for the use of a Facility by the Department for school purposes, or for the reciprocal use of the Facility and adjacent school land) will be included in this Category.</p>	<p>By Negotiation (Market Valuation discounted by up to 50%)</p> <p>Peppercorn (\$1), subject to review</p> <p>Department will pay a contribution to the maintenance and repair costs for the shared site</p>	<p>Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoing and utility costs associated with the Facility.</p> <p>Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.</p>
2.	Charitable/ Religious <i>(Category 2 is unchanged.)</i>	<p>A group or organisation that is predominantly grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.</p>	<p>By Negotiation (Market Valuation discounted by up to 50%)</p>	<p>Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoing and utility costs associated with the Facility.</p>
3.	Commercial and Retail <i>(Categories 3, 4 and 9 in the Existing LP have been combined.)</i>	<p>Being non-exempt dispositions under the <i>Local Government Act 1995</i>. Where that activity being undertaken is essentially a profit making venture as distinct from fundraising, regardless of whether the body is incorporated or not.</p> <p>Commercial Tenancy (Retail Shops) Agreements Act 1985 applies, where applicable.</p> <p>Leases at the Wanneroo Raceway</p>	<p>By Negotiation based on Market Valuation</p>	<p>Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoing and utility costs associated with the Facility, to the extent permitted by law.</p>

Category No.	Tenant Description	Reference	Method of Calculation of Lease Fees	Tenant Responsibilities
		are included in this Category. Leases to telecommunications providers are included in this Category.		
4.	Residential <i>(Category 4 was previously Category 5 in the Existing LP and is otherwise unchanged. The City currently has no leases in this category.)</i>	Those tenancy arrangements governed by the <i>Residential Tenancies Act 1987</i> and / or the <i>Residential Park (Long-stay Tenants) Act 2006</i> & Regulations.	By Negotiation based on Market Valuation	Cleaning, consumables and utility costs associated with the Facility, plus any further costs permitted by law. Maintenance and repairs will be undertaken, in accordance with the Lease and statutory requirements.
5.	Sporting or Recreational <i>(Category 5 was previously Category 6 in the Existing LP. Scope of City maintenance clarified to reflect existing practice.)</i>	Being sporting and recreational groups (whether incorporated or not) that would be deemed exempt dispositions under the Local Government Act 1995.	Maintenance fees payable applicable to that Facility	Cleaning, consumables, rates and taxes, insurances and all outgoings and utility costs associated with the Facility. Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.

Category No.	Tenant Description	Reference	Method of Calculation of Lease Fees	Tenant Responsibilities
6.	Volunteers and Support Services <i>(Category 6 was previously Category 7 in the Existing LP. Scope of City maintenance clarified to reflect existing practice.)</i>	Community-based groups and organisations (including volunteer-run) that provide essential support services to the Wanneroo community. Typically not-for-profit and generating no or minimal revenue. This category does not apply where a lessee is already within Category 5.	Maintenance fees discounted by 50%	Cleaning, consumables, rates and taxes, insurances and all outgoings and utility costs associated with the Facility. Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.

Categories are based on the lessee, rather than on the sub-lessee. For example, in the case of a Government entity being the leaseholder for a community group, the tenancy will be deemed as Category 1 – Government.

Category 1 – ‘Government Funded’ Lessees

Administration reviewed the rental position for lessees under Category 1 of the Leasing Policy (both Existing LP and New LP), which provides that Government entities leasing or licensing a City facility must pay a lease fee, based on valuation and subject to a 50% discount.

The discount was introduced in 2017, on the basis that Government entities are providing a service to the City. Even though these entities may be Government funded, if the City charged full rent then there may be an impact on service provision and potential pressure for the City to satisfy any service gaps.

In this context, it was considered that the 50% discount remains appropriate (i.e. the position is unchanged in the New LP), as it adequately balanced the City's commercial return with the lessee's service delivery.

Category 1 – Child Health Clinics

Child health clinics leases are operated under leases to the Department of Health on a peppercorn rental. This is a historical reason as they originally were on hire agreements with 100% subsidy.

Administration investigated a sample of other local government authorities to confirm that other authorities take a similar approach when leasing for Child Health Clinics. In this context it is considered that the peppercorn rental is still appropriate.

Facility Hire Instead of Lease

Some community groups that would arguably fall under the Leasing Policy (as they have exclusive possession of a site) are instead on facility hire agreements. This has been clarified in the New LP.

Administration will work towards moving applicable community groups onto leases as the facility hire agreements expire. This would occur in collaboration with those groups, once identified.

Sub Leasing and Discounts

A lessee must disclose at the start of the lease if it is sub leasing the premise and this must be approved by the City. At any time during the lease, a lessee must disclose and get the City's permission to enter or modify a sublease arrangement.

Further, a lessee which receives a discounted rental under a category under the New LP (such as a Category 1 lessee) must when subleasing to another entity, also disclose the proposed sublease rent. The sublease rent should not exceed rent charged by the City, so that the lessee is not duly benefitting from the City's discounted rent.

Commercial Rental and Discount Disclosure

If a lessee is entitled to a discounted rent under the New LP (such as a Category 1 lessee) and the proposed lease requires Council approval, Administration's report to Council will disclose the commercial value of the facility.

This commercial value will be disclosed as either based on the market rental value as determined through a licensed valuation or through the Gross Rental Value used for rating purposes. Should the lease be in relation to freehold land, then in addition to the commercial rental value being disclosed the sales valuation will also be disclosed.

The purpose of these disclosures is to recognise the value of the City's lease support to the lessees.

New Ground and Building Leases

The Existing LP does not have a process in place for the allocation of vacant ground and building leases. It is proposed that this is addressed in the new Leasing Management Procedure that will be reviewed and updated after the New LP is finalised.

Maintenance Fee

Under the Leasing Policy (unchanged in the New LP), certain categories of City lessees do not have the primary responsibility for undertaking specified maintenance items. These works are instead completed by the City. The scope is limited to certain items, such as the servicing of air conditioning and fire equipment.

A maintenance fee is charged in recognition of the City's works.

The background to the current maintenance fee position is that, in the past, City lessees were responsible for all maintenance (in recognition of a peppercorn rental). Lessees often struggled to maintain the premises satisfactorily. By increasing the level of City maintenance, the facilities should now be kept at a safe and high standard.

The maintenance fee is determined by Administration, which assesses a tenancy prior to a lease being entered and considers the expected contractor costs. The figure is based on an

estimate at the commencement of the lease, and is not intended to be a direct recovery of the City's actual costs.

Under the proposed New LP, the maintenance fee arrangement will apply to lessees under Categories 1, 4, 5 and 6.

Currently 16 lessees are paying a maintenance fee. During the 2022/23 financial year and thereafter, there will be other lessees which move to this arrangement, either due to the expiry of an older lease or by leasing a new site.

The proposed New LP also provides an alternative to the maintenance fee arrangement, whereby the lessee may be permitted to remain responsible for all maintenance, but on the proviso that it undertakes certain maintenance (similar to the scope of the maintenance fee) to a schedule and scope approved by the City, with contractors approved by the City and by keeping a register of all works. This will enable the City to permit the lessee to maintain some control over its activities, while also improving the monitoring of the lessee's performance.

Consultation

In the course of preparation of the New LP, consultation occurred with Council Members and with all applicable stakeholders within Administration.

Due to the New LP not having a material impact on the position of City lessees (i.e. the rental and maintenance position will not change), the policy review has not required lessee consultation.

It is recommended that should the New LP be endorsed:

- Any lessee who wishes to enter a new lease in respect of a City facility will do so under the New LP (which will be supported by an updated version of the relevant management procedure, to be prepared following the adopted on the New LP); and
- Administration will have regard to whether any community groups that are currently on a facility hire agreement should be moved to a lease or licence under the New LP. In general, this would likely occur if the community group is using the hired facility on an exclusive basis.

Comment

Administration recommends the adoption of the New LP so that the City's property assets continue to be prudently managed, and so the City and its lessees will have facilities that are maintained to a safe and high standard. If endorsed by Council, the New LP will apply for leases and licences entered after that time.

Statutory Compliance

The review of the Leasing Policy does not require any statutory compliance.

In the implementation of the Leasing Policy, statutory compliance requirements include:

- Section 3.58 of the Act, as a disposal of property; and
- Section 18 of the *Land Administration Act 1997* (WA), in the case of Crown land only.

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
Customer Service Delivery	Moderate
Accountability	Action Planning Option
Executive Management Team	Manager

The above risk relating to the issue contained within this report has 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.

The Leasing Policy is intended to provide guidance, direction and improved management practices of the City's leased property portfolio to better align to both strategic and corporate objectives and address identified risks.

Policy Implications

The proposed New LP will supersede the Existing LP.

Upon adoption of the New LP, the provisions of (and requirement for) other related policies will be reviewed (for example, the Community Sheds Policy).

Financial Implications

Due to an increasing number of leases subject to a maintenance fee under the Leasing Policy (as old leases expire and are transitioned, and as new leases are added), there may be an increased administrative burden for the City in managing and performing the City's maintenance functions. This arises from tasks directly handled by City staff and in contractor management. The impact of the maintenance arrangements will continue to be monitored and managed as a consideration for operational budgets.

The City will continue to undertake major structural repairs and replacement of leased facilities, budgeted for in the Capital Works Program. Structural and replacement costs are expected to be better managed under a maintenance fee arrangement, as those facilities should be subject to a better standard of ongoing compliance maintenance.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the revised Leasing Policy as shown as Attachment 1.

Attachments:

- | | | |
|---------------------|--|---------------|
| 1 ↓ | Attachment 1 - Leasing Policy revised November 2021 | 17/397764[v3] |
| 2 ↓ | Attachment 2 - Leasing Policy Adopted December 2017 | 17/397764[v1] |
| 3 ↓ | Attachment 3 - Leasing Policy November 2021 with track changes | 21/517614 |



Policy Manual

Leasing Policy

Policy Owner:	Property Services
Contact Person:	Manager Property Services
Date of Approval:	TBC

POLICY STATEMENT

The City of Wanneroo (**City**) is committed to providing a clear and consistent property management framework to guide access to City owned and managed Facilities under a Lease or a Licence.

POLICY OBJECTIVE

The purpose of this Policy is to provide basic principles for leasing arrangements at Facilities and specifically:

- provide a consistent and equitable approach to tenure arrangements;
- identify the categories of Facilities which may be subject to a Lease or a Licence;
- ensure all leased or licensed Facilities:
 - provide an acceptable asset utilisation;
 - provide a return to the City, where appropriate; and
 - are maintained safely and to an appropriate standard, subject to an acceptable allocation of responsibility; and
- align with the City's priorities and community expectations.

SCOPE

This policy applies to leasing of all Facilities, including but not limited to sporting, recreational, community, commercial, industrial, government and residential where the use of the Facility, or land, is not governed by the Facility Hire and Use Policy.

IMPLICATIONS (Strategic, Financial, Human Resources)

Increased asset utilisation balanced with appropriate financial returns and benefits to the community.

IMPLEMENTATION

The following principles guide how the City manages its Facilities to ensure fair and equitable use:

Maximising Usage

- The City will consider Lease proposals from interested groups, clubs or organisations requesting exclusive use of a Facility for a fixed term, other than for use in accordance with the City's Facility Hire and Use Policy. In considering a proposed Tenant that has not previously leased, licensed or hired a Facility, the City will consider factors including:



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- the capacity of the proposed Tenant to perform the Lease;
- the community benefit provided by the Tenant;
- the scarcity of land available for the Lease or Licence, including whether the proposed Lease or Licence will exclude other potential users.
- The City may propose a Lease to users of Facilities under an Annual Hire arrangement, where it is considered that transfer to a lease may benefit both parties and/or reflects the actual use of the site (such as where the user enjoys exclusive possession of the site).

Prioritising Local Residents

- The City seeks to protect the interests of its ratepayers by supporting access for residents, community groups and activities based within the City of Wanneroo locality.
- The availability of Facilities for Lease will be responsive to changing needs across local communities by prioritising access for groups highlighted in Council endorsed plans and strategies, to target support where it is needed most.

Promoting Diversity of Use

- The City encourages a range of uses within its Facilities to maximise community participation and provide greater access for a range of local groups and organisations.
- The City considers opportunities for commercial use, which may include business sector partnerships, in order to increase revenue or utilisation of a Facility where there is demonstrated community benefit.
- Wherever practicable, only Tenants in Categories 3 and 4 should lease Freehold Land, unless:
 - the Tenant (if in another Category) is prepared to pay a rent based on market valuation; or
 - that Freehold Land is a dedicated Community Purpose Site.
- All other Categories will be leased on Crown Land, unless under a full commercial rental arrangement. Where revenue is not maximised on Freehold Land the opportunity cost of the Lease will need to be acknowledged in the applicable report to Council.
- Lease incentives may be considered across all Categories with the exception of Residential, in order to assist with establishing new Facilities and/or to attract new businesses, tourism or services to the City.

Affordability and standard lease terms

- The City is committed to employing an affordable leasing structure which reflects a reasonable Tenant contribution towards the cost of maintaining the Facility.
- Any report to Council to approve a Lease or Licence to a Tenant under Category 5 or Category 6 will note the rental value of the Facility, either on a Gross Rental Value (GRV) or market valuation basis.
- Each Tenant shall be classified into a single Category, which will determine the rent and/or Maintenance Fee payable (and the allocation of maintenance responsibility) when negotiating a Lease (subject to any overriding land and legislative compliance requirements).
- Lease tenure for Categories 5 and 6 will not generally be negotiated for a term (including options) longer than ten (10) years.



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- Leases longer than ten (10) years may include a break clause with twelve (12) months' notice.
- Where a Tenant invests significant funds or improvements into a Facility and if the Lease is a Land Lease, a longer tenure period may be considered (having regard to the nature of the investment, which may include the scale of investment and the timing for depreciation).
- Any Lease period longer than twenty (20) years may be subject to WAPC approval.
- Leases longer than ten (10) years may include a break clause with twelve (12) months' notice.
- Only in extenuating circumstances will reduction, an abatement period or exemption of rent or Maintenance Fees apply to any Lease/Licence. In such circumstances, the group or organisation making the request will be obliged to provide sufficient evidence and justification, including audited copies of the most recent financial accounts and will be encouraged to explore alternative options such as obtaining a grant. Approval may be determined by the Chief Executive Officer (or other officer in accordance with delegated authority).
- Where exclusive use is provided over a small portion of a building, a simplified Lease (or Licence) may be offered.

Maintenance Responsibilities

- Detailed maintenance obligations specific to the Facility, including a clear determination of responsibilities will be provided in the maintenance schedules of individual Leases. In general, with the exception of Land Leases (which are dealt with below), the City will be responsible for:
 - scheduled inspections of infrastructure servicing the Facility (such as HVAC and fire services);
 - repairs arising from scheduled inspections, unless caused by the Tenant;
 - replacement of infrastructure servicing the Facility, where that infrastructure has reached the end of its useful life, unless this occurs prematurely where caused by the Tenant; and
 - structural and capital repairs and replacement, unless caused by the Tenant,
- The Tenant will be responsible for day-to-day, ongoing and minor maintenance (such as cleaning and consumables).
- Where a maintenance item is not listed in the maintenance schedule of the Lease, this should be assumed to be an obligation of the Tenant.
- Where Annexure A provides that a Maintenance Fee is payable by the Tenant, the fee will be calculated based on the City's estimate maintenance cost for its allocation tasks under the Lease, as at the commencement of the Lease.
- Maintenance Fees will be reviewed annually, including by reference to the City's actual costs for its allocated tasks under the Lease. Consumer Price Index increases may apply.
- Where a Tenant is in a Category that requires payment of a Maintenance Fee, an alternative maintenance arrangement may be permitted whereby the Tenant continues to be responsible for all maintenance, but:
 - maintenance works are undertaken using the City's pre-approved contractors or contractors approved by the City;
 - routine maintenance is to occur using a schedule prescribed by the City;



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- the City must be notified of maintenance works; and
- the Tenant must keep a register of its maintenance works (including evidence of the scope of works and the insurance for the works).

Subleasing

- The Sublease rental must not exceed the rental payable under the Head Lease (on a per square metre basis) and the term must expire at least one day prior to that of the Head Lease.
- Where Commercial Activity is undertaken by a subtenant/sub licensee then the Tenant must pay to the City an amount equal to 20% of the rent payable under the Sublease, regardless of whether or not the activity is related to the activity being carried out by the Tenant.

Tenant investment

- Upon the expiry of a Lease, no recognition of prior investment by the Tenant to the capital cost of constructing the Leased Facilities will be considered.
- Where a Tenant is responsible for the construction of a Facility (Land Lease) or makes any structural additions or improvements to a Facility, the Tenant will be responsible for maintaining those structures for the initial term and any option periods (if applicable) of the Tenant's respective Lease, unless agreed otherwise by Variation.
- All Tenant works, whether at the commencement of the Lease or Licence, or subsequently during the term, will be at the Tenant's cost and will be subject to all statutory approvals and conditions required by the City (including in relation to insurance and the manner of carrying out the works). The City may also require an external consultant to review the works (such as where they impact existing improvements or services in the Facility), with this review being at the Tenant's cost.

City Rates

- Section 6.26(1) of the Local Government Act 1995 states that "Except as provided in this section all land within a district is rateable land".
- Section 6.26(2) of the Act provides for circumstances where land is not rateable and more specifically section 6.26(2)(b) provides that land "...owned by the local government and is used for the purposes of that local government ..." would be exempt.
- Accordingly, the use of a Facility by a Tenant is not considered exempt from local government rates. Any specific exemption for an individual Facility or Tenant would be a separate matter for Council.

Execution of Leases

- All Leases will be subject to Council approval unless an appropriate delegation of authority authorises the Chief Executive Officer (or other City officers) to approve the Lease/Licence.
- Variation requests must be received in writing with appropriate justification.



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Land/Ground Leases

- The Tenant is responsible for all maintenance and repairs, including those of a structural or capital nature.
- The terms of the Land Lease will provide where the City has a right to stipulate, at the determination of the Lease, that the improvements shall remain and ownership transfer to the City or such improvements shall be removed at the Tenant's cost.

Licence Agreements

- A Licence may be granted by the City where an arrangement for the use of Facilities:
 - does not fall within the characteristics of a Lease, such as where access is non-exclusive or is seasonal; and
 - is not covered under the City's Facility Hire and Use Policy.
- Lease and Licence arrangements may overlap from time to time:
 - portions of a Facility may be under a Lease (for exclusive areas) and other portions may be under a Licence (for non-exclusive areas); and
 - the Licence may share characteristics of a Lease, such as in relation to the payment of a licence fee (similar to rent) and the allocation of maintenance responsibilities to the licence (as Tenant).

ROLES AND RESPONSIBILITIES

The Manager Property Services will be responsible for the implementation of this Policy in collaboration with relevant service unit managers.

Regular property inspections will be undertaken by the City, coordinated by Property Services and with participation by other service units (either directly or by the engagement of appropriate contractors) where further expertise is relevant to the subject matter of the inspection.

DISPUTE RESOLUTION

All disputes relating to the condition of Facilities will be referred to the Manager Asset Maintenance. If the dispute cannot be resolved it will be referred to the Director Assets for a determination.

All disputes related to Lease and tenancy obligations will be referred to the Manager Property Services. If the dispute cannot be resolved it will be referred to the Director Corporate Strategy and Performance for a determination.

EVALUATION AND REVIEW PROVISIONS

- Utilisation of Facilities for Lease and Licence arrangements;
- Facilities provide an appropriate return to the City:
 - based on market value, where the Facility is used for a Commercial Activity, is on Freehold Land, or is occupied by a Tenant under Category 1, 2, 3 or 4; or
 - based on an acceptable cost recovery for the City (such as via a Maintenance Fee), where the Facility is not used for a Commercial Activity or is occupied by a Tenant under Category 5, or 6;



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- Leasing documentation in accordance with relevant legislation; and
- Facilities maintained to a safe and acceptable standard.

DEFINITIONS

Annual Hire: Ongoing or regular hire of a Facility which results in more than twelve (12) sessions per financial year.

Category: means the categories of Tenant described in Annexure A.

Commercial Activity: an activity generating income by the Tenant (or its subtenant/licensee) from ongoing activities, or a specific event, that has financial profit as its primary aim or where such activity is conducted by a non-exempt body or organisation under the *Local Government Act 1995*. This is not intended to include clubs undertaking normal fundraising activities for club members (including bar operations).

Crown Land: public land owned by the State of Western Australia and managed by the City pursuant to a Management Order.

Facility/Facilities: land or building owned or managed by the City.

Freehold Land: land owned by the City.

Head Lease: the original Lease between the Tenant/lessee and the landlord/lessor.

Land Lease: also known as a ground lease. A type of Lease, by which:

- a) the improvements on the Land (including buildings and other infrastructure) are built or constructed either in their entirety or predominantly by the Tenant; and
- b) the improvements must be removed at the end of the Lease term or, alternatively, where the City is able to elect whether or not the improvements will be removed or left in situ at the end of the Lease term (and if left in situ, the improvements will revert to the City at no cost).

Lease: a contract by which the City grants exclusive possession of a Facility to another party for a specified time, usually in return for a periodic payment.

Licence: a contract for the non-exclusive use of a Facility not covered under the City's current Facility Hire & Use Policy.

Maintenance Fee: a charge made for maintenance on a Facility, and described within the Lease.

Sublease: a lease or licence by a Tenant of part or all of the Facility to another person/entity, on the basis that the lease or licence is subordinate to the Lease or Licence between the City and the Tenant.

Tenant/s: a person or persons who occupy a Facility, leased or licensed from the City.



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Variation: a change, removal or non-material alteration to a Lease or Licence condition/clause.

WAPC means the **Western Australian Planning Commission:** being a statutory authority of the Government of Western Australia that exists to coordinate planning for future land use and transport needs.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Leasing Management Procedure
 User-Funded Facility Upgrades Management Procedure
 Joint Development and Shared Use Facilities with the Department of Education Policy
 Strategic Land Policy

REFERENCES

Local Government Act 1995
Land Administration Act 1997
Commercial Tenancy (Retail Shops) Agreements Act 1985
Residential Tenancies Act 1987
Residential Park (Long-stay Tenants) Act 2006 & Regulations
Planning and Development Act 2005

RESPONSIBILITY FOR IMPLEMENTATION

Manager Property Services

Version	Next Review	Record No:
4 – 15 September 2015 (CS05-09/15)	1 January 2018	15/10552
5 – 5 December 2017 (CS06-12/17)	1 February 2022	17/397764
6 -	1 April 2025	17/397764V3



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ANNEXURE 1 – CATEGORIES OF TENANTS

Category No.	Tenant Description	Reference	Method of Calculation of Lease Fees	Tenant Responsibilities
1.	Government	<p>A group or organisation that is either a Statutory body being a Commonwealth, State or Local Government Authority or Agency, or any other body that is grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.</p> <p>In addition, where the lessee is a Child Health Clinic e.g. services provided by community child health nurses, employed by WA Health, then the following alternative conditions will apply.</p> <p>Shared use agreements with the Department of Education (for the use of a Facility by the Department for school purposes, or for the reciprocal use of the Facility and adjacent school land) will be included in this Category.</p>	<p>By Negotiation (Market Valuation discounted by up to 50%)</p> <p>Peppercorn (\$1), subject to review</p> <p>Department will pay a contribution to the maintenance and repair costs for the shared site</p>	<p>Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings and utility costs associated with the Facility.</p> <p>Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.</p>
2.	Charitable/ Religious	<p>A group or organisation that is predominantly grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.</p>	By Negotiation (Market Valuation discounted by up to 50%)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings and utility costs associated with the Facility.
3.	Commercial and Retail	<p>Being non-exempt dispositions under the <i>Local Government Act 1995</i>. Where that activity being undertaken is essentially a profit making venture as distinct from fundraising, regardless of whether the body is incorporated or not.</p> <p>Commercial Tenancy (Retail Shops) Agreements Act 1985 applies, where applicable.</p> <p>Leases at the Wanneroo Raceway are included in this Category.</p> <p>Leases to telecommunications providers are included in this Category.</p>	By Negotiation based on Market Valuation	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings and utility costs associated with the Facility, to the extent permitted by law.
4.	Residential	<p>Those tenancy arrangements governed by the <i>Residential Tenancies Act 1987</i> and / or the <i>Residential Park (Long-stay Tenants) Act 2006</i> & Regulations.</p>	By Negotiation based on Market Valuation	Cleaning, consumables and utility costs associated with the Facility, plus any further costs permitted by law.



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				Maintenance and repairs will be undertaken, in accordance with the Lease and statutory requirements.
5.	Sporting or Recreational	Being sporting and recreational groups (whether incorporated or not) that would be deemed exempt dispositions under the <i>Local Government Act 1995</i> .	Maintenance fees payable applicable to that Facility	Cleaning, consumables, rates and taxes, insurances and all outgoings and utility costs associated with the Facility. Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.
6	Volunteers and Support Services	Community-based groups and organisations (including volunteer-run) that provide essential support services to the Wanneroo community. Typically not-for-profit and generating no or minimal revenue. This category does not apply where a lessee is already within Category 5.	Maintenance fees discounted by 50%	Cleaning, consumables, rates and taxes, insurances and all outgoings and utility costs associated with the Facility. Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.

The above describes the City's general principles for an affordable leasing structure which provides a reasonable Tenant contribution. However, due to the specific characteristics of Facilities, individual leases describe the actual calculation of rent and Maintenance Fees, and the scope and allocation of maintenance obligations.

In the case of Land/Ground Leases (under any Category), the lessee will be responsible for development costs (including design, planning, servicing upgrades and construction), maintenance and repair (including structural and capital items) and make good works.



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Leasing Policy

Policy Owner:	Property Services
Contact Person:	Manager Property Services
Date of Approval:	5 December 2017 (CS06-12/17)

POLICY STATEMENT

The purpose of this Policy is to provide a framework and basic principles for Tenant arrangements at City owned and managed facilities (including land) (**Facilities**).

POLICY OBJECTIVE

- provide a consistent and equitable approach to tenure arrangements for all Tenants;
- align with priorities in the City's Strategic Community Plan;
- ensure that the usage of Facilities meets a worthwhile need for the local community, thereby providing a benefit for the local community;
- ensure that use and/or membership is available to local residents in the case of Categories 2, 6, 7, 8 and 9 (Annexure 1);
- ensure all Facilities are maintained to a high standard, have appropriate access for all current and future Tenants (and their staff/patrons) and are managed safely and effectively;
- provide guidance to Administration to assess and negotiate Lease agreements; and
- provide an appropriate return to the City.

SCOPE

The City recognises that all Tenants within the Wanneroo locality are valuable to the community through the provision of commercial, government, sporting or charitable services and therefore the City's main objective is to provide a consistent and equitable approach to each user group.

This Policy applies to all Facilities including sporting, recreational, community, commercial, industrial, government, residential and Caravan Park where the use of the Facility, or land, is not governed by the Facility Hire and Use Policy.

IMPLICATIONS (Strategic, Financial, Human Resources)

Equitable Approach

In order to achieve a non-discriminatory approach to all groups the following terms will apply to each Lease/Licence:

- All Lease proposals will require a formal submission (including a comprehensive business plan) from the interested user group, club or organisation, or other entity



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- requesting exclusive use of a Facility for a fixed term, other than for use in accordance with the City's Facility Hire and Use Policy.
- Any new Lease arrangement will require evidence that the proposed service provides an identified need of the community within the Wanneroo district, and should be such that, were it not provided, the City may need to consider doing so.
 - Each Tenant shall be classified into a specific category described in **Annexure 1**. The type of category will determine the method of dealing and rent and/or maintenance fee payable when negotiating a Lease.
 - Lease inspections will occur annually by the City, with prior sufficient notice given to Tenants.
 - Wherever practicable Categories 3-5 should be the only Tenants who lease Freehold land (unless that Freehold land is a dedicated Community Purpose Site). All other categories will be leased on Crown Land, managed by the City in order to realise the economic value of the land, unless under a full commercial rental arrangement.
 - Any new tenancy arrangement should be negotiated on the terms set out in this Policy in conjunction with the accompanying Management Procedure and other supporting documents.
 - Where Commercial activity is undertaken by a subtenant/sublicensee then a 20% rent fee will be payable by the Tenant to the City, regardless of whether or not the activity is related to the activity being carried out by the Tenant.
 - In circumstances where the Leased area is the subject of a Head Lease the Sublease rental shall be at least equal to the rental payable under the Head Lease and the term must expire at least one day prior to that of the Head Lease.
 - Where the user of a Facility enjoys exclusive use of either part or all of that Facility then that arrangement shall be the subject of an appropriately negotiated Lease, subject to Council approval (or delegation) and where appropriate, the approval of the WAPC and the Department of Planning, Lands & Heritage.
 - Due to the uncertainties surrounding future land use, economic factors and other longer-term considerations that may impact on the management of City's Leased Facilities, Lease tenure (other than for Categories 1-4 and 9) will not generally be negotiated for a term, including options, longer than ten (10) years. If longer, these Leases may include a break clause with twelve (12) months' notice with no compensation payable for the remaining term. However, where a Tenant invests significant funds or improvements into a Facility and if the Lease is a Land Lease, a longer tenure period may be considered, noting that any Lease period longer than twenty (20) years will require WAPC approval.
 - Upon the Lease expiry, no recognition of prior investment by the Tenant to the capital cost of constructing the Leased Facilities shall be considered.
 - Where a Tenant is responsible for the construction of a Facility or makes any structural additions or improvements to a Facility (Land Lease), the Tenant will be responsible for maintaining those structures for the initial term and any option periods (if applicable) of the Tenant's respective Lease.
 - Relevant Leases will be negotiated based on market value and/or by negotiation (See **Annexure 1**).
 - All Leases will be subject to Council approval unless where an appropriate delegation of authority authorises the Chief Executive Officer (or other City officers) to approve the Lease/Licence.



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- Lease or Licensing Variation requests must be received in writing with appropriate justification.
- Any Lease or License Variation may be approved under delegated authority if it is considered a minor variation, including but not limited to:
 - An area increase of no more than 50%;
 - Rent discount/abatement of no more than twelve (12) months;
 - Clause amendments or adjustments that present a low risk to the City; and
 - Entity rebranding/name changes where the operation remains the same.
- Any increase to the lease area will require advertising in accordance with legislation (unless it is an exempt disposition).
- Lease incentives may be considered by Council (or as delegated) across all categories with the exception of Residential, in order to assist with establishing new Facilities and/or to attract new businesses/tourism to the City.
- Only in extenuating circumstances will reduction, an abatement period or exemption of Lease rent or maintenance fees apply to any lease/licence. For any reduction, abatement period or exemption, the group or organisation making the request will be obliged to provide sufficient evidence and justification, including audited copies of the most recent financial accounts and will be encouraged to explore alternative options such as obtaining a grant. Approval may be determined by the Chief Executive Officer (or other officer in accordance with delegated authority).

Categories

Subject to any overriding land and legislative compliance requirements, if the use of Facilities is exclusive, then, for the purpose of tenancy negotiations, the Tenant shall be classified into one of the categories outlined in **Annexure 1**.

City Rates

- Section 6.26(1) of the *Local Government Act 1995* states that “Except as provided in this section all land within a district is rateable land.” Section 6.26(2) of the Act provides for circumstances where land is not rateable and more specifically section 6.26(2)(b) provides that land “...owned by the local government and is used for the purposes of that local government ...” would be exempt. Therefore the use of a Facility by a Tenant is not considered exempt.

Sporting, Recreational and Volunteer Groups

- Due to the recognised community benefit Sporting, Recreational and Volunteer Groups (**SRVG**) provide, SRVG's will only be required to pay a Lease rent for maintenance fees for their specific Leased Facility (plus GST if applicable).
- Maintenance fees will be reviewed annually and Consumer Price Index increases may apply.
- SRVG's are not required or obligated to undertake any maintenance or repairs at the Facilities except those relating to cleaning and consumables.
- SRVG's are to report any maintenance, damage or repair requirements to the City in a timely manner.
- All maintenance and repair requests will be considered by the relevant City officer/s and only undertaken if deemed necessary.



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- If it is considered that repairs caused by damage are solely attributable by a Tenant, repairs may be undertaken by the City, with the City reserving its right to recover all costs for those repairs.
- Approved maintenance or repairs will be undertaken by the City within a reasonable timeframe.
- Any Commercial Activity by a SRVG will require the City's prior approval.
- Where exclusive use is provided to a SRVG over a small portion of a building a standard Lease may not be practical. A simplified Lease (or Licence) in these instances is considered a more appropriate arrangement (refer Management Procedure).

Land/Ground Leases

- Where a Lease arrangement is negotiated over City owned or managed land and the improvements to the land are to be (or have been) constructed either in their entirety or predominantly by the Tenant and the City has no requirement for such improvements to remain on the land at the expiration or sooner determination of the Lease, then the Lease shall be a Land Lease.
- In the event of a Land Lease where improvements have been produced by the Tenant, maintenance and repairs by that Tenant will also include those of a structural nature. The City shall stipulate whether, at the determination of the Lease, the improvements shall remain and ownership transfer to the City or such improvements shall be removed at the Tenant's cost.

Lease Rent

Refer **Annexure 1**

Licence Agreements

In certain situations, an arrangement for the non-exclusive use of Facilities will arise which are not covered under the City's Facility Hire and Use Policy. Given the nature of such arrangements it is appropriate for the City, subject to Council approval, to grant a Licence acknowledging that Lease and Licence arrangements may overlap from time to time.

IMPLEMENTATION

Implementation of this Policy will take effect immediately for all existing and future leases subject to existing Lease/Licence documentation conditions.

ROLES AND RESPONSIBILITIES

The Property & Leasing Officers will be responsible for the administration, enforcement, publication and compliance of the Policy and any need for further clarification will be referred to the Manager Property Services.

Inspections will be coordinated by Property Services and carried out by Property Services, Building Maintenance, Health Services (public buildings and food premises only) and



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external contractors of the City as required, with appropriate feedback given to the Tenant and/or repairs undertaken by the City in accordance with the terms of the Lease agreement.

DISPUTE RESOLUTION (If applicable)

All disputes relating to the condition of Facilities will be referred to the Manager Asset Maintenance.

All other disputes in regard to this Policy that cannot be resolved by Property Services will be referred to the Director Corporate Strategy & Performance in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer for determination.

EVALUATION AND REVIEW PROVISIONS

- Fair and equitable Leasing arrangements in place;
- Leasing documentation in accordance with relevant legislation; and
- High standard and safe Facilities across all categories.

DEFINITIONS

City: City of Wanneroo

Charitable/Religious Groups: Not for Profit groups generally formed for religious purposes, predominantly grant funded and that of which derive a level of income from such activity.

Council: a body of individuals elected by City ratepayers to manage the affairs of the City

Crown Land: public land owned by the State of Western Australia and managed by the City pursuant to a Management Order

Commercial Activity: an activity generating income by the Tenant (or its subtenant/licensee) from ongoing activities, or a specific event, that has financial profit as its primary aim or where such activity is conducted by a non-exempt body or organisation under the *Local Government Act 1995*. This is not intended to include clubs undertaking normal fundraising activities for club members (including bar operations).

Department of Planning, Lands & Heritage: a government body appointed to manage Western Australia's Crown land

Facility/Facilities: land or building owned or managed by the City

Freehold Land: land owned by the City in perpetuity

Head Lease: the original Lease between the Tenant/lessee and the landlord/lessor

Land Lease: also known as a ground lease. An agreement in which a Tenant is permitted to develop a piece of land during the lease term, after which the land and all improvements revert to the City.



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Lease: a contract by which one party conveys land, property or services to another for a specified time usually in return for a periodic payment

Licence: an arrangement for the non-exclusive use of a Facility not covered under the City's current Facility Hire & Use Policy

Not for Profit: The term Not for Profit generally relates to incorporated bodies. Those bodies are not necessarily precluded from making profits but are regulated by the *Associations Incorporation Act 2015* so as members of the association are not entitled to share in any pecuniary profits.

SRVG means Sporting, Recreational or Volunteer Groups: Not for Profit groups of a sporting, recreational and community nature, (including football clubs, athletics clubs, soccer clubs, sports and social clubs, surf lifesaving clubs, Men's Sheds, Scouts and the like), whether incorporated or not, that would be deemed exempt dispositions under the *Local Government Act 1995*.

Residential: area primarily used for housing

Retail Business: a business that wholly or predominantly involves the sale of goods to the public in relatively small quantities for use or consumption rather than for resale

Sporting Club: incorporated association, a club for the purpose of playing one or more sports

Strategic Plan: the City's process defining its approach in order to make decisions on allocating its resources to pursue its direction

Sublease: a lease by a Tenant of part or all of the Facility/land to another person/entity but with the original Tenant retaining some right or interest under the original Lease.

Tenant/s: a person or persons who occupy a Facility, Leased from the City, also known as lessee

Variation: a change, removal or slight alteration to a Lease or License condition/clause.

WAPC means the Western Australian Planning Commission: being a statutory authority of the Government of Western Australia that exists to coordinate planning for future land use and transport needs

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Leasing Management Procedure



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REFERENCES

Local Government Act 1995
Commercial Tenancy (Retail Shops) Agreements Act 1985
Residential Tenancies Act 1987
Residential Park (Long-stay Tenants) Act 2006 & Regulations
Land Administration Act 1997
Planning & Development Act 2005
Town of Cambridge Leasing Policy
Associations Incorporation Act 2015

RESPONSIBILITY FOR IMPLEMENTATION

Property Services (Corporate Strategy & Performance)

Version	Next Review	Record No:
4 – 15 September 2015 (CS05-09/15)	1 January 2018	15/10552
5 – 5 December 2017 (CS06-12/17)	1 February 2022	17/397764



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ANNEXURE 1 – CATEGORIES OF TENANTS

Category No.	Tenant Description	Reference	Method of Calculation of Lease Fees	Tenant Responsibilities
1.	Government	A group or organisation that is either a Statutory body being a Commonwealth, State or Local Government Authority or Agency, or any other body that is grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.	By Negotiation (Market Valuation discounted by 50%)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility.
2.	Charitable/ Religious	A group or organisation that is predominantly grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.	By Negotiation (Market Valuation discounted by 50%)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility.
3.	Commercial	Being non-exempt dispositions under the <i>Local Government Act 1995</i> . Where that activity being undertaken is essentially a profit making venture as distinct from fundraising, regardless of whether the body is incorporated or not.	By Negotiation (at Full Market Value)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility.
4.	Retail	Being non-exempt dispositions under the <i>Local Government Act 1995</i> . Where that activity being undertaken is essentially a profit making venture as distinct from fundraising, regardless of whether the body is incorporated or not.	By Negotiation (at Full Market Value) and the <i>Commercial Tenancy (Retail Shops) Agreements Act 1985</i>	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility.
5.	Residential	Those tenancy arrangements governed by the <i>Residential Tenancies Act 1987</i> and / or the <i>Residential Park (Long-stay Tenants) Act 2006</i> & Regulations.	By Negotiation (at Full Market Value) subject to the <i>Residential Tenancies Act 1987</i> and the <i>Residential Park (Long-stay Tenants) Act 2006</i> & Regulations.	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility.
6.	Sporting or Recreational	Being sporting and recreational groups (whether incorporated or not) that would be deemed exempt dispositions under the <i>Local Government Act 1995</i> , excluding Wanneroo Raceway.	Full maintenance fees payable applicable to that Facility	Cleaning, consumables, rates and taxes, insurances and all outgoings associated with the facility. All maintenance and repairs will be undertaken by the City
7.	Volunteers	Member based not for profit group made up of mostly community representatives and volunteers, (whether incorporated or not) set up to provide help and raise money for those in need and deemed exempt dispositions under the <i>Local Government Act 1995</i> .	Maintenance fees discounted by 50%	Cleaning, consumables, rates and taxes, insurances and all outgoings associated with the facility. All maintenance and repairs will be undertaken by the City
8.	Child Health Clinics	Services provided by community child health nurses, employed by WA Health, deemed exempt dispositions under the <i>Local Government Act 1995</i> .	Peppercorn (\$1)	Cleaning, consumables, rates and taxes, insurances and all outgoings associated with the facility. All maintenance and repairs will be undertaken by the Department.
9.	Other	Wanneroo Raceway Ground Lease	By Negotiation (at Full Market Value)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility including those of a structural nature.



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Leasing Policy

Policy Owner: Property Services
Contact Person: Manager Property Services
Date of Approval: 5 December 2017 (CS06-12/17)TBC

POLICY STATEMENT

The purpose of this Policy is to provide a clear and consistent property management framework and basic principles for Tenant arrangements to guide access to City owned and managed facilities (including land) under a Lease or a Licence.

POLICY OBJECTIVE

The purpose of this Policy is to provide basic principles for leasing arrangements at Facilities and specifically:

- provide a consistent and equitable approach to tenure arrangements for all Tenants;
- align with priorities in the City's Strategic Community Plan;
- ensure that the usage of Facilities meets a worthwhile need for the local community, thereby providing a benefit for the local community;
- ensure that use and/or membership is available to local residents in the case categories of Categories 2, 6, 7, 8 and 9 (Annexure 1);
- ensure all Facilities are maintained which may be subject to a high standard, have appropriate access for all current and future Tenants (and their staff/patrons) and are managed safely and effectively;
- provide guidance to Administration to assess and negotiate Lease agreements; and/or a Licence;
- ensure all leased or licensed Facilities:
 - provide an appropriate acceptable asset utilisation;
 - provide a return to the City, where appropriate; and
 - are maintained safely and to an appropriate standard, subject to an acceptable allocation of responsibility; and
- align with the City's priorities and community expectations.

SCOPE

The City recognises that all Tenants within the Wanneroo locality are valuable to the community through the provision of commercial, government, sporting or charitable services

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and therefore the City's main objective is to provide a consistent and equitable approach to each user group.

This Policy applies to leasing of all Facilities, including but not limited to sporting, recreational, community, commercial, industrial, government, and residential and Caravan Park where the use of the Facility, or land, is not governed by the Facility Hire and Use Policy.

IMPLICATIONS (Strategic, Financial, Human Resources)

Equitable Approach

In order to increase asset utilisation balanced with appropriate financial returns and benefits to achieve a non-discriminatory approach to all groups the community.

IMPLEMENTATION

The following terms/principles guide how the City manages its Facilities to ensure fair and equitable use:

Maximising Usage

The City will apply to each Lease/Licence:

- All consider Lease proposals will require a formal submission (including a comprehensive business plan) from the interested user group, club/groups, clubs or organisation, or other entity/organisations requesting exclusive use of a Facility for a fixed term, other than for use in accordance with the City's Facility Hire and Use Policy. In considering a proposed Tenant that has not previously leased, licensed or hired a Facility, the City will consider factors including:
 - Any new the capacity of the proposed Tenant to perform the Lease;
 - the community benefit provided by the Tenant;
 - the scarcity of land available for the Lease or Licence, including whether the proposed Lease or Licence will exclude other potential users.
- The City may propose a Lease to users of Facilities under an Annual Hire arrangement will require evidence, where it is considered that the proposed service provides an identified need of the community-transfer to a lease may benefit both parties and/or reflects the actual use of the site (such as where the user enjoys exclusive possession of the site).

Prioritising Local Residents

- The City seeks to protect the interests of its ratepayers by supporting access for residents, community groups and activities based within the City of Wanneroo district, and locality.

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- The availability of Facilities for Lease will be responsive to changing needs across local communities by prioritising access for groups highlighted in Council endorsed plans and strategies, to target support where it is needed most.

Promoting Diversity of Use

- The City encourages a range of uses within its Facilities to maximise community participation and provide greater access for a range of local groups and organisations.
- The City considers opportunities for commercial use, which may include business sector partnerships, in order to increase revenue or utilisation of a Facility where there is demonstrated community benefit.
- Wherever practicable, only Tenants in Categories 3 and 4 should be such lease Freehold Land, unless:
 - the Tenant (if in another Category) is prepared to pay a rent based on market valuation; or
 - that, were it Freehold Land is a dedicated Community Purpose Site.
- All other Categories will be leased on Crown Land, unless under a full commercial rental arrangement. Where revenue is not provided, maximised on Freehold Land the opportunity cost of the Lease will need to be acknowledged in the applicable report to Council.
- Lease incentives may be considered across all Categories with the exception of Residential, in order to assist with establishing new Facilities and/or to attract new businesses, tourism or services to the City may need to consider doing so.

Affordability and standard lease terms

- The City is committed to employing an affordable leasing structure which reflects a reasonable Tenant contribution towards the cost of maintaining the Facility.
- Any report to Council to approve a Lease or Licence to a Tenant under Category 5 or Category 6 will note the rental value of the Facility, either on a Gross Rental Value (GRV) or market valuation basis.
- Each Tenant shall be classified into a specific category described in Annexure 1. The type of category single Category, which will determine the method of dealing and rent and/or Maintenance Fee payable (and the allocation of maintenance fee payable responsibility) when negotiating a Lease.
- Lease inspections will occur annually by the City, with prior sufficient notice given to Tenants.
- Wherever practicable Categories 3-5 should be the only Tenants who lease Freehold land (unless that Freehold land is a dedicated Community Purpose Site). All other categories will be leased on Crown Land, managed by the City in order to realise the economic value of the land, unless under a full commercial rental arrangement.



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- Any new tenancy arrangement should be negotiated on the terms set out in this Policy in conjunction with the accompanying Management Procedure and other supporting documents.
- Where Commercial activity is undertaken by a subtenant/sublicensee then a 20% rent fee will be payable by the Tenant to the City, regardless of whether or not the activity is related to the activity being carried out by the Tenant.
- In circumstances where the Leased area is the (subject of a Head Lease the Sublease rental shall be at least equal to the rental payable under the Head Lease and the term must expire at least one day prior to that of the Head Lease to any overriding land and legislative compliance requirements).
- Where the user of a Facility enjoys exclusive use of either part or all of that Facility then that arrangement shall be the subject of an appropriately negotiated Lease, subject to Council approval (or delegation) and where appropriate, the approval of the WAPC and the Department of Planning, Lands & Heritage.
- Lease tenure for Categories 5 and 6 will not generally be negotiated for a term (including options) longer than ten (10) years.
- Leases longer than ten (10) years may include a break clause with twelve (12) months' notice.
- Where a Tenant invests significant funds or improvements into a Facility and if the Lease is a Land Lease, a longer tenure period may be considered (having regard to the nature of the investment, which may include the scale of investment and the timing for depreciation).
- Any Lease period longer than twenty (20) years may be subject to WAPC approval.
- Due to the uncertainties surrounding future land use, economic factors and other longer term considerations that may impact on the management of City's Leased Facilities, Lease tenure (other than for Categories 1-4 and 9) will not generally be negotiated for a term, including options, longer than ten (10) years. If longer, these Leases may include a break clause with twelve (12) months' notice with no compensation payable for the remaining term. However, where a Tenant invests significant funds or improvements into a Facility and if the Lease is a Land Lease, a longer tenure period may be considered, noting that any Lease period longer than twenty (20) years will require WAPC approval.
- Upon the Lease expiry, no recognition of prior investment by the Tenant to the capital cost of constructing the Leased Facilities shall be considered.
- Where a Tenant is responsible for the construction of a Facility or makes any structural additions or improvements to a Facility (Land Lease), the Tenant will be responsible for maintaining those structures for the initial term and any option periods (if applicable) of the Tenant's respective Lease.
 - Relevant Leases will be negotiated based on market value and/or by negotiation (See Annexure 1) longer than ten (10) years may include a break clause
- All Leases will be subject to Council approval unless where an appropriate delegation of authority authorises the Chief Executive Officer (or other City officers) to approve the Lease/Licence.



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- ~~Lease or Licensing Variation requests must be received in writing with appropriate justification.~~
- ~~Any Lease or License Variation may be approved under delegated authority if it is considered a minor variation, including but not limited to:~~
 - ~~An area increase of no more than 50%;~~
 - ~~Rent discount/abatement of no more than twelve (12) months;~~
 - ~~Clause amendments or adjustments that present a low risk to the City; and~~
 - ~~Entity rebranding/name changes where the operation remains the same.~~
- ~~Any increase to the lease area will require advertising in accordance with legislation (unless it is an exempt disposition).~~
- ~~Lease incentives may be considered by Council (or as delegated) across all categories with the exception of Residential, in order to assist with establishing new Facilities and/or to attract new businesses/tourism to the City months' notice.~~
- ~~Only in extenuating circumstances will reduction, an abatement period or exemption of Lease rent or maintenance fees~~Maintenance Fees ~~apply to any lease/licence. For any reduction, abatement period or exemption~~Lease/Licence. In such circumstances, ~~the group or organisation making the request will be obliged to provide sufficient evidence and justification, including audited copies of the most recent financial accounts and will be encouraged to explore alternative options such as obtaining a grant. Approval may be determined by the Chief Executive Officer (or other officer in accordance with delegated authority).~~
- Where exclusive use is provided over a small portion of a building, a simplified Lease (or Licence) may be offered.

Maintenance Responsibilities

- Detailed maintenance obligations specific to the Facility, including a clear determination of responsibilities will be provided in the maintenance schedules of individual Leases. In general, with the exception of Land Leases (which are dealt with below), the City will be responsible for:
 - scheduled inspections of infrastructure servicing the Facility (such as HVAC and fire services);
 - repairs arising from scheduled inspections, unless caused by the Tenant;
 - replacement of infrastructure servicing the Facility, where that infrastructure has reached the end of its useful life, unless this occurs prematurely where caused by the Tenant; and
 - structural and capital repairs and replacement, unless caused by the Tenant.
- The Tenant will be responsible for day-to-day, ongoing and minor maintenance (such as cleaning and consumables).
- Where a maintenance item is not listed in the maintenance schedule of the Lease, this should be assumed to be an obligation of the Tenant.



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- Where Annexure A provides that a Maintenance Fee is payable by the Tenant, the fee will be calculated based on the City's estimate maintenance cost for its allocation tasks under the Lease, as at the commencement of the Lease.
- Maintenance Fees will be reviewed annually, including by reference to the City's actual costs for its allocated tasks under the Lease. Consumer Price Index increases may apply.

Categories

Subject to any overriding land and legislative compliance requirements, if the use of Facilities is exclusive, then, for the purpose of tenancy negotiations, the Tenant shall be classified into one of the categories outlined in **Annexure 1**.

- Where a Tenant is in a Category that requires payment of a Maintenance Fee, an alternative maintenance arrangement may be permitted whereby the Tenant continues to be responsible for all maintenance, but:
 - maintenance works are undertaken using the City's pre-approved contractors or contractors approved by the City;
 - routine maintenance is to occur using a schedule prescribed by the City;
 - the City must be notified of maintenance works; and
 - the Tenant must keep a register of its maintenance works (including evidence of the scope of works and the insurance for the works).

Subleasing

- The Sublease rental must not exceed the rental payable under the Head Lease (on a per square metre basis) and the term must expire at least one day prior to that of the Head Lease.
- Where Commercial Activity is undertaken by a subtenant/sub licensee then the Tenant must pay to the City an amount equal to 20% of the rent payable under the Sublease, regardless of whether or not the activity is related to the activity being carried out by the Tenant.

Tenant investment

- Upon the expiry of a Lease, no recognition of prior investment by the Tenant to the capital cost of constructing the Leased Facilities will be considered.
- Where a Tenant is responsible for the construction of a Facility (Land Lease) or makes any structural additions or improvements to a Facility, the Tenant will be responsible for maintaining those structures for the initial term and any option periods (if applicable) of the Tenant's respective Lease, unless agreed otherwise by Variation.
- All Tenant works, whether at the commencement of the Lease or Licence, or subsequently during the term, will be at the Tenant's cost and will be subject to all statutory approvals and conditions required by the City (including in relation to insurance and the manner of carrying out the works). The City may also require an external



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consultant to review the works (such as where they impact existing improvements or services in the Facility), with this review being at the Tenant's cost.

City Rates

- Section 6.26(1) of the Local Government Act 1995 states that "Except as provided in this section all land within a district is rateable land."
- Section 6.26(2) of the Act provides for circumstances where land is not rateable and more specifically section 6.26(2)(b) provides that land "...owned by the local government and is used for the purposes of that local government ..." would be exempt. Therefore the use of a Facility by a Tenant is not considered exempt.
- Accordingly, the use of a Facility by a Tenant is not considered exempt from local government rates. Any specific exemption for an individual Facility or Tenant would be a separate matter for Council.

Execution of Leases

All Leases will be subject to Council approval unless

Sporting, Recreational and Volunteer Groups

- Due to the recognised community benefit Sporting, Recreational and Volunteer Groups (SRVG) provide, SRVG's will only be required to pay a Lease rent for maintenance fees for their specific Leased Facility (plus GST if applicable).
- Maintenance fees will be reviewed annually and an appropriate delegation of authority authorises the Chief Executive Officer (or other City officers) to approve the Lease/Licence.
- Variation Consumer Price Index increases may apply.
- SRVG's are not required or obligated to undertake any maintenance or repairs at the Facilities except those relating to cleaning and consumables.
- SRVG's are to report any maintenance, damage or repair requirements to the City in a timely manner.
- All maintenance and repair requests will must be considered by the relevant City officer/s and only undertaken if deemed necessary.
- If it is considered that repairs caused by damage are solely attributable by a Tenant, repairs may be undertaken by the City, received in writing with the City reserving its right to recover all costs for those repairs, appropriate justification.
- Approved maintenance or repairs will be undertaken by the City within a reasonable timeframe.
- Any Commercial Activity by a SRVG will require the City's prior approval.
- Where exclusive use is provided to a SRVG over a small portion of a building a standard Lease may not be practical. A simplified Lease (or Licence) in these instances is considered a more appropriate arrangement (refer Management Procedure).

Land/Ground Leases

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- Where a Lease arrangement is negotiated over City-owned or managed land and the improvements to the land are to be (or have been) constructed either in their entirety or predominantly by the The Tenant and the City has no requirement is responsible for such improvements to remain on the land at the expiration or sooner determination of the Lease, then the Lease shall be a Land Lease.
- In the event of a Land Lease where improvements have been produced by the Tenant, all maintenance and repairs by that Tenant will also include, including those of a structural or capital nature.
- The terms of the Land Lease will provide where the City shall has a right to stipulate whether, at the determination of the Lease, that the improvements shall remain and ownership transfer to the City or such improvements shall be removed at the Tenant's cost.

Lease Rent

Refer Annexure 1

Licence Agreements

- In certain situations, A Licence may be granted by the City where an arrangement for the non-exclusive use of Facilities will arise which are:
 - does not fall within the characteristics of a Lease, such as where access is non-exclusive or is seasonal; and
 - is not covered under the City's Facility Hire and Use Policy. Given the nature of such arrangements it is appropriate for the City, subject to Council approval, to grant a Licence acknowledging that
- Lease and Licence arrangements may overlap from time to time-;

IMPLEMENTATION

Implementation of this Policy will take effect immediately for all existing and future leases subject to existing Lease/Licence documentation conditions.

- portions of a Facility may be under a Lease (for exclusive areas) and other portions may be under a Licence (for non-exclusive areas); and
- the Licence may share characteristics of a Lease, such as in relation to the payment of a licence fee (similar to rent) and the allocation of maintenance responsibilities to the licence (as Tenant).

ROLES AND RESPONSIBILITIES

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The Manager Property & Leasing Officers Services will be responsible for the administration, enforcement, publication and compliance implementation of this Policy and any need for further clarification in collaboration with relevant service unit managers.

Regular property inspections will be referred to the Manager Property Services.

Inspections will be undertaken by the City, coordinated by Property Services and carried out by Property Services, Building Maintenance, Health Services (public buildings and food premises only) and external contractors of the City as required, with with participation by other service units (either directly or by the engagement of appropriate feedback given to the Tenant and/or repairs undertaken by the City in accordance with the terms contractors) where further expertise is relevant to the subject matter of the Lease agreement inspection.

DISPUTE RESOLUTION (if applicable)

All disputes relating to the condition of Facilities will be referred to the Manager Asset Maintenance. If the dispute cannot be resolved it will be referred to the Director Assets for a determination.

All other disputes in regard related to this Policy that Lease and tenancy obligations will be referred to the Manager Property Services. If the dispute cannot be resolved by Property Services it will be referred to the Director Corporate Strategy & and Performance in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer for a determination.

EVALUATION AND REVIEW PROVISIONS

- Fair Utilisation of Facilities for Lease and equitable Leasing Licence arrangements in place;
- Facilities provide an appropriate return to the City:
 - based on market value, where the Facility is used for a Commercial Activity, is on Freehold Land, or is occupied by a Tenant under Category 1, 2, 3 or 4; or
 - based on an acceptable cost recovery for the City (such as via a Maintenance Fee), where the Facility is not used for a Commercial Activity or is occupied by a Tenant under Category 5, or 6;
- Leasing documentation in accordance with relevant legislation; and
- High Facilities maintained to a safe and acceptable standard and safe Facilities across all categories.

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DEFINITIONS

City: City of Wanneroo

Charitable/Religious Groups: Not for Profit groups generally formed for religious purposes, predominantly grant funded and that of which derive a level of income from such activity.

Council: a body of individuals elected by City ratepayers to manage the affairs of the City
Annual Hire: Ongoing or regular hire of a Facility which results in more than twelve (12) sessions per financial year.

Category: means the categories of Tenant described in Annexure A.

Crown Land: public land owned by the State of Western Australia and managed by the City pursuant to a Management Order

Commercial Activity: an activity generating income by the Tenant (or its subtenant/licensee) from ongoing activities, or a specific event, that has financial profit as its primary aim or where such activity is conducted by a non-exempt body or organisation under the *Local Government Act 1995*. This is not intended to include clubs undertaking normal fundraising activities for club members (including bar operations).

Crown Land: public land owned by the State of Western Australia and managed by the City pursuant to a Management Order
Department of Planning, Lands & Heritage: a government body appointed to manage Western Australia's Crown land

:

Facility/Facilities: land or building owned or managed by the City.

Freehold Land: land owned by the City in perpetuity.

Head Lease: the original Lease between the Tenant/lessee and the landlord/lessor.

Land Lease: also known as a ground lease. An agreement in a type of Lease, by which a:

- a) the improvements on the Land (including buildings and other infrastructure) are built or constructed either in their entirety or predominantly by the Tenant; and
- b) the improvements must be removed at the end of the Lease term or, alternatively, where the City is permittedable to develop a piece of land during the lease term, after

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~~which the land and all improvements elect whether or not the improvements will be removed or left in situ at the end of the Lease term (and if left in situ, the improvements will revert to the City, at no cost).~~

Lease: a contract by which ~~one party conveys land, property or services~~ the City grants exclusive possession of a Facility to another party for a specified time, usually in return for a periodic payment.

Licence: ~~an arrangement~~ a contract for the non-exclusive use of a Facility not covered under the City's current Facility Hire & Use Policy.

Not for Profit: ~~The term Not for Profit generally relates to incorporated bodies. Those bodies are not necessarily precluded from making profits but are regulated by the Associations Incorporation Act 2015 so as members of the association are not entitled to share in any pecuniary profits.~~

SRVG means Sporting, Recreational or Volunteer Groups: Not for Profit groups of a sporting, recreational and community nature, (including football clubs, athletics clubs, soccer clubs, sports and social clubs, surf lifesaving clubs, Men's Sheds, Scouts and the like), whether incorporated or not, that would be deemed exempt dispositions under the *Local Government Act 1995*.

Residential: area primarily used for housing

Retail Business: a business that wholly or predominantly involves the sale of goods to the public in relatively small quantities for use or consumption rather than for resale

Sporting Club: incorporated association, a club for the purpose of playing one or more sports

Strategic Plan: the City's process defining its approach in order to make decisions on allocating its resources to pursue its direction

Maintenance Fee: a charge made for maintenance on a Facility, and described within the Lease.

Sublease: a lease or licence by a Tenant of part or all of the Facility ~~land~~ to another person/entity ~~but with the original, on the basis that the lease or licence is subordinate to the Lease or Licence between the City and the~~ Tenant ~~retaining some right or interest under the original Lease.~~

Tenant/s: a person or persons who occupy a Facility, ~~Leased~~ leased or licensed from the City, ~~also known as lessee.~~

Variation: a change, removal or ~~slight~~ non-material alteration to a Lease or ~~License~~ Licence condition/clause.



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WAPC means the **Western Australian Planning Commission**: being a statutory authority of the Government of Western Australia that exists to coordinate planning for future land use and transport needs.

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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

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Leasing Management Procedure

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User-Funded Facility Upgrades Management Procedure
Joint Development and Shared Use Facilities with the Department of Education Policy
Strategic Land Policy

REFERENCES

Local Government Act 1995
Land Administration Act 1997
Commercial Tenancy (Retail Shops) Agreements Act 1985
Residential Tenancies Act 1987
Residential Park (Long-stay Tenants) Act 2006 & Regulations
Land Administration Act 1997
Planning ~~and~~ Development Act 2005
~~Town of Cambridge Leasing Policy~~
~~Associations Incorporation Act 2015~~

RESPONSIBILITY FOR IMPLEMENTATION

Manager Property Services (~~Corporate Strategy & Performance~~)

Version	Next Review	Record No:
4 – 15 September 2015 (CS05-09/15)	1 January 2018	15/10552
5 – 5 December 2017 (CS06-12/17)	1 February 2022	17/397764
<u>6 -</u>	<u>1 April 2025</u>	<u>17/397764V3</u>

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ANNEXURE 1 – CATEGORIES OF TENANTS

Category No.	Tenant Description	Reference	Method of Calculation of Lease Fees	Tenant Responsibilities	For atted Table
1.	Government	A group or organisation that is either a Statutory body being a Commonwealth, State or Local Government Authority or Agency, or any other body that is grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.	By Negotiation (Market Valuation discounted by up to 50%)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings and utility costs associated with the facility.	For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt, Bold For atted: Font: 9 pt
2.	Charitable/Religious	In addition, where the lessee is a Child Health Clinic e.g. services provided by community child health nurses, employed by WA Health, then the following alternative conditions will apply. A group or organisation that is predominantly grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity. Shared use agreements with the Department of Education (for the use of a Facility by the Department for school purposes, or for the reciprocal use of the Facility and adjacent school land) will be included in this Category.	Peppercorn (\$1), subject to review By Negotiation (Market Valuation discounted by 50%) Department will pay a contribution to the maintenance and repair costs for the shared site.	Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease Licence. Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility.	For atted: rcRecommendationText, Adjust space between and Asian text, Adjust space between Asian text and For atted: Font: 9 pt For atted: Font: 9 pt For atted Table For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Normal, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers For atted: Font: 9 pt, Bold For atted: Font: 9 pt For atted: Font: 9 pt
32.	Commercial Charitable/Religious	Being non-exempt dispositions under the Local Government Act 1995. Where that activity being undertaken is essentially a profit making venture as distinct from fundraising, regardless of whether the body is incorporated or not. A group or organisation that is predominantly grant funded for the purpose of carrying on the activity in question and that body derives a level of income from such activity.	By Negotiation (at Full Market Value) Valuation discounted by up to 50%)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings and utility costs associated with the facility.	For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt, Highlight For atted: Font: 9 pt For atted: Font: 9 pt
43.	Commercial and Retail	Being non-exempt dispositions under the Local Government Act 1995. Where that activity being undertaken is essentially a profit making venture as distinct from fundraising, regardless of whether the body is incorporated or not.	By Negotiation (at Full Market Value) and the Commercial Tenancy (Retail Shops) Agreements Act 1985 Valuation	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings and utility costs associated with the facility, to the extent permitted by law.	For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt For atted: Font: 9 pt, Not Italic For atted: rcRecommendationText, Left, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers Formatted: Font: 9 pt



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		<p><u>Commercial Tenancy (Retail Shops) Agreements Act 1985</u> applies, where applicable.</p> <p>Leases at the Wanneroo Raceway are included in this Category.</p> <p>Leases to telecommunications providers are included in this Category.</p>		
54.	Residential	<p>Those tenancy arrangements governed by the <u>Residential Tenancies Act 1987</u> and / or the <u>Residential Park (Long-stay Tenants) Act 2006</u> & Regulations.</p>	<p>By Negotiation (at Full based on Market Value) subject to the <u>Residential Tenancies Act 1987</u> and the <u>Residential Park (Long-stay Tenants) Act 2006</u> & Regulations. Valuation</p>	<p>Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and outgoing utility costs associated with the facility. Facility, plus any further costs permitted by law.</p> <p>Maintenance and repairs will be undertaken, in accordance with the Lease and statutory requirements.</p>
65.	Sporting or Recreational	<p>Being sporting and recreational groups (whether incorporated or not) that would be deemed exempt dispositions under the <u>Local Government Act 1995</u>, excluding Wanneroo Raceway.</p>	<p>Full maintenance fees payable applicable to that Facility</p>	<p>Cleaning, consumables, rates and taxes, insurances and all outgoing utility costs associated with the facility. All maintenance Facility.</p> <p>Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.</p>
76.	Volunteers and Support Services	<p>Member-based not-for-profit group made up of mostly community representatives and volunteers, (whether incorporated or not) set up to provide help and raise money for those in need and deemed exempt dispositions under the <u>Local Government Act 1995</u>.</p> <p>Community-based groups and organisations (including volunteer-run) that provide essential support services to the Wanneroo community. Typically not-for-profit and generating no or minimal revenue. This category does not apply where a lessee is already within Category 5.</p>	<p>Maintenance fees discounted by 50%</p>	<p>Cleaning, consumables, rates and taxes, insurances and all outgoing utility costs associated with the facility. All maintenance Facility.</p> <p>Maintenance and repairs will be undertaken by the City, in accordance with the maintenance schedule provided in the Lease or Licence.</p>



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8.	Child Health Clinics	Services provided by community child health nurses, employed by WA Health, deemed exempt dispositions under the Local Government Act 1995.	Peppercorn (\$1)	Cleaning, consumables, rates and taxes, insurances and all outgoings associated with the facility. All maintenance and repairs will be undertaken by the Department.
9.	Other	Wanneroo Raceway Ground Lease	By Negotiation (at Full Market Value)	Cleaning, consumables, repairs, rates and taxes, maintenance, insurances and all outgoings associated with the facility including those of a structural nature.

The above describes the City's general principles for an affordable leasing structure which provides a reasonable Tenant contribution. However, due to the specific characteristics of Facilities, individual leases describe the actual calculation of rent and Maintenance Fees, and the scope and allocation of maintenance obligations.

In the case of Land/Ground Leases (under any Category), the lessee will be responsible for development costs (including design, planning, servicing upgrades and construction), maintenance and repair (including structural and capital items) and make good works.

4.10 Project Update - Quinns Rocks Caravan Park Re-development - Expression of Interest Process

File Ref:	22542V016 – 21/576088
Responsible Officer:	Director, Corporate Strategy & Performance
Attachments:	9
Previous Items:	<p>CB03-11/12 - Future Redevelopment of Quinns Rocks Caravan Park, Mindarie - Ordinary Council - 13 Nov 2012 7.00pm</p> <p>CS03-09/20 - Business Case - Quinns Rocks Caravan Park Re-Development - Ordinary Council - 22 Sep 2020 7:00pm</p> <p>CS05-12/20 - Terms of Reference - Quinns Rocks Caravan Park Re-Development Community Advisory Group - Ordinary Council - 14 Dec 2020 7:00pm</p> <p>CS04-12/20 - Response to Petition PT01-09/20 - Opposing any Expansion of the Former Quinns Rocks Caravan Park Site at Lot 211 Quinns Road, Mindarie - Ordinary Council - 14 Dec 2020 7:00pm</p> <p>CS10-05/18 - Quinns Rocks Caravan Park Redevelopment Working Group - Updated Terms of Reference - Ordinary Council - 29 May 2018 7.00pm</p> <p>CS08-06/15 - Quinns Rocks Caravan Park Re-development - Establishment of Councillor Working Group - Ordinary Council - 23 Jun 2015 7.00pm</p> <p>CS03-07/21 - Proposed Road Closure of Unnamed and Unconstructed Road Reserve - Ordinary Council - 13 Jul 2021 6:00pm</p>

Issue

To provide an update on the Expression of Interest process for the former Quinns Rocks Caravan Park site, including a recommendation as to the preferred proponent.

Background

Lot 211 and the Site

The former Quinns Rocks Caravan Park site (**Site**) is located on a portion of the City's freehold land at Lot 211 Quinns Road, Mindarie (**Lot 211**) (**Attachment 1** refers).

Lot 211 has a total area of 11.042 hectares and is zoned 'Regional Reserve – Parks & Recreation' in both the MRS and DPS2.

The northern, eastern and southern portions of Lot 211 are vegetated with natural coastal health, which has both quality and degraded bushland. Unsealed tracks traverse the vegetated areas.

The vegetated areas are designated as part of Bush Forever Site 397. The same Bush Forever status applies to the entirety of Lot 211, including the existing leased sites (Portofinos and Quinns-Mindarie Surf Life Saving Club (Inc.)), the Quinns-Mindarie Community Centre, the former caravan park and the existing bituminised car parks.

Lot 211 is bisected by an unconstructed, gazetted public road reserve, of a width of 20m and a total area of 0.67ha, passing through cleared and vegetated areas. The road reserve is

Crown land, under the City's care, control and management. There is no intention to construct the road, with the road reserve being historical only.

The status of the unconstructed road reserve was considered by a previous report to Council (CS03-07/21) and remains under review.

The Site (former caravan park) comprised approximately 1.9 hectares of Lot 211 and a small portion encroaching into the adjacent foreshore reserve, Reserve 20561. The caravan park was constructed in the late 1940s and had been owned by the City since the early 1960s.

The former caravan park closed in 2014, with buildings and other improvements being demolished and removed at that time.

The Site is now vacant, with a portion used on a temporary basis for overflow parking (crushed limestone surface), predominantly to service increased vehicular traffic during peak summer periods.

Project background

In November 2012, Council resolved as follows (CB03-11/12):

'RESOLVES to operate Quinns Rocks Caravan Park as a typical modern caravan park into the future featuring serviced sites for caravans, campervans and RV's brought onsite by short stay visitors, with a limited number of park homes available for short term hire by the public;....'

Following previous investigations regarding the future opportunities for the Site, Pracsys was engaged as the City's consultant in September 2017 to assist the City with a multi-stage business case process.

The second stage business case, which included development scenario options, was presented to Council at its Ordinary Council Meeting of 22 September 2020 (CS03-09/20). Council resolved as follows:

- '1. ENDORSES the Quinns Rocks Caravan Park Redevelopment Business Case (August 2020) prepared by Pracsys;*
- 2. AUTHORISES Administration, in consultation with Pracsys and Quinns Rocks Caravan Park Re-Development Working Group, to:*
 - a) Develop and conduct an Expression of Interest process for market-based interest from third party operators, of the former Quinns Rocks Caravan Park site (as a modern caravan or holiday park) under a commercial ground lease, noting that:*
 - i) The Expression of Interest will invite submissions on one or both of the following alternatives:*
 - A) The original footprint of the former Quinns Rocks Caravan Park; and*
 - B) The original footprint plus an expansion in accordance with item 2.a)ii) below;*
 - ii) Any expansion to the development footprint of the former Quinns Rocks Caravan Park site will be to the extent reasonably required for the commercial viability of a development, while preserving the environmental value the majority of natural vegetation at Lot*

211 Quinns Road, Mindarie (noting that the preservation of the environmental value will be an important criterion in the Expression of Interest process); and

- iii) *The outcomes of the Expression of Interest process, including any recommended lessee/ operator and development footprint will be the subject of a subsequent report to Council; and*
 - b) *Investigate and report to Council on options to preserve and enhance the environmental value of those portions of Lot 211 Quinns Road, Mindarie which are not required for the redevelopment of the former Quinns Rocks Caravan Park; and*
- 3. *NOTES that Administration, in parallel to the Expression of Interest process described in Recommendation 2 above, will:*
 - a) *Undertake further community engagement in conjunction with the Expression of Interest process, including site specifications and design elements, with that community engagement to include:*
 - i) *Providing information sessions for participants in the community workshops (and other interested parties) to convey further details on the Expression of Interest process; and*
 - ii) *Investigation of a reference group (or groups) or an Advisory Group (or Advisory Groups), representing local, environmental/ heritage and business/ tourism interests, to inform the Quinns Rocks Caravan Park Re-Development Working Group on the development of the Expression of Interest documentation; and*
 - b) *Engage with the Department of Planning, Lands and Heritage in relation to the land tenure of the road reserve area bounded by Lot 211 Quinns Road, Mindarie. Further to Item 3.a)ii) of resolution CS03-09/20, Administration prepared draft Terms of Reference for the establishment of the Advisory Group.'*

Following Council's endorsement of the business case and approval to progress with an Expression of Interest (**EOI**) process, the City developed an EOI document (**Attachment 2** refers).

The preparation of the EOI document incorporated input from Pracsys, the Quinns Rocks Caravan Park Re-Development Working Group (**Working Group**) and the Quinns Rocks Caravan Park Redevelopment Community Advisory Group (established by Council, item CS05-12/20) (**Advisory Group**).

Detail

EOI documentation and scope

The EOI was envisaged as a two-stage process, with the first stage to investigate market interest in developing the Site.

Candidates were invited to lodge a submission for the development and operation of a low impact and environmentally sensitive tourism accommodation development on one or both of the following alternatives:

- The historical caravan park location (i.e. the Site); and/or

- An expanded footprint (with any expansion being to the extent reasonably required for the commercial viability of a development, while preserving the environmental value of the majority of natural vegetation).

This format was in accordance with item 2.a)i) and ii) of Council resolution CS03-09/20. Clearing of Lot 211 in its entirety was stated in the EOI document as not under consideration.

The intent of the EOI was for shortlisted proponents to be invited to submit a more detailed design, development and operational proposal to the City for further consideration. Under this approach, the lessee (once approved) would be responsible for securing development and other approvals to construct a tourist park and related improvements, and for operating the premises.

The lease arrangement would be subject to formal Council approval and compliance with section 3.58 of the Act.

EOI Advertising

The EOI was advertised between 26 August 2021 and 8 October 2021, through multiple communication channels, including the City's website and tender portal, local and national newspapers and industry newsletters and mailing lists.

A detailed overview of the advertising process is provided within the 'Consultation' section of this report.

EOI responses were received from two parties:

- Submission 1: Campervan and Motorhome Club of Australia Ltd (**CMCA**) (**Attachment 3** refers, with an ASIC search provided as **Attachment 4**); and
- Submission 2: Heritage W.A. Investments Pty Ltd (**Proponent**) (**Attachments 5, 6 and 7** refer, with an ASIC search provided as **Attachment 8**).

Submission 1 was received during the initial advertising period. Submission 2 was received after the initial advertising period, noting that as an expression of interest process, rather than a formal tender, the City was able to receive and consider such proposals.

Submission 1 – CMCA

CMCA is developing a network of low commercial RV (recreational vehicle) Parks across Australia and at the time of its submission its proposal for Lot 211 would have been the first of its kind in Western Australia.

Subsequently, CMCA has commenced negotiations with another Western Australian local government authority to manage a regional caravan park.

CMCA:

- Is a Company Limited by Guarantee and has 68,000 members and 37,000 vehicles, predominantly in the Eastern States (where current sites are located);
- Operates a business model of developing a network of low commercial RV Parks across Australia – low cost parks for self-contained vehicles only – none located in WA to-date;
- Intends to provide a basic facility for self-contained RVs with a reliance on park guests providing their own shower, cooking, washing and sleeping facilities. Use of generators for limited periods between 8am and 8pm;
- The development would not include any accommodation offering for users aside from RV users (and the caretaker);

- Would provide a dump point and a water supply and taps for refilling of potable on board water tanks together with an access road, internal gravel tracks and signage and fencing together with equipment storage shed and open-sided car port for communal gatherings;
- Would operate within the original footprint of the Site (keeping the current limestone access road and car park for beach users – which would be excluded from any future ground lease and remain the responsibility of the City);
- Operation and management of the park would be undertaken solely by an on-site CMCA volunteer caretaker (known as a park custodian) who would live in their own self-contained caravan with exclusive water and electricity supply (no other site would have exclusive utilities);
- Fees would be in the region of \$3 a night per person for members and \$10-\$15 per night per person for non-members; and
- Submission provided limited information regarding tourism impacts. It provided no information on wider community benefits, noting there is no proposal to deliver community facilities.

The CMCA submission was reviewed by an internal City evaluation panel (as is the City's usual process for expression of interest and procurement evaluation). Based on the evaluation, it was not supported as the preferred EOI submission to be progressed to further negotiation.

Submission 2 – Proponent

The Proponent currently operates two accommodation/tourist/function centres in the Avon Valley (Buckland Estate) and in Bali, Indonesia.

Accommodation options would be developed within the footprint of the Site, including:

- Glamping tents (furnished, air conditioned, decked and with an ensuite bathroom). These would most likely be the timber framed walled variety with a canvas roof for the look and feel;
- Belle tents – only for temporary installation if required to meet demand;
- BYO camping (*submitted subject to further consideration, on the basis it would be investigated if required by the City – this was removed from the scope in the course of the review of the proposal*); and
- Powered caravan area (*subject to further consideration, if required by the City – this remains under consideration, noting that the Proponent has expressed reservations*).

Glamping tents are anticipated to have a concealed solid steel frame and European canvas, and would be air conditioned with an ensuite bathroom, power, lighting and quality furnishings. All tents would be built on raised flooring and decking to eliminate concrete slabs which makes the tents easier to remove and reduces their footprint.

Additional facilities and amenities would include:

- A fully licensed tented or custom-built restaurant structure which would act as a central hub and overlook a lawn area facing Quinns Beach:
 - provide breakfast to guests and create a café style outdoor area for guests and the general public;
 - potential sunset cocktail concept;
 - afternoon jazz, piano, acoustic or background music for guests and the general public; and
 - available for functions, birthdays, corporate retreats, small conferences, family groups and wedding receptions;
- Lawn area with potentially a long shallow reflection pool. This area would be used by guests, family groups, yoga, small intimate concerts and some wedding ceremonies and receptions. The Proponent has suggested that it would work with adjacent commercial

- restaurants (City lessees) and the hiring of the City's Quinns-Mindarie Community Centre (potentially for weddings) to enable the sharing of income opportunities;
- Toilet/shower block, car parking areas, laundry, office and caretaker-security/accommodation, shaded seating area, etc.;
 - Public/community access to the front of the resort area would be encouraged on the lawn, lounging chairs/bean bags and possible children's playground with the ability to purchase food and beverage from the restaurant area;
 - Sunset concerts on the weekend on the grassed area with infinity pool (relaxed set up with chairs, rugs and bean bags) overlooking the ocean/ Quinns Beach; and
 - Reflection pool (children's paddling pool) would have standard pump and filtration systems. It is intended that the pool would have an infinity edge for social media photographs plus a section at the front where bridal parties could stand for ceremonies and photographs and also act as a small stage for live music performances.

Accommodation is to be targeted at wedding accommodation (the Proponent's primary business model), tourists, yoga, health and wellbeing retreats, community groups, corporate getaways, fitness groups, surf carnivals and government groups.

The Proponent proposes to set up a new company dedicated to its project – owned, operated and marketed through one entity. The Site will not be developed and operated by an existing company (as such, the ASIC search at Attachment 8 is background information only).

The Proponent has been clear in its submissions that the project would be contained within the footprint of the Site only and not expand into the undeveloped bushland area of Lot 211 (enclosed by conservation fencing) unless requested to do so by the City. Expansion into the bushland is also not the City's preference and has not previously been supported by the community.

The Proponent's submission was reviewed by the internal City evaluation panel. It was determined that the submission was a potentially viable concept that should be reported to the Working Group. Administration also notes that the glamping proposal submitted by the Proponent is consistent with the 'eco retreat' scenario modelled by Pracsys in the Stage 2 Business Case (and considered by Council in September 2020) as being a viable model for the redevelopment of the Site.

Following a review of both submissions, the Working Group endorsed the Proponent's proposal being submitted to Council to approve the City undertaking further to secure a detailed development proposal on the current footprint only, and, if sufficient, proceed with private treaty negotiations. Information received from the Proponent following consideration by the Working Group is comprised in Attachments 6 and 7.

The Proponent has confirmed that its glamping proposal would be confined to the existing footprint of the Site, noting that any future caravan addition would require areas outside of the original Site to be cleared to facilitate caravan access (i.e. the removal of bushland).

The Proponent also expressed concerns that incorporating a caravan component within its key glamping business model for the Site may be cost prohibitive. Caravanning and glamping also generally attract different customer market segments.

The Proponent has indicated likely cost modelling for its glamping proposal and this will be refined during the proposed private treaty negotiations.

The Proponent is aware that its design would be subject to obtaining relevant statutory approvals, working with the City over existing flora and fauna (including the provision of educational material and signage) and meeting CHRMAP obligations.

Parking

The Proponent has indicated that guest parking will be contained within the proposed lease area.

Community engagement during the course of the caravan park redevelopment project (including the community workshops in 2018 and the survey in 2019 and 2020) has noted concerns regarding parking within the Quinns Rocks foreshore precinct.

The report to Council in September 2020 in relation to the business case confirmed that adequate internal parking would be an important criterion in the redevelopment design. This position was reflected in the EOI document and remains the case.

In the event that the Proponent is confirmed by Council as the preferred EOI candidate, the parking requirements for the development (such as the number of bays on site and where those bays will be located) will be determined through the further negotiations between the City and the Proponent, and will be formalised via the Proponent's detailed designs and in the development approval process.

The outcomes on the parking aspects of the project will be confirmed in a future report to Council (in the event a proposed ground lease arrangement is submitted to Council for final approval).

Overall parking considerations for the precinct are under ongoing review, similar to the approach taken for other prominent sites. The City is currently progressing with a parking study to look at use of the parking areas on Lot 211 (assessed against the requirements of the City's Coastal Assets Planning Policy 4.21 for a Regional Coastal Node).

Quinns Mindarie Surf Life Saving Club (Inc.) (QMSLSC) Proposal

The City has received a proposal by QMSLSC to lease and develop a 350m² area (**Area**) abutting the existing QMSLSC premises.

The Proponent has advised Administration the following in relation to the QMSLSC proposal:

- There are a number of trees in the Area that the Proponent proposes to retain. These trees provide a screen from the Site to the QMSLSC building/ Quinns Mindarie Community Centre;
- It is considering using a portion of the Area as part of its car park to ensure it can accommodate enough car parking bays for its guests; and
- It is concerned with the likely number of QMSLSC members utilising the Area and overlooking its proposed development – potential music and verbal noise emanating from the Area which could interfere with wedding ceremonies, events and guests trying to sleep in the glamping tents.

In the event that Council approves the Proponent as the preferred EOI candidate for further negotiations, the City will facilitate discussions between QMSLSC and the Proponent over potential future use of the Area and options to mitigate the impacts for both parties.

Administration's strong preference would be to support a collaborative, coordinated outcome which assists QMSLSC and does not undermine the Proponent's development.

Renaming the Working Group

As requested by the Working Group, it is proposed that the Working Group be renamed the 'Quinns Rocks Tourist Park Development Working Group'. This item will be the subject of a future report to Council.

Consultation

EOI preparation

The development of the EOI was informed by community workshops, industry consultation, a community survey and input from the Advisory Group.

Stage 1 EOI advertising

The Stage EOI was publicised in the following manner:

- Public Notice - The West Australian (x2) – 26 August 2021 & 16 September 2021;
- Public Notice - Perth Now (Wanneroo edition) - 26 August 2021;
- Public Notice - Financial Review – 26 August 2021;
- Public Notice - 'Your Say' – City website;
- Public Notice - on display in all City Libraries and on Civic Centre public notice boards for the period 26 August 2021 to 8 October 2021;
- Article - Tourism Council WA – 1 September 2021;
- Article - Talking Tourism – 2 September 2021;
- Article - Perth Now – 2 September 2021; and
- Article - The West Australian – 8 September 2021.

Direct email to business and industry associations:

- Caravan Industry Association WA;
- Acclaim Parks;
- G'day Parks;
- Burns Beach Sunset Village;
- NRMA Park & Resorts;
- Mandalay Resort;
- Big 4;
- Gravity Centre;
- Talking Tourism;
- Wanneroo Business Association;
- Destination Perth;
- WA Indigenous Tourism Operators Council;
- Caravan Industry Association WA;
- RAC Parks & Resorts;
- Stirling Business Centre;
- Joondalup Business Association;
- Experience Holiday Parks;
- Tourism Australia;
- Australian Hotels Association;
- Tourism WA;
- Forum Advocating Cultural and Eco Tourism;
- Eco Tourism Australia; and
- Tourism Council WA.

Administration undertook a due diligence review following the completion of the EOI advertising period, noting that the number of responses was less than anticipated.

Investigations by Administration and Pracsys confirmed that there was an industry awareness of the EOI and the availability of the Site, but there was relatively limited interest from developers and operators within the tourism market to develop the Site, due a variety of reasons that included:

- Market conditions;
- The availability of existing park sites for sale (some operators had recently acquired existing sites and were not interested in a 'greenfields' site); and/or
- The operators were simply not interested in expanding their businesses.

Administration does not recommend re-advertising the EOI or undertaking similar market investigations at the current time.

Project Information

The community has a strong interest in the project and has been engaged in multiple consultation opportunities at key points in the project.

The City's 'Your Say' website has been periodically updated to ensure that the community is informed of latest available updates, subject to the maintaining the confidentiality of commercially sensitive aspects of the parties' submissions.

Should Council approve the Proponent as the preferred EOI candidate:

- The Proponent has provided a preliminary project summary (**Attachment 9** refers), which is proposed to be released to the community via 'Your Say' website (noting that the document may be amended if further information is provided by the Proponent in advance of the release); and
- Community information and engagement will be maintained in parallel with the City's negotiations with the Proponent, in advance of a subsequent report to Council. The community engagement will occur with input from the Working Group and will be guided by the City's Community Engagement Policy.

Comment

Investigations by Administration and Pracsys following the closure of the EOI advertising process indicate that there was an industry awareness of the EOI and the availability of the Site, but there appears to have been a limited interest from developers and operators within the tourism market to develop the Site. Further advertising or renewed market investigations are unlikely attract more interest in the Site.

Although Administration acknowledges that the Proponent's proposal does not provide a wide range of accommodation options across segments of the tourist/ hospitality market (in that cabins, chalets and BYO camping are not proposed, and further negotiations may confirm caravans are not incorporated), the Proponent's proposal is recommended as the best alternative for the Site. It is considered that the wide-ranging and robust investigation of market interest via the EOI demonstrated that other interest was limited and that the development constraints (including the environmental considerations, site area and potential construction costs) justify a narrower scope of accommodation.

In this context, the Proponent's submission offers the opportunity for a unique and attractive offering in a key location for the City of Wanneroo and its community.

Administration recommends that:

- The CMCA submission be formally rejected; and
- Administration engages in further negotiations with the Proponent to secure a detailed development proposal on the current footprint only and, if sufficient, proceed with private treaty negotiations for a ground lease.

The Proponent would be required to provide detailed designs and architectural plans to illustrate advanced concepts, including elevations and detailed site plans and parking requirements. Commercial terms would be negotiated, subject to future formal Council approval and statutory compliance.

The preparation of the Proponent's detailed plans will also enable a more comprehensive proposal to be shared with the community at the time of a future report to Council to approve a ground lease, in the event negotiations progress to that stage.

Further negotiations with the Proponent will also investigate the potential for powered caravan sites within its concept plan. As outlined elsewhere in this report, the Proponent has expressed reservations to date, noting that its preference is not to cater for caravans within its proposed glamping business model on the existing footprint of the Site.

Statutory Compliance

The development and ground lease arrangement would be a private treaty negotiation under section 3.58 of the Act. The EOI is not a formal tender under the Act, but is intended as a process to identify a preferred party for the private treaty negotiations.

A public notice of the proposed disposition will comply with the requirements of section 3.58 of the Act. This would occur once Council has approved a ground lease, in the event that the document is negotiated by the parties.

The public notice would need to disclose the rent for the ground lease and the comparable market rental value.

Strategic Implications

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

2 ~ A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences

2.3 - Tourism opportunities and visitor experiences

Risk Management Considerations

Risk Title	Risk Rating
ST – S23 Stakeholder Relationship	Moderate
Accountability	Action Planning Option
CEO	Manage

Risk Title	Risk Rating
ST – S12 Economic Growth	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

Risk Title	Risk Rating
CO-O03 Land Development	Moderate
Accountability	Action Planning Option

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

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

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

Policy Implications

Any future proposed agreement for lease and ground lease would be negotiated in accordance with the City's Leasing Policy.

As the Site would be leased as a ground lease over freehold land, rent will be payable by a future lessee but a maintenance fee is not required. All development and maintenance would be the responsibility of a lessee.

Community engagement for the project will be conducted with regard to the City's Community Engagement Policy.

Financial Implications

All future approvals, design, construction, engineering, utility connection, relevant reporting and maintenance for the Site would be the responsibility of the lessee, subject to the lease terms being agreed by the parties and approved by Council.

Rent and other commercial terms have not been fully negotiated, but would be confirmed to Council once lease negotiations are finalised, in advance of advertising of the local public notice required by section 3.58 of the Act.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the submissions received during the Expression of Interest process for the redevelopment of the former Quinns Rocks Caravan Park site on the City's freehold property at Lot 211 Quinns Road, Mindarie;**
- 2. DECLINES the submission from the Campervan and Motorhome Club of Australia Ltd (Attachment 3 refers);**
- 3. NOTES the submission received from Heritage W.A. Investments Pty Ltd (Attachments 5, 6 and 7 refer) as being the preferred proposal from the Expression of Interest process;**
- 4. AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer), in consultation with the Quinns Rocks Caravan Park Re-Development**

Working Group, to enter into private treaty negotiations with Heritage W.A. Investments Pty Ltd (or a company to be established by the directors of that entity) for the development of a tourist facility on a ground lease basis on the existing footprint of the former vacant Quinns Rocks Caravan Park only, noting that the outcome of those negotiations (including the lease terms and the scope of the development proposal) will be subject to:

- a) a further report to Council for approval of the lease; and
 - b) the publication of a local public notice of the proposed disposal by lease, in accordance with section 3.58 of the *Local Government Act 1995* (WA);
5. **NOTES that Administration, in parallel to the negotiations described in Item 4 above, will:**
- a) engage with the existing lessees of the City's land at Lot 211 Quinns Road, Mindarie, including the Quinns-Mindarie Surf Life Saving Club (Inc.); and
 - b) undertake further community engagement;
6. **AUTHORISES the release of preliminary project information in relation to the preferred proposal (Attachment 9 refers, with that document subject to amendment prior to final release), including via the City's 'Your Say' internet page; and**
7. **NOTES that Administration will prepare a report to a future Ordinary Council Meeting to recommend the renaming of the 'Quinns Rocks Caravan Park Redevelopment Working Group' to the 'Quinns Rocks Tourist Park Development Working Group'.**

Attachments:

- | | | |
|----|---|--------------|
| 1. | Attachment 1 - Aerial Plan - QRCP Site and Locality | Confidential |
| 2 | Attachment 2 - Expression of Interest 21187 Tourism Development Opportunity Quinns Rocks | 22/108788 |
| 3. | Attachment 3 - EOI 21187 - Submission - Campervan and Motorhome Club Of Australia (CMCA) | Confidential |
| 4. | Attachment 4 - ASIC Search - CMCA | Confidential |
| 5. | Attachment 5 - EOI - 21187 - Late submission - Heritage W.A. Investments P/L AFF The Heritage Group Trust | Confidential |
| 6. | Attachment 6 - Updated Heritage submission with plans | Confidential |
| 7. | Attachment 7 - Preliminary Site Plan (incl. topography) | Confidential |
| 8. | Attachment 8 - ASIC Search - Heritage | Confidential |
| 9. | Attachment 9 - Project Information | Confidential |

Attachment 1 - Aerial Plan - QRCP Site and Locality

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 1 – HPE # 22/ 21/255356



EXPRESSION OF INTEREST 21187

TOURISM DEVELOPMENT OPPORTUNITY: QUINNS ROCKS CARAVAN PARK

August 2021

CLOSING TIME: 4pm (WAST) on Friday, 8 October 2021

SUBMISSION METHOD: EOIs shall be submitted via the City of Wanneroo E-Tender Portal accessible via <https://wanneroo.etenderbox.com.au>



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1 OPPORTUNITY AT A GLANCE

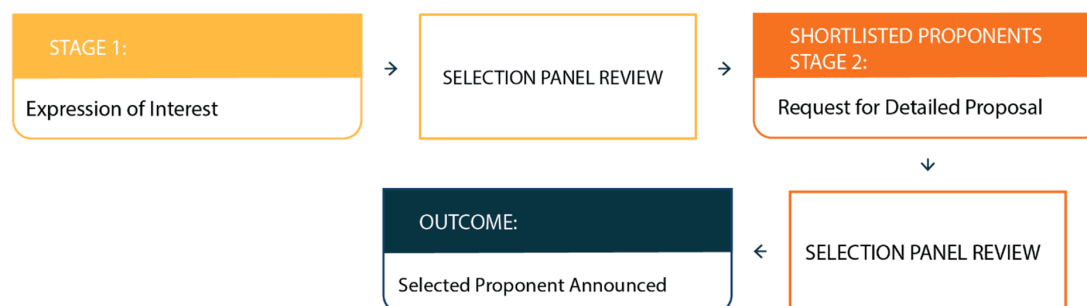
1.1 Purpose

The City of Wanneroo (**City**) seeks Expressions of Interest (**EOI**) from experienced and capable tourism and caravan park developers and operators who are invited to submit a formal proposal for the development and operation of a low impact and environmentally sensitive tourism accommodation site at Lot 211 (2) Quinns Road, Mindarie (**Lot 211**), one of WA's most iconic coastal tourism locations.

The City seeks a long-term relationship with a successful party (**Proponent**) who can demonstrate skills, experience and financial sustainability in developing, operating and managing successful tourist parks, with an emphasis on sustainable and eco-conscious developments. Proponents are invited to demonstrate their ability to operate within a small environmental footprint, with due consideration to local community, heritage and environmental conservation values.

1.2 Selection Process

The City has chosen to procure these services via a two-stage process; namely, an **Expression of Interest** stage from which a short list of eligible Proponents is selected followed by a **Request for Detailed Proposal (RFDP)** stage for the shortlisted Proponents.



The EOI methodology and selection criteria allows and encourages Proponents to submit creative and well thought out proposals to meet the needs of visitors and the community, while recognising commercial sustainability principles. The process seeks to identify innovative designs and propositions that leverage unique environmental offerings of Lot 211 and best meet the development objectives.

Only those EOI proposals that are assessed as being 'fit for purpose' against the objectives of the City will be formally invited to a Request for Detailed Proposal (RFDP) stage. The successful Proponent will then be invited to negotiate key contract terms, including, length of ground lease and appropriate performance standards and metrics.

1.3 Development Footprint

Lot 211 is designated as a portion of Bush Forever Site 397.

Council has authorised an expression of interest process (**EOI**) for the development of Lot 211, by inviting submissions on **one** or **both** of the following alternatives:

- The **first** being the **historical caravan park footprint** (approximately 1.9ha), and
- The **second** being an **expanded footprint** (with any expansion being to the extent reasonably required for the commercial viability of a development, while preserving the environmental value of the majority of natural vegetation).

Clearing of the entire site is **not** under consideration.

1.4 Development Objectives

The development of the site is expected to address the following objectives:



INNOVATIVE AND HIGH-QUALITY DEVELOPMENT

To create a high-quality, innovative and aesthetically pleasing development that considers and draws from the unique offerings of the area, including the connection to the bush and the ocean, and provides a mixture of accommodation that satisfies the needs of multiple markets.



SUSTAINABILITY AND LOCAL ENVIRONMENT CONSIDERATIONS

To create a development that considers and promotes the local natural environment, minimises or mitigates impacts on flora and fauna and adheres to the principle of environmental sustainability.



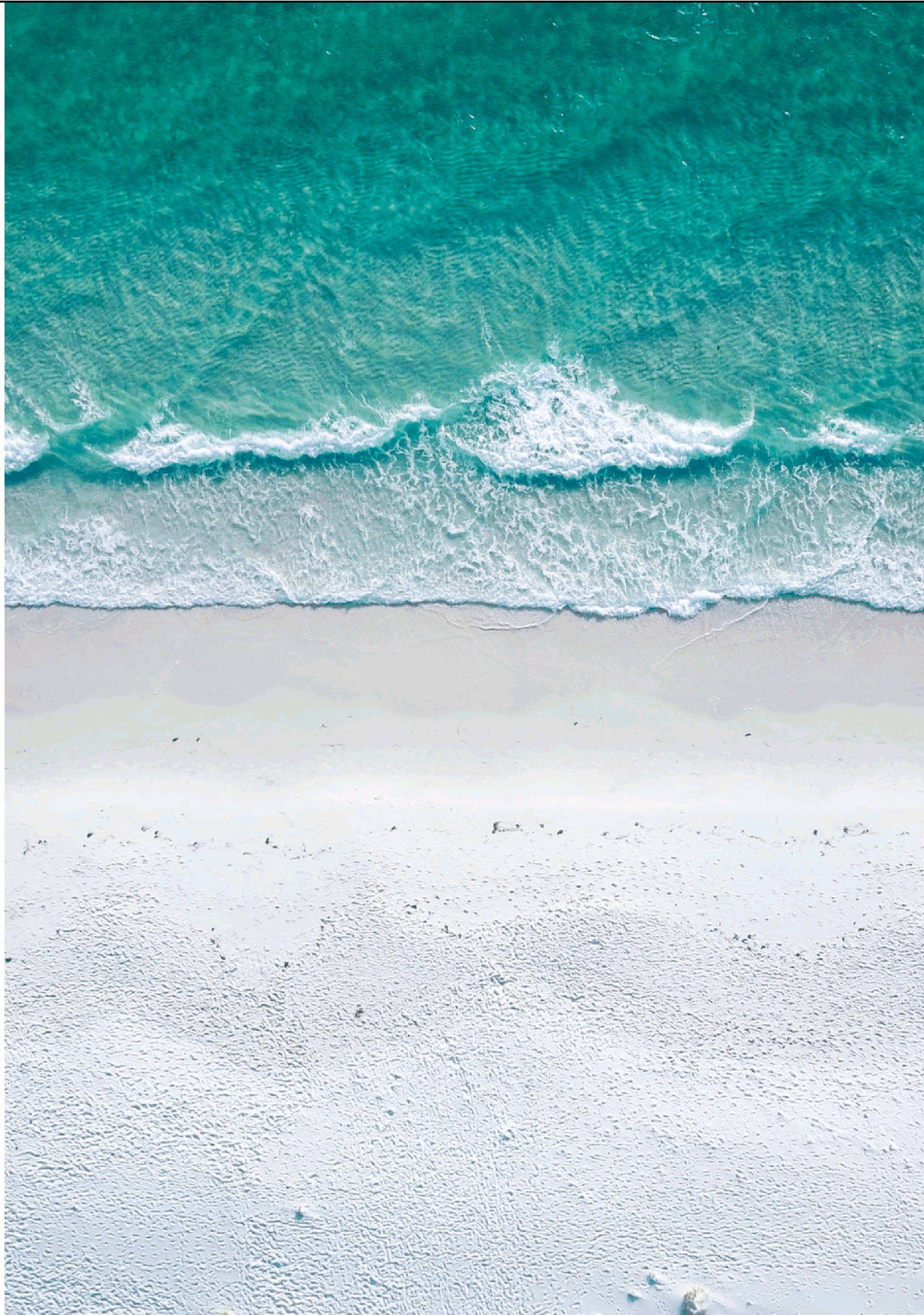
REPUTABLE AND PROVEN OPERATOR AND DEVELOPER

The submission is required to demonstrate that the proponent has the financial capacity to construct and operate the development, has a proven track record of high-quality developments, has the ability to deliver the development within the timeframes and can successfully mitigate potential risks.



LOCAL COMMUNITY BENEFITS

The submission is required to demonstrate the benefits the development is likely to deliver to the City, such as consideration and promotion of local culture, history, art and environment, impact on local business and local jobs, and any proposed shared use or community use facilities.





2 RESPONSE FORM

The Chief Executive Officer

City of Wanneroo

23 Dundobar Road

Wanneroo WA 6065

I/We (Registered Entity Name): _____

(BLOCK LETTERS)

of: _____

(REGISTERED STREET ADDRESS)

ABN _____ ACN (if any) _____

Telephone No: _____ Facsimile No: _____

E-mail: _____

In response to Expression of Interest 21187 (EOI) – Tourism Development Opportunity:

Quinns Rocks Caravan Park

I/We agree that I am/We are bound by, and will comply with this Expression of Interest and its associated schedules, attachments, all in accordance with the Conditions contained in this EOI signed and completed.

I/We agree that there will be no cost payable by the Principal towards the preparation or submission of this Submission irrespective of its outcome.

Dated this _____ day of _____ 2021

Signature of authorised signatory of Respondent: _____

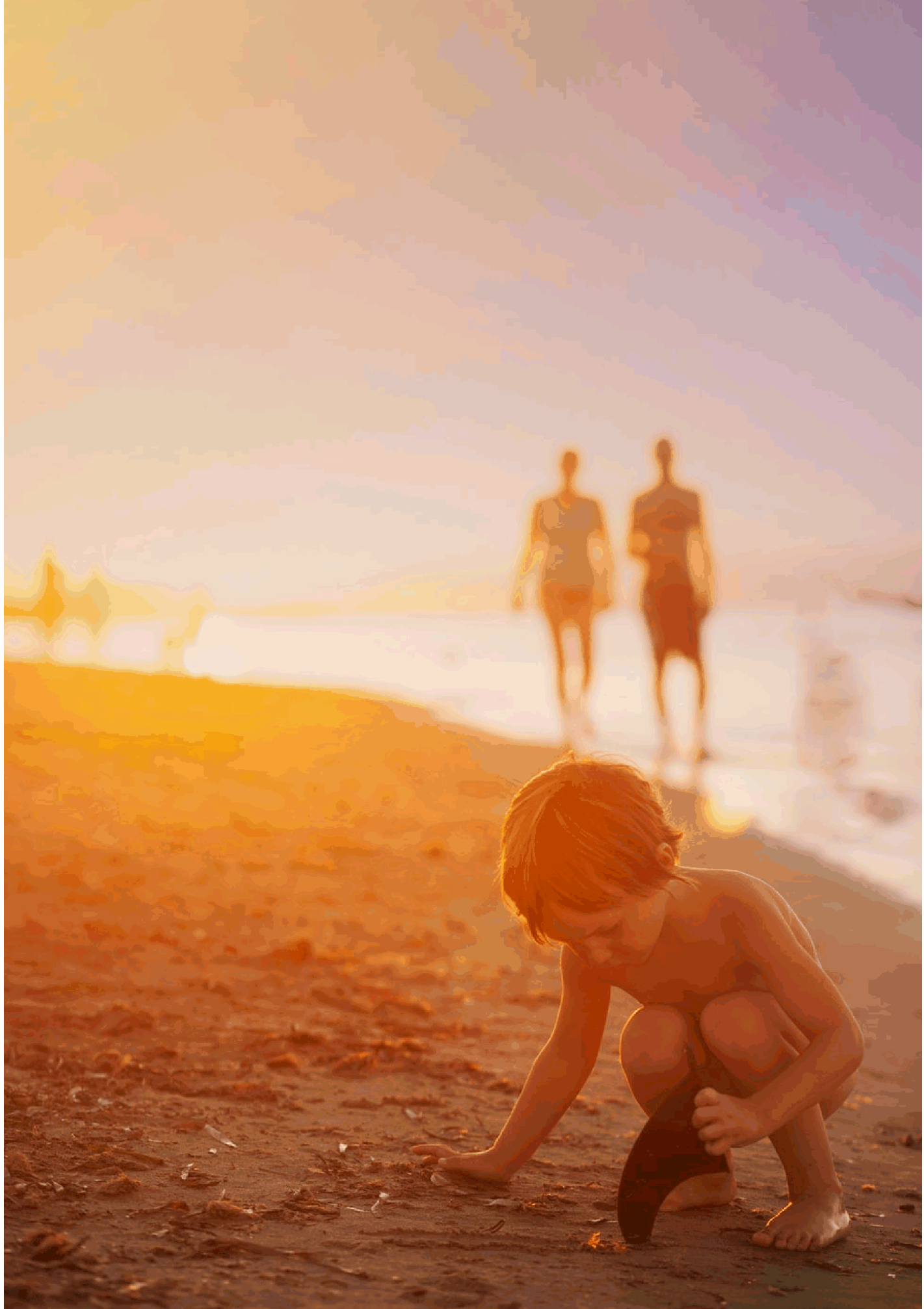
Name of authorised signatory (BLOCK LETTERS): _____

Position: _____

Telephone Number: _____

Authorised signatory Postal address: _____

Email Address: _____



3 BACKGROUND INFORMATION

3.1 Local Area Background

Lot 211 Quinns Road, Mindarie is located approximately 40km from the Perth CBD. It is well serviced by main roads heading north from Perth CBD, including the Mitchell Freeway (Route 2) and Wanneroo Road (Route 60). Marmion Avenue (Route 71) is also a popular route that follows the coast and connects many new coastal residential developments.

The coastal suburbs of Quinns Rocks, Mindarie and Jindalee have a diverse population compared to Western Australia generally, with 53% of residents born overseas. This high expat population and coastal setting provides the area with a distinctive character.

3.2 Site Description

Lot 211 is zoned as 'Parks and Recreation' under the State's Metropolitan Region Scheme (MRS) and 'Regional Parks and Recreation' under the City's District Planning Scheme 2 (DPS2). On the right, the site can be seen in context with commercial centres, tourist routes, and major caravan parks and holiday villages. The former caravan park was first established in 1946 and has been owned in freehold by the City since the early 1960's. It was closed and demolished in approximately 2014.



Lot 211 has a total area of approximately 11 hectares (ha). The area depicted in yellow in the plan overpage shows the location of the decommissioned caravan park, which covered approximately 1.9 hectares (ha). A portion of the former caravan park has been used as a crushed limestone overflow parking for beach goers and users of surrounding amenities during the summer months.

The western portion of the site includes the Quinns Mindarie Community Centre, Quinns Mindarie Surf Life Saving Club (Inc.), two restaurants (Portofinos Restaurant and Sea Spice Indian Restaurant), and a carpark.

There is a City of Wanneroo drainage sump on the northern portion of Lot 211. Whilst the drainage capacity will need to be maintained, the Proponent should consider if a dual use or a modification would support the tourist park development on the nearby portion of Lot 211.

The northern, eastern and southern portions of Lot 211 contain natural coastal vegetation, which has both quality and degraded bushland. The overall site is located within Bush Forever Site No. 397. The Bush Forever status has been applied over the whole of Lot 211, including the leased sites, the former caravan park and the car parks. Native vegetation has previously been cleared across the north-western portion of the site. Unsealed tracks pass through the vegetated areas.

Lot 211 is bisected by an unmade gazetted public road reserve of 0.67 ha, passing through cleared and vegetated areas. The road reserve is Crown land, vested under the City's care, control and management. The City is currently negotiating with the State of WA for the purchase of the road reserve.



SITE

Lot 211 Deposited Plan 27023 Volume 485 Folio 181A



AREA

11.1769 ha (plus 6,772 m² of road reserve site)



TENURE

Freehold title by the City of Wanneroo



ZONING

'Parks and Recreation' under the State's MRS
'Regional Parks and Recreation' under the City's DPS2



LEASE TERM

Negotiable



3.3 Site Services

Connections to the following services are available within close proximity of the boundary of the site. Any headworks or upgrades necessary to existing services, to accommodate the proposed development, are to be undertaken by the successful Proponent who should make their own due diligence inquiries. Capital contributions by the City are not proposed.

Services available in the vicinity include:

- Sewage disposal (including a Water Corporation sewer easement and pump station);
- Water;
- Electricity;
- NBN; and
- Gas.



3.4 Visitation Context

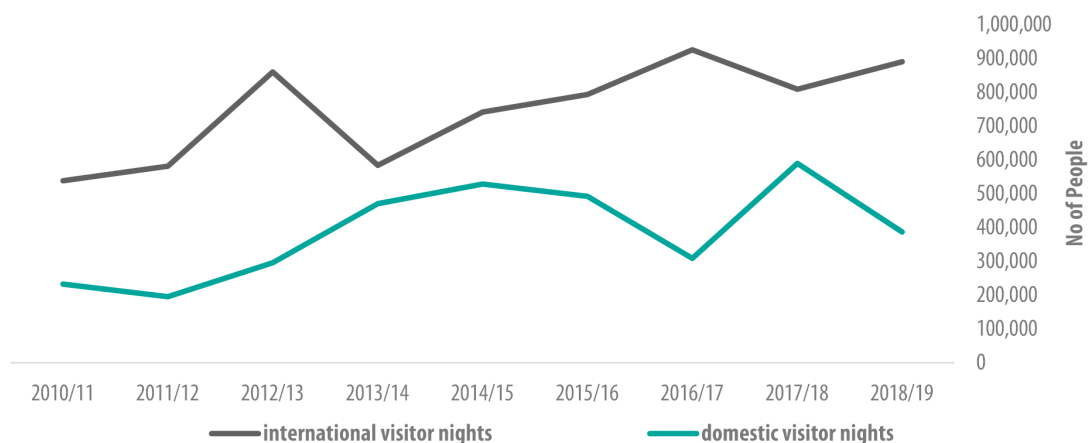
The City aims to be recognised as a vibrant destination with a lifestyle worth experiencing, activated by exciting events and nature at its best. The City's Tourism Plan (2019 – 2020) observes the following trends:

- Nature based tourism is growing more rapidly than other sectors, forecast to grow from \$20.6 billion (2016 global value) to \$101 billion in 2030
- Consumer focus on experiences – they are seeking authentic, local and personalised experiences that are out of the ordinary and offer personal connections
- Growth of short breaks – seeking personal fulfilment through escape and immersive experiences
- Sustainability – consumers want to ensure the environment and communities visited are protected

The market for tourist overnight stays has steadily increased since 2010, largely as a result of the falling Australian dollar (post 2011) and increased visitation from Chinese travellers and other key international markets. Tourist numbers have seen fluctuations since the strengthening of the Australian dollar post 2016, although international numbers on average were still on an upward trajectory before COVID-19.

Strong levels of overnight visitor numbers to the 'Destination Perth' tourism region highlight the demand for additional tourism sites. Overnight visitor nights in the region have increased from 12.1 million in 2015 to 15.6 million in 2019. In particular, the demand for overnight stays in peak-season are renowned for outstretching available market supply, representing a significant opportunity for further development in the sector. The lack of a range of accommodation in the City of Wanneroo limits its ability to attract target markets and grow visitor numbers.

City of Wanneroo Visitor Nights



Source: Tourism Research Australia

Although COVID-19 has caused severe disruptions to demand for tourism, both globally and in Australia, Tourism Research Australia suggests that locations in close proximity to capital cities have benefited from an increase in domestic overnight intrastate visitors. Additionally, when international travel resumes, visitation from people reconnecting with family and friends is expected to recover fastest suggesting that areas with high expatriate populations will experience an increase in all types of visitation.

Key markets for visitation to the City have been identified as:

- Visiting (and hosting of) friends and relatives
- Indian Ocean Drive north and south bound drivers
- 'Up-north' day-trippers
- Events attendees

Lot 211 is well positioned to cater to demand as it is located at the junction of Perth's Sunset Coast drive and Indian Ocean Drive, with access to both Greater Perth and northern coastal attractions. This makes the site an ideal start or end point to longer drive-based journeys.

The demographic segment of young families and young couples aged between 25 and 40 years constitutes a large portion of the total overnight visitor market. These groups are particularly attracted to cabin and chalet stays on weekend trips or short stays of three to four days. The location of Lot 211, just 40 km from the Perth CBD, and its coastal setting and character are likely to appeal to this segment.

3.5 Development Design Compliance

Development of caravan parks must comply with the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*. The legislation defines a caravan park, a short-stay site (site occupied for no longer than three months), and a long stay site (site occupied for any period); provides for licensing of caravan parks; and, sets out matters for the construction of caravan parks. These include design standards for:

- Internal roads
- Setbacks
- Parking
- Internal open space
- Permitted buildings
- Firefighting equipment
- Supply of an electricity, water and telephone service

A copy of the Caravan Parks and Camping Grounds (CPCG) Regulations 1997 is available here:
https://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_1204_homepage.html

State or territory governments manage the licences and permits for the accommodation and food services industry. The licences and permits you may need include: preparing and/or selling food

- selling and/or consumption of alcohol
- erecting/displaying signage
- restricted trading days
- outdoor dining
- playing video/sound recordings
- disposal of waste

References to the required permits and licenses required to operate such businesses can be found here:
<https://ablis.business.gov.au/>

3.6 Design Considerations

Visual Impact

Lot 211 is located within the urban Quinns Rocks and Mindarie area with housing developments occurring to the north, east and south-east. Additionally, the topography of the area slopes down from Seaham Way, towards the coast providing some residents unobstructed views into Lot 211. Any design inclusive of proposed permanent structures, should limit the visual impact on residents.

Accommodation Options

The City's Tourism Plan 2019-2024 identifies the Quinns Rock Caravan Park site as a 'game changer transformational project'. It is envisaged that the new development will align with this strategy and contribute to increasing the range of accommodation options for visitors to the City.

Although the mix of accommodation is the Proponent's decision, a design which minimises the number of unmovable structures (chalets and cabin style) is preferred.

Coastal Hazard Risk Management

The City of Wanneroo coastline stretches 32 kilometres from Tamala Park in the south to Two Rocks in the north. Wanneroo's coastal foreshore is relatively undeveloped, especially when compared to the coastline further south. The City's ocean coastline is an extraordinary natural asset and has been an important stimulus to the urban growth of the coastal corridor. Due to climate change and an estimated rise in global sea levels, the City closely monitors and manages the coastline which is becoming increasingly more vulnerable.

Being able to access the coast and its lifestyle is fundamentally important for residents and visitors alike. As the climate warms and the population generally becomes more urban focused, the coastal areas of the City with their world class beaches will be more and more sought after, especially given their proximity to Perth and ever-improving improved metropolitan and inter-regional transport linkages.

The development of the site needs to consider coastal setback requirements and have consideration for projected sea level rise. A coastal hazard risk management and adaptation plan (CHRMAP) will be required to accompany a development application for redevelopment, in accordance with State Planning Policy 2.6 – State Coastal Planning Policy.

The CHRMAP for Lot 211 should reflect, update and be aligned with the City of Wanneroo CHRMAP (2018), in particular Appendix C, *Quinns Beach Hazard Identification Report* and Appendix D, *Quinns Beach Coastal Hazard Mapping* and is available on the City's website and can be found via a link here: https://www.wanneroo.wa.gov.au/info/20041/environment/236/coastal_management/2

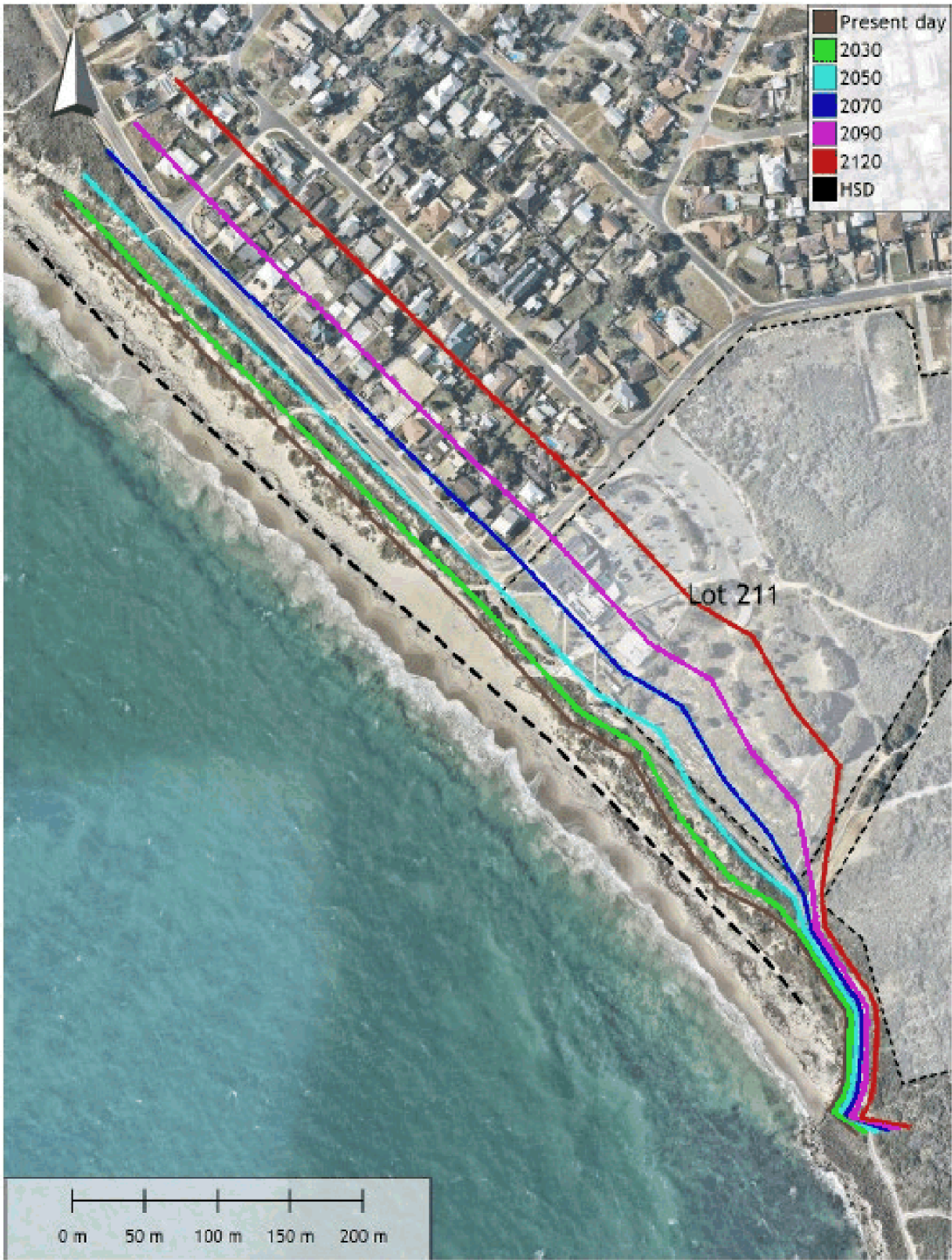


Figure 2-1 Hazard extents for coastal processes at each planning timeframe across the Study Area.

Flora and Fauna Considerations

The City has undertaken detailed biological (flora and fauna) environmental surveys in accordance with Environmental Protection Guidelines. These studies should be referred to when planning the design and footprint of the development.

One Tree Botanical conducted a Flora and Vegetation Survey in early 2020. This study identified six Priority Flora species including one Priority One species. Please see the map overpage. The study can be found via a link here: <https://www.wanneroo.wa.gov.au/info/20137/>

Terrestrial Ecosystems conducted a Vertebrate Fauna Survey which identified three broad fauna habitats in the area. Priority species that may utilise the area are Quenda and Black-striped Snake. The Carnaby's Black Cockatoo may infrequently forage in the Parrot Bush however, this bush is not considered high quality foraging habitat, and they would not roost or nest in the area. The study can be found via a link here: <https://www.wanneroo.wa.gov.au/info/20137/>

Traffic Management

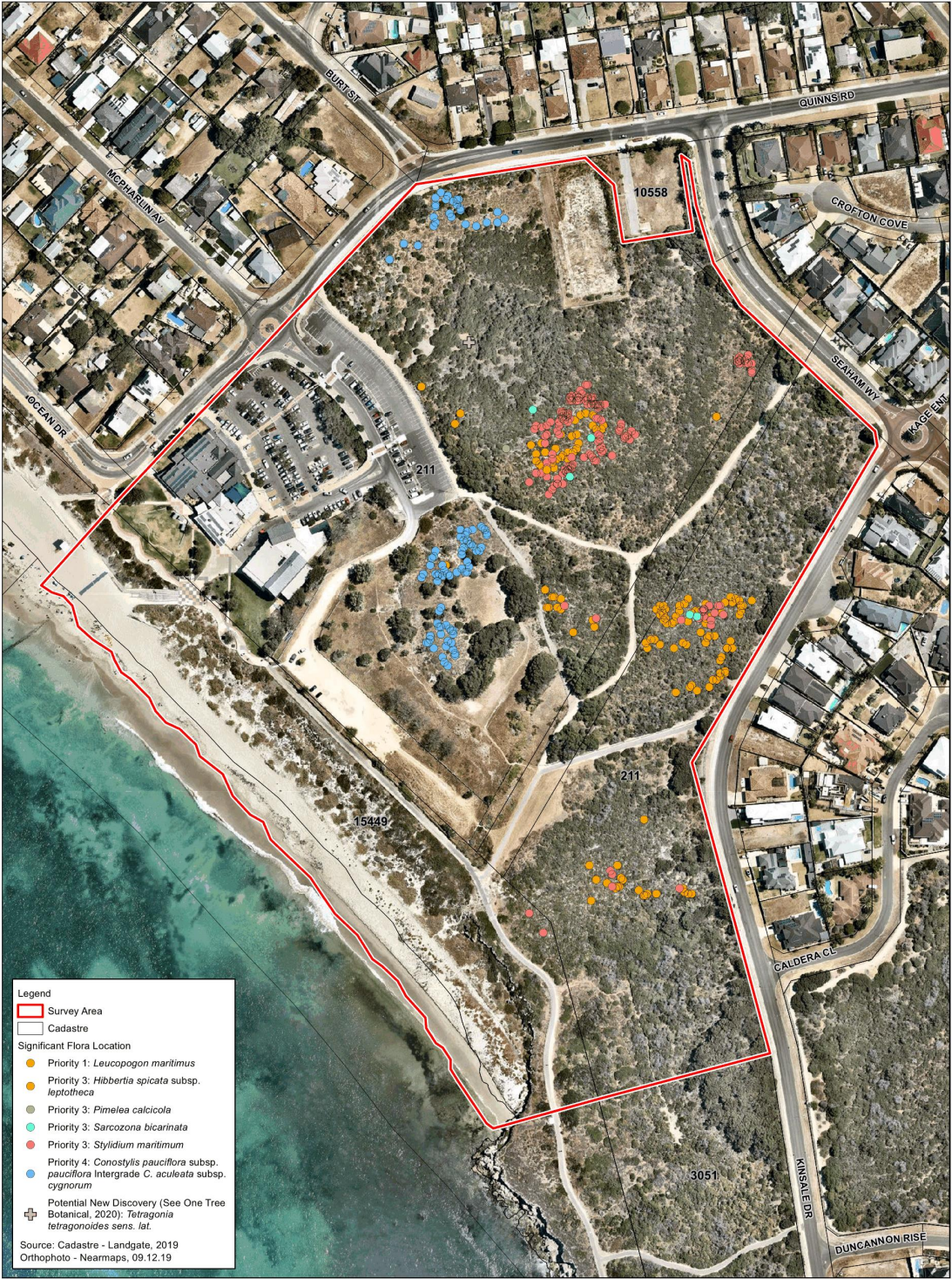
Lot 211 is located within an urban area within close proximity of numerous schools and shopping centres. Shortlisted Proponents will be required to undertake traffic planning in Stage 2: Request for Detailed Proposals (RFDP).

Fire Management Plan

A fire management plan including a Bushfire Assessment Level will be required to be submitted at the time of development in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas.

Preliminary Bushfire Planning Advice prepared in 2018 for the City suggests that with prudent planning and consideration to the layout and design of the caravan park (i.e. utilising a outer ring road for access to provide separation from fire hazards and utilising an emergency access way which could be achieved) the compliance with SPP 3.7 can be achieved.

While not one of the four elements of SPP 3.7, a caravan park will be classified as a vulnerable land use under Section 6.6 of SPP 3.7. To achieve compliance with the Bushfire Attack Level (BAL) requirements and construction standards, the developer will need to obtain a performance-based assessment from a registered Fire Engineer. As such a Bushfire Emergency Evacuation Plan will need to be provided by shortlisted Proponents at Stage 2: RFDP.





4 DEVELOPMENT PARAMETERS

Lot 211 is part of Bush Forever Site 397, which encompasses the whole of Lot 211 (including cleared and developed areas). State Planning Policy 2.8 (Bushland Policy for the Perth Metropolitan Region) recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, and seeks to integrate and balance wider environmental, social and economic considerations.

Council has authorised an expression of interest process (**EOI**) for the development of Lot 211, by inviting submissions on **one** or **both** of the following alternatives:

- The **first** being the **historical caravan park footprint** (approximately 1.9ha), and
- The **second** being **expanded footprint** (with any expansion being to the extent reasonably required for the commercial viability of a development, while preserving the environmental value of the majority of natural vegetation).

Clearing of the entire site is **not** under consideration.

Any proposals looking to use the expanded footprint should protect and mitigate impacts on the priority fauna as highlighted on page 16 - 17. The development boundary and layout will need to consider the potential environmental constraints and be designed around the valued environmental assets. If expansion is proposed, the Proponent should consider limiting the expansion to the extent required for a viable development, plus rehabilitation measures (either for the development footprint following construction, or for other parts of Lot 211) and other actions to preserve and improve the heritage value of the site (whether through construction materials or interpretative elements of the development).

The potential expansion boundary is encouraged to be designed creatively to avoid priority areas. The Proponents are encouraged to conduct their own investigation and demonstrate the required boundary for their proposed development.

Proponents must provide a rationale for expansion and to demonstrate how the expanded footprint development will deliver benefits to the City above and beyond those enabled by the historical caravan park footprint development. Please see details in Section 5.2 Submission Assessment Criteria.



5 SELECTION PROCESS

The selection of a successful Proponent will be a two-stage process adhering to the statutory requirements of the *Local Government Act 1995* (s3.58). Eligibility to participate in the RFDP stage of the process will be restricted to providers who the Principal considers to be capable of satisfactorily supplying the requirements (in accordance with Regulation 21 Part 4 of the *Local Government (Functions and General) Regulations 1996*).

The City is seeking a developer / operator that provides the 'best fit for purpose' offer. The EOI allows Proponents to demonstrate how they are best placed to develop and operate the tourist park using their past experience, track record and creativity to provide an exceptionally designed and well managed site which showcases the Quinns Rocks and Mindarie areas, preserves and enhances the local environment, and benefits the City and local community.

5.1 Stage 1: Expression of Interest

Stage 1: Expression of Interest requires Proponents to provide enough detail to instil confidence in the evaluation panel that they have the ability to develop and operate a tourist park facility that aligns with the City's development objectives. Please note detailed architectural plans, technical studies and business cases are **NOT** required at this stage. Information to be provided by the Proponent for Stage 1 must include the following:

- Company profile (including key personnel)
- Credentials to demonstrate ability to develop and manage the tourist park
- A statement of intent demonstrating how the Proponents meets the key development objectives discussed in Section 5.2
- Examples of relevant previous development that may be considered comparable to the Quinns Rocks opportunity
- Financials
- Indicative, non-binding commercial terms, for the lease and development rights of the development site, including justification for a suitable lease term (noting that it is expected that the lease document would be prepared by the City).

The EOI selection panel will review all submissions against the submission requirements and assessment criteria listed below, and short list the Proponents who will be invited to submit a detailed design, development and operational proposal for the Stage 2: Request for Detailed Proposal (RFDP).

5.2 Submission Assessment Criteria

The following development objectives were developed in consultation with a number of key stakeholders and the community to ensure that the potential development would contribute towards achieving the City's priorities. Proponents that demonstrate the greatest alignment with the assessment criteria and the highest net benefit may be shortlisted.

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
Objective 1: Innovative and High-Quality Development	<p>It is the City's intention to support a high-quality and innovative development that considers the unique offerings of the area including the connection to the bush and the ocean.</p> <p>It is envisaged that the development will be aesthetically pleasing to visitors and the local community. Creative and tailored propositions for the whole development and/or individual elements (accommodation, caravan sites etc.) are encouraged. Please note detailed architectural plans are NOT required during the EOI stage.</p> <p>Please provide enough detail to demonstrate the following:</p> <ul style="list-style-type: none"> • Capability to design, develop and operate the facility. • How the proposal satisfies the needs of multiple markets and provides a range of accommodation types that suit different demographics (caravan sites, cabins, camp sites etc.). • Innovative, creative, and sustainable design ideas and propositions. • Experience of relevant previous developments. • Proven quality of previous development. 	<ul style="list-style-type: none"> • Innovative and creative design • Range of accommodation • Relevant experience • Quality of previous developments • Understanding and the ability to satisfy the tourism market 	25%

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
Objective 2: Sustainability and Local Environment Considerations	<p>It is the City's intention to minimise the impact on the local environment through justified expansion, innovative solution(s) and environmental sustainability elements.</p> <p>For an expanded footprint proposal, the Proponent is required to demonstrate the proposed expansion boundaries, provide the rationale for the expansion and describe benefits to the City that can be achieved as a result of the expanded footprint as well as any mitigation processes proposed.</p> <p>Regardless of the footprint, the Proponents need to provide enough detail to demonstrate the following:</p> <ul style="list-style-type: none"> • How the facility considers and promotes the local natural environment (e.g. preservation of valued environmental assets, rehabilitation of the environmental assets, eco-friendly design and solutions that minimises impact on the flora and fauna). • What environmental sustainability considerations are proposed (e.g. renewable energy or energy conservation measures, approach to water conservation, waste minimisation, use of the sustainable materials). • Identify and state how any potential impacts on flora and fauna are proposed to be mitigated or minimised. 	<ul style="list-style-type: none"> • Design that considers environmental context • Impact on flora and fauna, including possible improvements or mitigation measures • Consideration of environmental sustainability • Extent of development within existing footprint. 	30%

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
Objective 3: Reputable and Proven Developer and Operator	<p>The submission is required to demonstrate that the Proponent has the financial capacity to undertake the development and operation, has a proven track record of high-quality developments, has the ability to deliver the development within the timeframes and can successfully mitigate potential risks.</p> <p>The submission should include the following:</p> <ul style="list-style-type: none"> • Details of the proposed developer and operator (including key personnel). • Corporate profile of the proposed developer and operator. • Outline of the relevant experience and the reputation of the proposed operator and developer. This includes the development of a 'greenfield' site, aside from the operation of an existing, developed site, and the operator/developer's experience in operating a site of the type addressed in the current submission. • Provide evidence of the financial capability of the proposed operator and developer. • Provide evidence of the projected financial performance and viability of the proposed development. • Proposed security to be provided by the developer (bank guarantee, etc.). • Letter of intent from the proposed operator. • Risk mitigation strategies to be employed by the proposed operator. • Proposed development program / stages with preliminary timeframes. 	<ul style="list-style-type: none"> • Previous experience and national and/or international links that may benefit the project • Reputation/brand identity • Financial capacity of proposed operator and developer to undertake development • Letter of intent from the proposed operator and developer • Risk mitigation strategies to be employed by the proposed operator • Proposed development program 	25%

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
Objective 4: Local Community Benefits	<p>The Proponent should demonstrate the impact and benefits the development is likely to deliver to the City. For the expanded footprint option, please indicate which benefits are in addition to the former footprint option benefits.</p> <p>Please provide details as to:</p> <ul style="list-style-type: none"> How the development considers and promotes local culture, history, art and environment to visitors and local community. For example, through provision of interpretive signage for flora and fauna, or through showcasing local art and history. How the development considers existing businesses and facilities (positive and negative impacts). There is a number of existing food and beverage offerings (Portofinos Restaurant and Sea Spice Indian Restaurant) and tourism attractions that can be leveraged off to support the development. How the proposal intends to mitigate the potential traffic impact of the development on local roads. This includes parking and traffic flow aspects. The intention is that parking for the development will be kept on-site. How many local jobs will be created / supported during the construction and ongoing operational phases. Please indicate if the proposal has capacity and capability to deliver shared use (visitors and residents) or community-only facilities, for example a playground, BBQ facilities or improved paths and interpretation signage on the unutilised portion of the lot. 	<ul style="list-style-type: none"> Local culture, history, art and environment education and promotion Impact on local businesses Local employment impact Traffic impact Community facilities 	20%



5.3 EOI Proponent Requirements

Proponents must not assume that the City has any prior knowledge of the Proponent and thus the Submission must 'stand-alone' as the Proponent's full presentation to the City.

Proponents lodging submissions will be required to supply sufficient information to respond to all of the Stage 1: Expression of Interest submission requirements as outlined above.

Please lodge the Stage 1 EOI submissions electronically through the eTender portal via the City's website.

The Submission must be lodged by the Deadline.

Submissions will be assessed against the selection criteria as outlined above and preferred Proponents may be short listed to submit a Stage 2: RFDP submissions.

5.4 Stage 2: Request for Detailed Proposals (RFDP)

Shortlisted Proponents from Stage 1 may be invited to submit a more detailed design, development and operational proposal. Following the closure of the RFDP, detailed proposals will be reviewed by a selection panel from the City.

Stage 2 submissions will require detailed architectural plans (to Development Approval standard) to illustrate advanced concepts. These will include elevations and detailed site plans. The Proponent will also be required to include an offer of commercial terms.

The successful Proponent will then be invited to negotiate key contract terms, including, length of lease and appropriate performance standards and metrics subject to private treaty negotiations and advertising in accordance with Section 3.58 of the *Local Government Act 1995*.

Please note, the development application would need to be approved by WAPC. The successful Proponent is responsible for seeking all required approvals.

5.5 Indicative Timeline

STAGE 1	
August 2021	EOI open
4pm, 8 October 2021	EOI submission closes
Stage 2	
November 2021	Shortlisted Proponents invited to submit a Stage 2: Request for Detailed Proposals
February 2022	RFDP closes
April 2022	Selected Proponent announced

Please note, the City reserves the right to amend the timeline and process set out in this EOI by notice in writing to Proponents who have not withdrawn or who have not been excluded from the process to the extent that is reasonably able to do so, at any time before the closing date for submission of the EOI.

5.6 EOI Briefing

A Stage 1 EOI briefing for all interested parties will be held on-site. Further information will be provided to Proponents that intend to lodge a Stage 1 submission.

The purpose of the Stage 1 EOI briefing is to provide interested parties with an opportunity to receive further clarification of the requirements as set out in this document. However, the City may at its discretion decline to answer questions at the briefing and require any or all questions to be submitted in writing for the City's detailed consideration and response.

The City may refuse to answer any questions that are not for the purpose of clarifying the brief.





6 CONDITIONS OF RESPONDING

6.1 Lodgement of Submissions and Delivery Method

The Submission must be lodged by the Deadline. The Submission must be lodged electronically through eTender via the City's website <https://wanneroo.etenderbox.com.au>. E-mail Submissions and Submissions submitted by facsimile will not be accepted. All pages must be numbered consecutively and the Submission must include an index.

6.2 Rejection of Submissions

A Submission will be rejected without consideration of its merits in the event that it is not submitted at the place specified in the EOI. A Submission may be rejected if it fails to comply with any other requirements of the EOI.

6.3 Late Submissions

Submissions received after the Deadline will not be accepted for further assessment.

6.4 Acceptance of Submissions

Unless otherwise stated in this EOI, Submissions may be for all or part of the Requirements and may be accepted by the City either wholly or in part. The City is not bound to accept and may reject any or all Submissions submitted. The acceptance of a Submission does not oblige the City to proceed that Submission to the RFDP process or to issuing a Tender.

6.5 Disclosure of Contract Information and Documents

Documents and other information relevant to the contract may be disclosed when required by law under the Freedom of Information Act 1992 or under a Court Order.

6.6 Submission Validity Period

All Submissions will remain valid and open for a minimum period of one hundred and twenty (120) days from the Deadline or for forty five (45) days from the City's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the City and the Proponent in writing.

6.7 Proponents to Inform Themselves

Proponents shall be deemed to have:

- Examined the EOI and all information made available to Proponent for the purpose of submitting an EOI;

- Examined all further information relevant to the risks, contingencies and other circumstances having an effect on their Submission which is obtainable by the making of reasonable enquiries;
- Satisfied themselves as to the correctness and sufficiency of their Submission which shall be deemed to cover the cost of complying with all the conditions of responding and of all matters and things necessary for the due and proper performance and completion of the work described therein; and
- Satisfied themselves they have a full set of the EOI documents and all relevant referenced material / Attachments.

6.8 Alterations

The Proponent shall not alter or add to the EOI documents unless required by these General Conditions of Responding. The City will issue an addendum to all registered Proponents where matters of significance make it necessary to amend the issued EOI documents before the Deadline.

6.9 Ownership of Submissions

All documents, materials, articles and information submitted by the Proponent as part of or in support of a Submission shall become upon submission the absolute property of the City and will not be returned to the Proponent at the conclusion of the Submission Process PROVIDED that the Proponent shall be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract. Any reports submitted by the Proponent may be retained and used by the City for its own internal purposes.

6.10 Confidentiality

The Proponent must keep the submission confidential and must not make any public disclosure or announcement, except to the extent required by law or under ASX listing rules, or where disclosure is to the Proponent's officers, employees, agents and contractors where such persons are subject to their own confidentiality obligations.

6.11 Canvassing of Officials

If a Proponent, whether personally or by agent, canvasses any of the City's Councillors or Officers with a view to influencing the acceptance of any Proponent, then regardless of such canvassing having any influence on the acceptance of such Submission, the City may at its discretion omit the Proponent from consideration.

6.12 Identity of the Proponent

The identity of the Proponent is fundamental to the City. The Proponent shall be the person, persons, corporation or corporations named as the Proponent in the Response Form in Section 2 of this EOI.

6.13 In-house Submissions

The City does not intend to submit an in-house submission for this EOI.

6.14 Inaccurate or Inadequate Information

All information the City provides to a Proponent, whether in the EOI documents or not, is provided in good faith to assist Proponents to assess the EOI, the project and the nature and location of the work to be completed. None of the information is guaranteed. It is the Proponent's responsibility to interpret and assess the relevance of the information provided to the Proponents. The City is not liable for any loss, damage or expense suffered by a Proponent as a result of any inaccuracy or incompleteness in the information it provides.

6.15 Proponent's Warranties

The Proponent warrants for the benefit of City:

- That it has made its own enquires about the Project, including the Site, and has carried out all relevant investigations and has examined and satisfied itself concerning all information provided in the EOI or made available in connection with the EOI and does not rely on any such information;
- That the Proponent has the legal capacity to bid for the Site and that there is no restriction under any relevant law to prevent the Proponent from bidding for or undertaking development (for example under the Foreign Acquisitions and Takeovers Act 1975 (Cth)) which could not be overcome to the satisfaction of the City (Proponents to include details here of any restrictions and how they propose to address them);
- That all entity-specific information supplied in the Proponent's EOI Proposal relating to the Project is correct and complete at the time of submitting the EOI proposal and not by omission misleading; and
- That all information supplied in the Proponent's EOI Proposal is correct and complete at the time of submitting the EOI Proposal and not by omission misleading.

6.16 Governing Law

The EOI documents are governed by the law of Western Australia.

6.17 No Contract

Submissions of an EOI and/or a detailed response following the RFDP does not in any way create a contract for the project or any part of it, nor does it create an obligation to award a contract or to enter into a tender process or any form of negotiation.

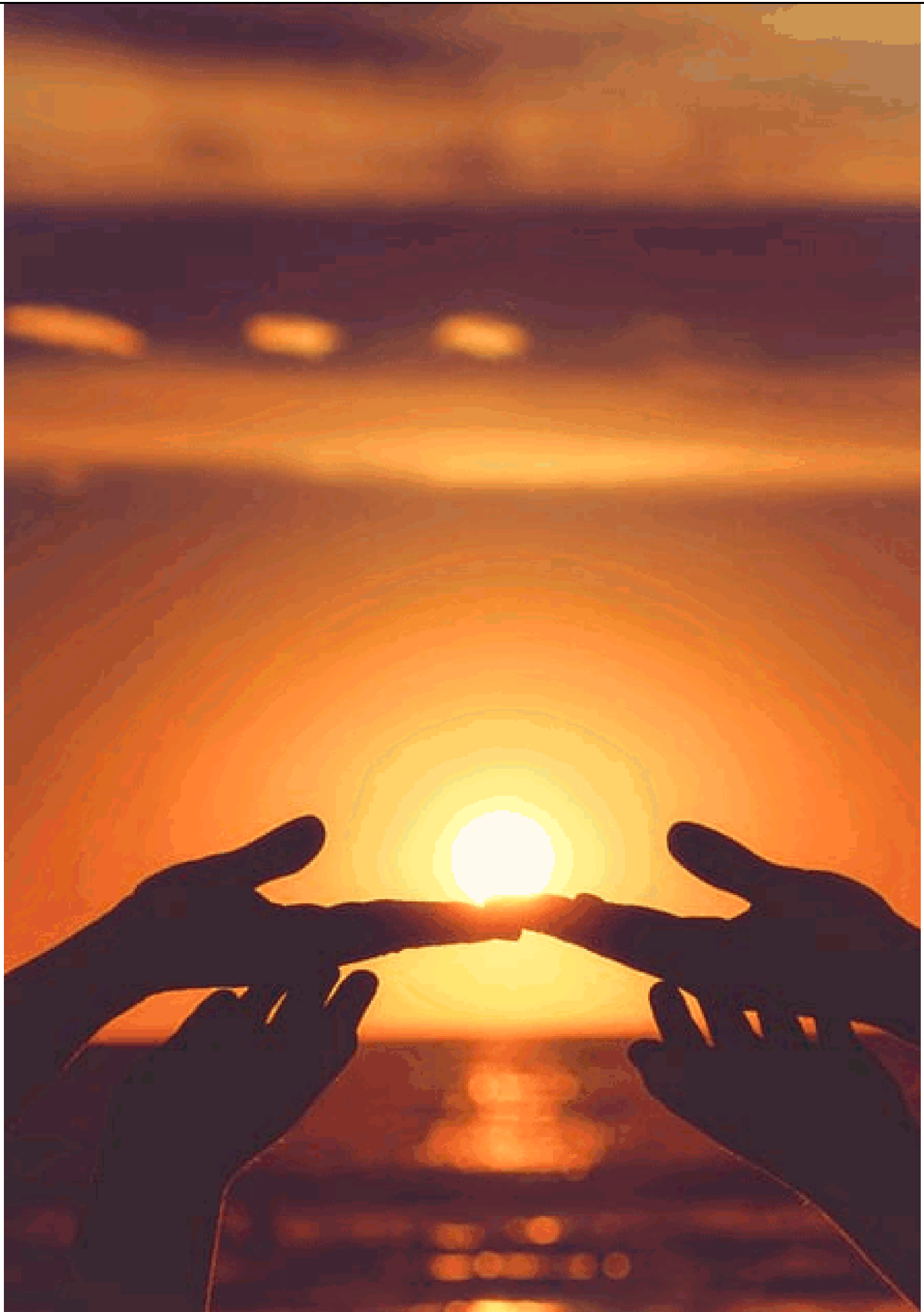
6.18 Submission Opening

Submissions will be opened in the Principal's offices, following the advertised Deadline. All Respondents and members of the public may attend or be represented at the opening of Submissions.



No discussions will be entered into between Respondents and the Principal's officers present or otherwise, concerning the Submissions.

The Opening will be held as soon as practicable after the Deadline at *City of Wanneroo Civic Centre, 23 Dundebur Road, Wanneroo WA 6065*.



7 APPENDIX A – LOCAL INSIGHTS

7.1 Local Area History and Culture

Two Noongar language groups, the Whadjuk and Yued people, lived and shared cultural areas in the northern parts of the City of Wanneroo for traditions and customs. This region was part of Mooro Country, the district of an important Whadjuk Noongar elder and leader Yellagonga.

Water was vital for Yellagonga's group for their 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. They moved around the coastal sand-plain according to the six Noongar seasons, hunting and gathering as they went. Their deep understanding of the land and climate allowed them to live well on animals, fish, insects and plants. Although the Quinns Rocks area has no registered Aboriginal sites, the City of Wanneroo played an important part in Noongar history and culture.

European History within the area dates back to the 1890's when the area was used as pastoral land. Through the 1930's and 40's the area was used by amateur fishermen, with a number of beach shacks being constructed.

7.2 Foreshore and Beach Amenity

Quinns Beach includes a swimmer protection barrier (seasonal) and is actively patrolled by professional life savers (during the week) and by Quinns Mindarie Surf Life Saving Club volunteers (at weekends) between October to April. A landscaped grassed area with BBQs, tables and small gazebos are also provided.

7.3 Local Fauna

A number of faunas have been observed in local bushland including bob tail lizards, skinks and quendas. Various bird surveys have recorded species of birds no longer found along the metropolitan coast. This includes White-Winged Fairy Wren, White Browed Scrub Wren, White Breast Robin, New Holland Honeyeater and Caranaby's Black Cockatoo. An osprey tower is also located 400m south of Lot 211, providing bird watchers and those walking the foreshore path, views of the osprey nest.

7.4 Retail Amenity

A 24-hour IGA is located 1.5km to the east of Lot 211 in the Quinns Village Shopping Centre. The Ocean Keys Shopping Centre is a short drive south along Marmion Avenue providing additional supermarket and retail options.

7.5 Food and Beverage

Lot 211 includes Portofinos and Sea Spice restaurants. The Marina Mindarie, 1.5 km to the south includes a restaurant, brewery, and some small cafes. Additional takeaway food outlets are located at the Quinns Village Shopping Centre and on the corner of Anchorage drive and Marmion Avenue.

7.6 Walking Trails

Lot 211 is located along the popular Mindarie Foreshore walking path. This path connects the Marina Mindarie to Jindalee, providing 5 km of beach front walking trails. Lot 211 is also the starting point for the popular Mindarie Foreshore and Kinsale Park Trail – a 2.5 km out and back trail that incorporates the best of the ocean and bush settings.

7.7 Accessibility

The Clarkson train station is located roughly 7km to the east of Lot 211, providing access to the Perth CBD in 32 minutes.

The popular Yanchep National Park is a 20 min drive to the north of Lot 211. The Park includes historic buildings set in a lake and coastal woodland environment. Perth's only koala colony is also located within the Park.



Attachment 3 - EOI 21187 - Submission - Campervan and Motorhome Club of Australia (CMCA)

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 3 – HPE # 22/ 22/92813

Attachment 4 - ASIC Search - CMCA

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 4 – HPE # 22/246598

Attachment 5 - EOI - 21187 - Late submission - Heritage W.A. Investments P/L AFF The Heritage Group Trust

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 5 – HPE # 22/92833

Attachment 6 - Updated Heritage Submission with Plans

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 6 – HPE # 22/198651

Attachment 7 - Preliminary Site Plan (incl. topography)

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 7 – HPE # 22/246908

Attachment 8 - ASIC Search - Heritage

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 8 – HPE # 22/246600

Attachment 9 - Project Information

This attachment is confidential and distributed under separate cover to all Council Members.

Administration Use Only

Attachment 9 – HPE # 22/246837

Chief Executive Office**Item 5 Motions on Notice****5.1 Councillor Jordan Wright – Cities Power Partnership**

Item 6 Late Reports (to be circulated under separate cover)

Nil

Item 7 Public Question Time**Item 8 Confidential**

Nil

Item 9 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 6:00pm on Tuesday 12 July 2022, to be held at Council Chamber, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 10 Closure



COUNCIL CHAMBER SEATING DIAGRAM

