

# **COUNCIL MINUTES**

## **Confirmed Minutes**

### **Ordinary Council Meeting**

6:00pm, 11 October, 2022  
Council Chamber (Level 1), Civic Centre,  
23 Dundobar Road, Wanneroo

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

# 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.

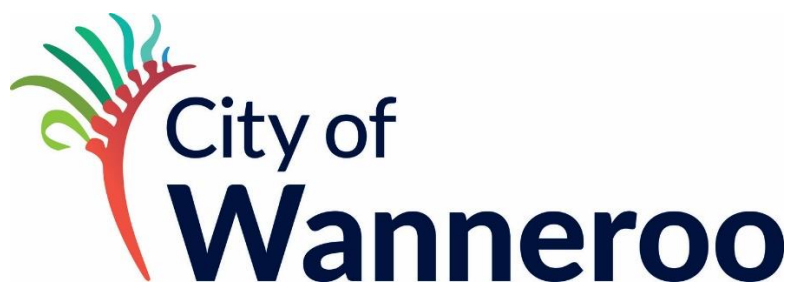
### *Access to Recordings*

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
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



## UNCONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 11 OCTOBER, 2022

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# M I N U T E S

Mayor Aitken declared the meeting open at 6:00pm and read the prayer.

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

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

## Item 1 Attendances

LINDA AITKEN, JP

**Mayor**

### Councillors:

CHRIS BAKER	North Ward
SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
PAUL MILES	Central-East Ward
NATALIE SANGALLI	Central-West Ward
FRANK CVITAN, JP	Central Ward
JORDAN WRIGHT	Central Ward
NATALIE HERRIDGE	South-West Ward
JAMES ROWE, JP	South Ward
BRETT TREBY	South Ward

### Officers:

DANIEL SIMMS	Chief Executive Officer
MARK DICKSON	Director, Planning & Sustainability
HARMINDER SINGH	Director, Assets
DEBBIE TERELINCK	Director, Community & Place
NOELENE JENNINGS	Director, Corporate Strategy & Performance
MICHAEL BERKELEY-HILL	Executive Manager Governance & Legal
GARY CLARK	Manager Council & Corporate Support
STEVE MARMION	Manager Advocacy & Economic Development
GREG BOWERING	Manager Approval Services
EMILLE VAN HEYNINGEN	Manager Strategic Land Use Planning & Environment
COURTNEY NOTTE	Media & Communications Specialist
YVETTE HEATH	Council Support Officer
MADONNA ILIFFE	Minute Officer

## Item 2 Apologies and Leave of Absence

JACQUELINE HUNTLEY  
VINH NGUYEN  
HELEN BERRY

Central-East Ward  
South-West Ward  
Central-West Ward (LOA 9 August 2022 –  
31 January 2023)

There were 19 members of the public and one member of the press in attendance.

## Item 3 Public Question and Statement Time

### Questions Received in Writing Prior to the Meeting

#### Item PQ02-10/22 Mr S Pope, Landsdale

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Issue of traffic and pedestrian safety along Landsdale Road east and again I apologise for the length, however there is background information that needs to be covered in regard to the questions:

1. *I refer to item AS01-08/22 from the August 2022 Ordinary meeting (State & National Blackspot Program 2023-2024). Regarding Lansdale Road in paragraph 3 of 'Treatments' the report states that: "Two speed hump locations have been placed strategically at the two existing mid-block pedestrian refuge islands at Watling Gate and Darling Rise to further reduce road width and calm traffic on approach to Hardcastle Park and in the vicinity of Carnaby Rise Primary school where children may cross." Conversely, I can inform Council that there are actually no mid-block pedestrian refuge islands along the length of Landsdale Road east from Alexander Drive to Mirrabooka Avenue. Mid-block pedestrian refuges at the two locations mentioned along with a third adjacent to the new Landsdale Gardens Primary School will however significantly improve the safety for vulnerable road users (pedestrians, bike, scooters etc) crossing Landsdale Road as they negotiate the high volumes of traffic. Global research on child road safety is unequivocal in that it shows that children have a much smaller peripheral vision field than adults and have not developed the cognitive ability to assess the speed of an oncoming vehicle as well as having undeveloped decision-making skills and a pedestrian refuge allows primary school children to negotiate traffic one lane direction at a time on high volumes roads like Landsdale Road regardless of vehicles speeds. Are the non-existent pedestrian refuges mentioned in the report instead proposed or planned pedestrian refuges to be installed with the Landsdale Road east LATM measures as a holistic approach to provide safer crossing locations for primary school age children? -*

### Response by Director, Assets

The number and location of residential driveways along Landsdale Road, limits suitable locations for the installation of traffic islands. Speed humps have been located at the existing pedestrian crossing points to help safe pedestrian movements at these locations.

The speed humps, regularly spaced along the rest of Landsdale Road will reduce the overall speed of vehicles along the length of the road

2. *The City is currently in the process of constructing the Fragola Park playground adjacent to Carnaby Rise Primary School in an area that until now has served as informal parking for school drop off and pickup for >80 vehicles. Whilst the playground will be a welcome and wonderful asset to the school community and wider community, the plans show that the previous informal parking footprint will be replaced with a portion of the playground and a formal carpark with only 14 bays which will displace >66 vehicles. As the City would be well aware, the parking facilities on Pomodoro Avenue and Fragola Rise are*

*already beyond capacity causing gridlock during school pick up in particular. The City will also be aware that JDAP approved the development application with a known parking shortfall of 49 bays even though the school site was identified as "severely constrained by remnant vegetation, limited road frontage and encroachment of the oval significantly reducing the area available to provide the required parking". It is understood that both of the City's JDAP representatives at the time voted in favour of the school development on this particular site despite the site constraints, parking shortfall and Officer advise regarding traffic flows and parking that the site was unsuitable.*

*I have three questions regarding this development:*

- a) Was a traffic impact assessment or parking audit conducted as part of the development of plans before choosing the site location for the Fragola Park Playground (as would be expected with any other development application submitted to the City) and is the City happy to share the results of these assessments?*

#### **Response by Director, Planning & Sustainability**

A traffic impact assessment is not part of the standard practice for the provision of playgrounds in the City. Given that there is likely only excess parking requirements during peak times (i.e. school drop-off and pick-up), it is not anticipated traffic will be greatly affected outside of these times.

- b) With the already known gross shortfall in parking and severe site constraints, what are the City's plans to offset the displacement of >66 vehicles that had previously been using the informal parking area on the Fragola Park Playground site?*

#### **Response by Director, Planning & Sustainability**

The car park and entry have been designed so as to allow access for vehicles to the undeveloped area. It is expected the newly created bays will be used first, with the undeveloped section accessed only if required. We anticipate this to be mainly during school drop-off and pick-up times.

The City has met with Department of Education and the school and suggested that additional parking be made available within their managed site.

- c) In approving the school site with a known parking shortfall and then displacing >60 vehicles does the City consider that it has an obligation and a duty of care in the immediate term to provide safer pedestrian routes to the school including pedestrian refuges at key locations along Landsdale Road east as part of any LATM scheme along the road?*

#### **Response by Director, Assets**

A well connected footpath network has already been established with multiple pedestrian crossing points surrounding the school precinct. Furthermore, a guarded Children's Crossing has been installed at Kingsway/Pomodora Ave intersection for school going kids. Therefore further action is not warranted at this time.

3. *Landsdale Road east is now approaching 3,000 vehicles per day (approx. 2,800 at last count) with multiple blind crests along the road and there are significant areas to still be developed directly adjacent to Landsdale Road east including:*

- a commercial centre at the eastern end of Landsdale Road which the developer's traffic impact assessment states will generate an additional 500+ vehicles per day*

- on Landsdale Road east including commercial vehicles
- the South Landsdale Primary School set to open for Term 1 2023 which will greatly generate significant additional traffic
- another commercial centre at the intersection of Landsdale Road and Rangeview Road attached to the existing daycare centre with the remaining land having been rezoned to R40 generating additional traffic including commercial vehicles
- significant portions of land yet to be or currently being developed adjacent to Landsdale Road between Gallica Way and Encore Rise and between Cavolfiore Grove and Pomodora Avenue generating addition traffic

*With the above significant and varied development to occur would an estimate of an increase to >4,200 vehicles per day (including a high proportion of commercial vehicles to service the two commercial centres) along Landsdale Road east be a fair and conservative estimate? If not could the City's Planning department offer a more accurate estimate?*

### **Response by Director, Assets**

Traffic impacts in Landsdale area have been considered at a structure plan level, and the internal road network planned accordingly. The proposed development traffic is distributed to multiple road frontages, therefore, the impact of development traffic on any individual lane is considered to be manageable.

In accordance with EAST WANNEROO CELL 5 Agreed Structure Plan No.7; Landsdale Road is designated as a Local Distributor Road. Main Roads WA in listing the function and characteristics of a local distributor gives an indicative traffic volume as 6,000 vehicles per day; such an increase in traffic volumes is considered acceptable.

Furthermore, the City agreed to install Traffic Management treatments along the length of east Landsdale Road to act as a deterrent for heavy vehicles and to remedy the issue of speed compliance through the area. It is expected that, these actions will help to keep the traffic volume within the desirable capacity of this road.

4. *This relates to the installation of w-beam crash barriers around the powerpoles at the intersections of Gornal Way/Landsdale Road and Amistad Way/Landsdale Road. I am aware the City initially placed a condition to sink the powerpole at Gornal Way/Landsdale and ultimately fought and lost an appeal by the developer at SAT allowing the retention of the powerpole surrounded by a w-beam crash barrier. I have enquired with the City's administration regarding the recent installation of the same treatment at Amistad Way/Landsdale Road which is a State Government development as part of the Landsdale Gardens Primary School. The written justification provided to me verbatim was "Relocation or undergrounding of this type of asset at this time was deemed both a cost prohibitive task as-well as being logistically problematic. Subsequently, a temporary solution has been constructed until such time as Western Power are able to budget, design and schedule rectification works." I have contacted Western Power and they have strongly informed me that they would not budget for these works and that the undergrounding of a powerline is the sole responsibility of the adjacent developer.*

*The Australian Standards for w-beam crash barriers AS/NZS 3845:1999 states that for barrier type G4 and G9, the prescribed deflection angle is around 25 degrees. The Main Roads WA w-beam design sheet also states that the minimum length of w-beam crash barriers is "28m including end treatments" and also states that "at lengths less than this the barrier has insufficient strength to resist impacts". The crash barriers can only be struck at close to 63-66- degrees from a vehicle leaving Landsdale Road and the length of the crash barriers in question are approximately 5m on both sides.*



*The installed crash barriers appear to contravene both Australian Standards and Main Roads WA design guidelines for vehicles leaving Landsdale Road. As well as only appearing to serve to protect a Western Power asset the barriers are ineffective as a road safety measure and an increased and unacceptable hazard to road users, especially vulnerable road users like cyclists and motorcycle riders.*

- a) *Does that City consider that the issue of a developer failing to properly plan and budget for known issues within a development is sufficient justification to install infrastructure that contravenes Australian Standards and MRWA design guidelines?*

### **Response by Director, Planning & Sustainability**

The implementation of W-Beam barriers is primarily to protect the High Voltage Transmission Pole as well as for deflection purposes.

Your application of both AS/NZS3845 and the Main Roads (WA) Guidelines assumes that deflection from the hazard is required for users of Landsdale Road. In this instance, the power pole is setback on a standard alignment giving clearance to through traffic along Landsdale Road. Both the developer's Consulting Engineers and the City identified a possible issue with the Western Power asset for road users travelling into or out of the Amistad Way intersection. Once it became evident that elimination of this hazard was not possible due to numerous factors and constraints, a mitigation solution was prepared by the Consulting Engineer conforming to design exceptions contained in Austroads "Guide to Road Design Part 6 – Roadside Design, Safety and Barriers" which was satisfactory to Western Power and leading to an approval by the City.

Additionally, the City has identified that the increased traffic along Landsdale Road and Amistad Way generated by the opening of the Primary School warranted measures to mitigate vehicle speeds along Landsdale Road. As a result, the City is installing a number of Watts Profile Local Area Traffic Management (LATM) devices prior to Amistad Way and Gornal Way intersections to reduce speed on both approaches and provide for an overall safer environment along Landsdale Road. These are proposed to be installed in the 2023/24 financial year.

5. *As a matter of urgency, will the City commit to engaging a qualified traffic consultant that specialises in the assessment of crash barriers to conduct an independent Road Safety Audit of the crash barriers at the intersections of Gornal Way/Landsdale Road and Amistad Way/Landsdale Road?*

### **Response by Director, Assets**

A Road Safety Audit is not deemed necessary given:

- The power pole is setback on a standard alignment
- The w-beam complies with Section 6.8.9 of Austroads "Guide to Road Design Part 6 – Roadside Design, Safety and Barriers" criteria for Barriers in Constrained locations; and
- There are speed reduction measures proposed on the approaches to the intersections.

**Questions / Statements Received at the Meeting****Item PQ02-10/22 Mrs D Newton, Wanneroo**

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**Statement**

Mrs Newton thanked the Parks Team for the Everlastings that are around the City they bring a smile to most people's faces.

**Questions****Proposed Repeal of the City's Signs Local Law 1999**

1. *Is Council aware that Main Roads have rewritten their conditions for election material in May 2022?*

**Response by Director, Planning & Sustainability**

The City received a letter from Main Roads on 5 September 2022 outlining their requirements for election campaign advertising material for State roads. The City's Administration will ensure that for future local government elections, candidates are made aware of Main Roads and the City's requirements.

2. *The City had a local law that was going to be repealed and replaced by planning but the repealed local law was not policed that concerns me. Will the new local law be enforced and fines applied?*

**Response by Director, Planning & Sustainability**

The City's Signs Local Law is due for review. Item PS09-10/22 - Proposed Repeal of the City's Signs Local Law 1999 was presented to Council Briefing on 4 October 2022; however, the matter was not presented to the 11 October meeting of Council to enable further consideration of matters related to the local law. A report on the review of the Signs Local Law 1999 will be considered by Council at a future meeting.

**CP02-10/22 Rotary Park Play Space Upgrade – Concept Design**

3. *Request Council Members to consider redirecting budget monies to repair the drainage issues surrounding the playground at Rotary Park prior to the expansion or upgrade of the equipment.*

**Response by Director, Assets**

The City is aware of the ground water issue at Rotary Park and as part of the redesign of this facility will take into account what needs to occur to manage the drainage issue.

4. *Can Burbridge School be invited to provide comment during the community consultation process as they were heavily involved in the initial design of the park? This school utilise this park during the school hours.*

**Response by Director, Community & Place**

Arrangements can be made to advise Burbridge School of the community consultation process for the concept design for the Rotary Park Place Space upgrade.

**CE01-10/22 Neerabup Industrial Area – Lot 9100 Business Plan**

5. Can Council guarantee employment opportunities relating to these lots? The community has been told for several years now there will thousands of jobs available in this estate.

**Response by Manager Advocacy & Economic Development**

The City of Wanneroo's landholdings within the Neerabup Industrial Area, namely Lot 9100, Lot 9003 and Lot 600, total 132 hectares. This Business Plan is for Lot 9100, which totals 16.3 hectares. Lot 9100 is an intensive development and the employment outcomes are expected to be good. While employment outcomes cannot be specified, the City has the ability to place conditions on the sale of the lots to determine the types of uses.

6. *Has the City thought about leasing properties?*

**Response by Manager Advocacy & Economic Development**

A financial analysis and multi-criteria analysis was completed in June 2022 to assess various development and delivery options for Lot 9100.

The following development and delivery options were analysed:

- Develop lots and sell;
- Develop lots and lease as ground leases;
- Develop lots and sell some lots and lease other lots as ground leases;
- Develop lots and sell most lots but also retain five lots and develop the improvements on those five lots and then lease those five lots; and
- Sell the englobo development site.

The preferred development and delivery option as outlined in the Business Plan is to develop the site into subdivided lots, and then sell the lots to market (option 1). However, the Business Plan does include the opportunity for leasing lots. When the City goes out with an Expression of Interest to sale or to lease, the City will have a better understanding of market demand.

**Item PQ03-10/22 Mr R Burnett, Carabooda**

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**Lake Joondalup Upgrade to Change Rooms and Toilet Facilities**

1. *Is Council aware of the consultation process that was undertaken in 2019 for this facility upgrade?*

**Response by Director, Community & Place**

There was a consultation process undertaken with the resident clubs about the proposed upgrade to the change rooms and toilet facilities at Lake Joondalup. During this consultation, the City met with the clubs and Mr Burnett where it was advised that the clubs did not feel the project was needed as the clubs would not utilise the facility. As a result of that feedback the City carried out a minor upgrade to the facility. However, the larger planned project did not proceed based on the feedback received from the users of the facility and Mr Burnett.

The City has last had contact with the clubs in relation to this facility approximately two to three years ago.

Cr Miles request clarification on what facility is being discussed.

Mr Burnett advised he was referring to the Lake Joondalup Change Rooms and Toilet upgrade.

### **Further Response by Director, Community & Place**

Confirmed the facility is located at Scenic Park, Lake Joondalup.

2. *Is Council aware Administration closed the consultation on this project because they were advised the change rooms were not being repaired they are the issue? The clubs has to approach the Director Community & Place to ensure the project was stopped.*

### **Response by Director, Community & Place**

Confirmed she met with Mr Burnett and the resident Club Presidents and based on the feedback received the City undertook a scaled back version of the project and the capital works program was amended accordingly.

3. *Is Council aware that there is a renewable energies grant available to sporting clubs which would assist the City in reducing its carbon footprint?*

### **Response by Director, Assets**

The City is aware of renewable energies grants that are available to sporting clubs. The City however does not actively seek these as this would be something for sporting clubs to pursue. The City however would work with the sporting clubs to ensure that adequate standards and construction are applied, such as the quality of solar panel systems and the structural integrity of the building roof structure to accommodate the solar panels.

The consultant's report referred to by the Director relates specifically to the Wanneroo Showgrounds.

### **Edgar Griffiths Reserve**

4. *Is Council aware that the new facility completed in 2020 at Edgar Griffiths Reserve at a cost to the ratepayers of \$1.65m is not fit for purpose?*

### **Response by Director, Community & Place**

The City has had discussions with the clubs that use this facility and whilst they may have a couple of issues at Edgar Griffiths Park, they are not related to the building. The issues relate more to the lighting lux and parking. There has been no feedback from the clubs that use this facility that it is not fit for purpose.

### **Further response by Mayor Aitken**

Confirmed she and the Chief Executive Officer were meeting the Presidents of the clubs in the near future about the facilities for these groups.

5. *Is Council aware that junior and women's football have 25 players? I observed recently seven of these players sitting on the concrete floor due to inadequate seating in the change rooms.*

### **Response by Director, Community & Place**

Advised that from the staff that have met with the clubs they have not expressed the lack of seating in the change rooms as a concern. When the facilities are designed, the City does consider the standards that are provided by the state sporting Associations and does try to

meet these standards.

6. *The City's staff have previously advised they used the AFL Guidelines and these guidelines stipulate the dry area should be 55 square metres and do not believe this is the case at Edgar Griffiths Reserve facility. What the City proposed at Lake Joondalup Oval was 12 square metres.*

#### **Response by Director, Community & Place**

The City makes every endeavour to meet the standards provided, however there could be on occasion restrictions that means the City does not fully comply. If this does occur, the City would have conversations with the users groups at the time if that were the case.

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

##### **OC01-10/22 Minutes of Ordinary Council Meeting held on 13 September 2022**

**Moved Cr Cvitan, Seconded Cr Rowe**

**That the minutes of the Ordinary Council Meeting held on 13 September 2022 be confirmed as a true and accurate record.**

**CARRIED UNANIMOUSLY**

##### **SOC02-10/22 Minutes of Special Council Meeting held on 27 September 2022**

**Moved Cr Cvitan, Seconded Cr Rowe**

**That the minutes of the Special Council Meeting held on 27 September 2022 be confirmed as a true and accurate record.**

**CARRIED UNANIMOUSLY**

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

##### **OA01-10/22 2022 LG Professionals Australasian Management Challenge**

The Mayor stated it gave her great pleasure in congratulating team 'Wanneroo Koorliny Koora Yeyi Mila', who took out the 2022 LG Professionals Australasian Management Challenge held in August 2022. The team also won the Best Risk Task Award during the challenge. The team represented Western Australia in the national competition in Adelaide, competing against state winners from around Australia and New Zealand.

The challenge required teams to navigate through a range of complex tasks and scenarios in a 'pressure cooker' environment, and team 'Wanneroo Koorliny Koora Yeyi Mila' were commended for their teamwork, energy, effectiveness and creative thinking.

The City is extremely proud of Simon Gray (Cultural Development), Amber Croker (Waste Services), Molly Ferrier (Communications & Brand), Sarah Carracher (Advocacy & Economic Development), Sarah McCulloch (Asset Maintenance), Catherine Chick (Customer & Information Services) and reserve member Shontae Arthur (Community Development). They have all worked very hard and have given a lot of their time in the lead up to the challenge and are very deserving winners.

She congratulated Director Assets, Harminder Singh who mentored the team.

With such incredible leadership talent within team, I believe the future of the City of Wanneroo is very bright.

She invited the members of the winning team - Simon, Amber, Molly, Sarah, Catherine, Sarah and Shontae; and the team mentor Harminder to come forward and receive the trophy.

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## **OA02-10/22 2022 WA Coastal Awards for Excellence**

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Cr Sangalli and Director Assets Harminder Singh attended the presentation of 2022 Western Australian Coastal Awards for Excellence held at Hotel Sebel in Mandurah on 19 September 2022.

These awards recognise outstanding efforts and work undertaken by local governments, community groups, State government agencies, schools, individuals and non-government organisations to enhance, rehabilitate and adapt to threats and pressures to the WA coast.

The Mayor stated she was pleased to announce that one of the City's project Quinns Beach Long Term Coastal Management was awarded a Special Commendation under Coastal Management and Adaptation category.

After seeing the calibre of projects nominated for these awards, it is a matter of pride that our project received this acknowledgment at a state level.

This is an excellent outcome for the City demonstrating our commitment to working in collaboration with the community, Department of Transport, our consultants and contractors.

Please join me in congratulating all our team members involved in this project, and she invited Director Assets, Mr Singh to come forward and receive the commendation certificate.

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

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### **CQ01-10/22 Cr Rowe – Bus Shelters, Girrawheen**

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*Can Administration advise when the bus shelters in Girrawheen will be installed, Council was advised they would be in place by mid-September and we are now into October and the bus shelters have not be installed?*

#### **Response by Director, Assets**

The bus shelters in Blackmore Avenue will be installed by the Public Transport Authority following completion of the City's road resurfacing project currently underway, to ensure that the upgraded bus stops are fully compliant with the *Disability Discrimination Act*.

The resurfacing works are scheduled to be completed by 21 October 2022, with the shelters scheduled to be installed by 10 November 2022.

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**CQ02-10/22 Cr Wright – Wanneroo Sports and Social Club, Wanneroo**

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*Can Administration advise who owns the land and building where the Wanneroo Sports and Social Club in Wanneroo is located?*

**Response by Director, Corporate Strategy & Performance**

The Wanneroo Sports & Social Club (Club) premises at Lot 503 (22) Crisafulli Avenue is Crown land (Reserve 27744) managed by the City under a management order for the purpose of 'Club and Club Premises'.

The buildings are owned by the City, with the Club responsible for ongoing maintenance under the terms of the lease. There is an exception for structural items, which are the responsibility of the City.

The lease is scheduled to expire in June 2025.

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**CQ03-10/22 Cr Wright – Edgar Griffiths Park**

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*Can Administration advise if there are any projects of upgrades occurring that Council Members are not aware of for Edgar Griffiths Park for parking and lighting?*

**Response by Director, Community & Place**

Advised she is aware Cr Wright has requested these projects be listed for consideration as part of the 2023/24 budget discussions.

**Item 7 Petitions****New Petitions Received**

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**PT01-10/22 Support the Installation of the 3x3 Basketball Hoop and Pad in Longford Park, Darch**

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*Cr Herridge presented a petition of 58 signatures supporting the installation of the 3x3 basketball hoop and pad in Longford Park, Darch.*

**Moved Cr Herridge, Seconded Cr Rowe**

**That the petition PT01-10/22 be received and forwarded to the relevant Directorate for reporting back to Council.**

**CARRIED UNANIMOUSLY**

## Update on Petitions

### **UP01-10/22     Opposition to installation of Basketball Hoop and Pad in Longford Park (PT01-09/22)**

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*Cr Herridge presented a petition of 12 signatures opposing the installation of a basketball hoop and pad in Longford Park and suggesting other options such as increasing the size of the playground, fixing pavement and increased lighting around the park.*

#### **Update**

Given the additional information provided that has implications for the proposed project, the report will now be presented to the November Ordinary Council Meeting.

### **UP02-10/22     Request for a Permanent Solution similar to Piper St Quinns Rocks for Beverley/Burt/Hall Streets in Quinns Rocks (PT02-09/22)**

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*Cr Sangalli presented a petition of 39 signatures requesting a permanent solution similar to Piper St Quinns Rocks for traffic treatment of Beverley/Burt/Hall Streets in Quinns Rocks.*

#### **Update**

A report on this petition and the other consultation results for the Beverley Crescent / Burt Street / Hall Road traffic management project is being prepared for the November 2022 Ordinary Council meeting.

## **Item 8     Reports**

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

*Cr Brett Treby declared an impartiality interest in item CS03-10/22 due to being the Chairperson of the Hepburn Centre.*

*Cr James Rowe declared an impartiality interest in item CS03-10/22 due to being the Vice Chairperson of the Hepburn Centre.*

*Cr Natalie Herridge declared an impartiality interest in item CS03-10/22 due to being a Board Member of the Hepburn Centre.*

*The Chief Executive Officer declared a financial interest in Item CR01-10/22 due to Council considering his employment contract and left the Chamber at 8:08PM.*



## **Procedural Motion**

### **Moved Cr Treby, Seconded Cr Cvitan**

That Item PS07-10/22 Consideration of Development Application for modifications to an existing Place of Worship and a change of use to Caretaker's Dwelling - DA2021/2027- Lot (444) 32 Bardsley Avenue, Girrawheen and Lot 443 (34) Bardsley Avenue, Girrawheen be discussed as the first item of business.

**CARRIED UNANIMOUSLY**

## **Planning and Sustainability**

**PS07-10/22 Consideration of Development Application for modifications to an existing Place of Worship and a change of use to Caretaker's Dwelling - DA2021/2027- Lot (444) 32 Bardsley Avenue, Girrawheen and Lot 443 (34) Bardsley Avenue, Girrawheen**

File Ref:	DA2021/2027 – 22/280283
Responsible Officer:	Director Planning and Sustainability
Attachments:	4

## **Issue**

To consider a development application (DA2021/1554) for modifications to an existing Place of Worship at Lot 444 (32) and a change of use to Caretaker's Dwelling at Lot 443 (34) Bardsley Avenue, Girrawheen (subject site).

<b>Applicant</b>	M.Rodic and Associates Pty Ltd.
<b>Owner</b>	Van Duoc Huynh
<b>Location</b>	Lots 444 (32) and 443 (34) Bardsley Avenue, Girrawheen
<b>Site Area</b>	1,422m <sup>2</sup>
<b>DPS2 Zoning</b>	Residential R20/40

## **Background**

On 7 September 2017, Council granted approval for a Place of Worship at Lot 444 (32) and Lot 443 (34) Bardsley Avenue, Girrawheen, the 'subject site' (Council Decision PS03–08/17).

The premises had been used as a Place of Worship for a substantial period of time prior to an application being submitted for approval and this matter was addressed in Council's previous decision.

While planning approval was granted by Council based on using the existing structures, the owners identified that the cost of building works required to bring the structures into compliance with the Building Code of Australia (BCA) would be substantial.

The owners subsequently determined that it would be better to build a new facility to accommodate their Place of Worship activity rather than retrofit and modify the existing dwellings. A new structure will be compliant with all the current building requirements and will better serve the approved use of the site as a Place of Worship.

The current development approval for use of the site as a Place of Worship sets out a range of conditions and limits the operation of the Place of Worship to:

- Monday to Sunday from 10:00am to 8:00pm with a maximum number of 12 patrons (parking contained on-site); and
- Three religious events per year with a maximum of 30 patrons (arrangements for overflow car parking on Bardsley Park)

The application subject of this report was accepted on 19 January 2022 and is for the same two lots as listed above. Both lots are zoned Residential R20/40 under the City's District Planning Scheme No. 2 (DPS2). The site is bound by residential lots on the northern, southern and western boundary and Bardsley Avenue to the East.

A location plan of the subject site is included in **Attachment 1**.

## Detail

This application seeks approval to demolish the existing Place of Worship building at 32 Bardsley Avenue and replace it with a new Place of Worship building. The existing dwelling at 34 Bardsley Avenue will be retained and used for the purpose as a Caretaker's Dwelling associated with the Place of Worship for maintenance and operational purposes. The new building for the Place of Worship is proposed over the two lots, and it is recommended they be amalgamated if the application is approved by Council. The amalgamation of the two lots will require a separate application to the Western Australian Planning Commission (WAPC) who are the decision makers for all subdivision and amalgamation applications.

The application for modifications to the Place of Worship proposes the following:

- Demolition of all structures (existing dwelling and associated additions) on Lot 444 (32) Bardsley Avenue and the proposal of a new Place of Worship building, parking bays and front fence;
- Demolition of existing additions (carport and outbuilding) on Lot 443 (34) Bardsley Avenue to facilitate parking bays;
- Change the use of the existing dwelling on Lot 443 (34) Bardsley Avenue from a Place of Worship to a Caretakers Dwelling;
- Provision of a total of eight on-site car bays, including one marked disabled car parking bay;
- Associated landscaping of 11.2% of the site;
- Set a limit of 20 patrons on site at any one time (including a maximum of two staff);
- Limit the number services to two per month which could be on any day (Monday to Sunday);
- Limit operating hours to between 6:00pm to 7:30pm; and
- No additional gatherings where more than 20 people will be attending (i.e. religious festivals).

The plans originally submitted as part of the application are included as **Attachment 2**. These plans were the subject of advertisement and initial assessment.

## Consultation

Advertising was undertaken by way of letters to adjoining landowners within a 200 metre radius of the subject site and a notice placed on the City's website. Advertising was undertaken for a period of 14 days, commencing on 14 February 2022 to 28 February 2022.

Following completion of the advertising period, 29 submissions were received, with 18 objecting to the proposal and 11 in support.

The main concerns raised during the advertising period relate to:

- The suitability of the Place of Worship at the site given its location within a residential zone and proximity to residential properties;
- Development being incompatible with the surrounding built form in terms of bulk and scale;
- Concerns relating to overshadowing and privacy concerns;
- Additional traffic congestion in the area;
- Lack of parking bays; and
- Additional noise.

A summary of the submissions received and Administration's responses are provided in **Attachment 3**.

A number of the above concerns, in particular with respect to the design and built form of the proposal, have been addressed through submission of revised plans following consultation which were received on 1 July 2022.

The revised plans are included as **Attachment 4** and are the plans subject of the Council's consideration in this item.

### **Comment**

An assessment has been carried out against the provisions of DPS2 and the following matters have been identified as key considerations for the determination of this application:

- Zoning & Land Use Permissibility;
- Built Form – setbacks, building height, overshadowing and visual privacy;
- Parking and Traffic;
- Noise; and
- Landscaping.

#### Zoning & Land Use Permissibility

A Place of Worship is listed in the DPS2 Zoning Table as an 'A' use in the Residential zone. This means that the use is not permitted unless the Council has exercised its discretion and has granted development approval following public consultation.

The site has already been approved for use as a 'Place of Worship'. This was considered at the ordinary meeting of Council on 7 September 2017 (PS03 – 08/17) and was determined to be appropriate for the subject site following public consultation. This application is for alterations and additions to the existing buildings through demolition and adaptation, and the conversion of the existing dwelling on 34 Bardsley Avenue from the approved Place of Worship to a Caretaker's Dwelling.

A Caretakers Dwelling is a 'D' use within the Residential zone, meaning a use class that is not permitted unless the Council has exercised its discretion and has granted development approval.

The objectives of the Residential Zone set out within Part 3.4 of DPS2 outline suitability of development within the residential area as listed below:

- a) Maintain the predominantly single residential character and amenity of established residential areas;
- b) Provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;

- c) Provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and
- d) Provide for compatible urban support services.

The proposal in consideration of the Part 3.4 is considered to meet these objectives following reasons:

- There are no proposed modifications to the façade of the existing dwelling at 34 Bardsley Avenue and as such, the use will be in keeping with the residential locality;
- The Caretakers Dwelling is an appropriate land use that is seen to be a vital component to the maintenance and upkeep of the Place of Worship; and
- The proposed use serves the purpose of providing residential accommodation for the occupier, which is considered a compatible land use within the existing residential area.

### Built Form

The proposed new structure to accommodate the Place of Worship use is primarily two storey in height and has a design aesthetic that reflects the nature of the religious purpose of the site. Small decorative towers are located to either side of the front elevation and a single turret is located centrally at the rear of the structure. The towers are accessed via spiral stairs but serve no functional purpose. The revised plans show the bulk of the proposed new building is set away from the south eastern boundary locating it toward the common boundary of the two lots.

The new building accommodates a central hall with offices, stores, ablution facilities and a kitchen to the rear at the ground floor level while the upper level is entirely for religious activities.

Objections to the built form of the proposal (as advertised) were received during consultation, specifically in relation to building bulk, the overall height of the building and the potential for overshadowing and overlooking.

### *Setbacks*

For non-residential development adjoining residential lots DPS2 requires a 6 metre setback to the front boundary, a 3 metre setback to the side and rear boundaries for buildings of one storey and a 6 metre setback for buildings of two stories or more. Following advertising revised plans were submitted that addressed setback variations that were present in the advertised version. The revised plans now comply with these standards except for a variation to the rear boundary where the ground floor is setback 2.5 metres in lieu of 3 metres.

The 500mm setback variation to the rear at the ground floor level will not have an unreasonable impact on the adjoining land owner by way of building bulk and scale and will not overshadow or overlook the site. The setback variation is therefore supported.

The upper floor setbacks are fully compliant and the building is setback 6 metres from the rear boundary and 7.4 metres from the south eastern side boundary, these being the closest residential boundaries.

### *Building Height*

Part 4 General Development Requirements of DPS2 does not contain specific standards relating to building height. As the development is not a residential dwelling the Residential Design Codes (R-Codes) building height and other standards do not apply to this proposal. In this regard the Council is to assess the proposal on its merits.

While there are no specific building height standards this does not mean that this element is unregulated by DPS2. In this regard the application is required to be considered against Clause 67 'Matters to be Considered' of the Deemed Provisions. Specifically Clause 67(m) which states:

- m) the compatibility of the development with its setting, including —*
  - a. the compatibility of the development with the desired future character of its setting; and*
  - b. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

In order to guide consideration under Clause 67(m), the proposal has been assessed against the R-Codes where DPS2 does not provide specific provisions. This provides a gauge to interpret the impact of the proposal in comparison to the standards that apply to the surrounding residential properties.

The proposed Place of Worship building height is almost entirely compliant with the wall height requirements of the R-Codes with the exception of the northern section of the main building abutting Bardsley Avenue, which is proposed to be 7.35 metres in lieu of the compliant seven metres. The overall ridge height of the main building is 9.55 metres which complies with the Deemed-to-Comply requirements of the R-Codes being 10 metres. However, the towers elements being a total of 12.5 metres exceed this height. Overall the proposed building is considered to be consistent with the bulk and scale of a compliant two storey residential dwelling.

The decorative towers located on either side of the building frontage and at the rear of the building whilst being over 10 metres, are identified as architectural elements that signify the cultural and religious purpose of the site and do not serve an operable or habitable function. In the context of the overall main building, the decorative towers are slender in size (2.5 metres wide) and are limited to selected areas of the main building and are not considered to result in excessive bulk and scale. In addition, all feature towers either comply with or are in excess of the setback requirements of DPS2 from the street and side boundaries. As a result, the towers do not impact the ability of the neighboring properties to achieve adequate access to direct sunlight or obscure any views of significance and subsequently it is considered that the proposed building height and bulk has no adverse impact on the amenity of adjoining properties or the streetscape.

### *Overshadowing*

The proposal results in minimal overshadowing of an adjoining site and would comply with the standards under the R-Codes if it were a residential dwelling. The R-Codes allows up to 25% of the site area of an adjoining property to be overshadowed. The proposal will overshadow only 2.4% (16.5m<sup>2</sup>) of the southern neighbour and therefore no issue is raised regarding the minimal amount of overshadowing.

### *Visual Privacy*

The proposed new building is not residential and therefore the visual privacy provisions of the R-Codes do not apply to the proposed new building. While this is the case, the proposal has been designed to mitigate any visual privacy concerns through the use of fixed obscure screening to 1.6m high on the upper floor balcony to the south eastern side.

The ground level of the site is not raised more than 0.5 meters above the natural ground level, and the upper floor openings all have sufficient setback from residential boundaries to comply with the visual privacy provisions of the R-Codes as if it were a residential development.

The application does not result in an overlooking problem in relation to any adjoining residential properties.

### Car Parking and Traffic

A number of submissions raised concerns regarding whether the amount of proposed on-site car parking is sufficient to cater for the proposal.

Pursuant to Part 4.14 and Table 2 of DPS2, the proposed Place of Worship is required to provide five car parking bays based on the limitation of 20 attendees. A further two car parking bays are required for the Caretakers dwelling. The application proposes a total of eight bays. The total requirement is seven bays, representing a one bay surplus. The application therefore satisfies the car parking requirements of DPS2. In order to ensure that the proposed number of bays remain suitable for the scale of the proposal and on-site parking arrangements are sufficiently managed, it is recommended conditions be imposed to limit occupancy numbers and manage on-site parking operation through a management plan.

A number of submissions also raised concerns regarding potential traffic congestion as a result of the development.

The City's Traffic and Transport Services has reviewed the proposal and has confirmed that the traffic generation forecast for the proposed development is not expected to affect surrounding areas. The road network has been designed to accommodate the level of traffic expected and this development will not materially impact on traffic levels in the area. The proposed Place of Worship caters for a maximum of 20 patrons, which is of a similar scale to the previously approved Place of Worship, therefore there is no objection to the proposal in relation to traffic generation.

### Noise

A number of submissions have raised concerns regarding noise impacts generated from activities associated with the use.

To address these concerns, the applicant provided the following justification:

- There will be no gatherings where more than 20 people will be attending on site;
- There will be no loud chanting or use of speakers; and
- The noise level is associated with normal praying as it has been for the last 30 years with the noise level being below the standard 45db for a residential area.

It is Administration's understanding that the Place of Worship has been operating for a number of years, prior to the submission of the previous Place of Worship application, as confirmed by the applicant.

The City has no record of any complaints being received regarding noise associated with the Place of Worship over that time. Given the nature of the activity an Acoustic Report is not required and would be an unnecessary cost burden. The proposal is unlikely to generate noise that is inconsistent with the residential character of the surrounding area.

In addition, the anticipated sound levels for all types of noise associated with the proposal and noise associated with operational activities must comply with the *Environmental Protection (Noise) Regulations 1997*.

Landscaping

DPS2 Provisions	Proposal
<u>Clause 4.17.1</u> A minimum of 8% of the area of a development site shall be set aside, developed and maintained as landscaping.	Approximately 11.2% of the site - Complies
<u>Clause 4.17.2</u> When a proposed development includes a car parking area abutting a street, an area no less than three metres wide within the lot along all street alignments shall be set aside as landscaping.	First 0.5 metre of the street alignment is proposed for landscaping - Variation

Clause 4.17.2 of DPS2 requires the first three metres of a street alignment to be landscaped which is the standard for commercial development.

Whilst the proposal does not provide a continuous three metre landscaping strip from the street boundary, Administration supports the variation to landscaping of this area as the overall amount of landscaping provided for the development exceeds the minimum 8% required under DPS2. In addition, the majority of the landscaping in the front setback areas exceeds the three metre minimum requirement.

A condition of approval is recommended requiring a detailed landscaping plan to be submitted and approved prior to the lodgement of a building permit to ensure the provision of high quality landscaping outcomes.

Conclusion

The development application for a Place of Worship at Lot 444 (32) and Lot 443 (34) Bardsley Avenue, Girrawheen has been assessed against the relevant parts of the planning framework and is generally compliant with District Planning Scheme No. 2.

Whilst a number of submitters identified bulk and scale as a topic of concern, the applicant has provided revised plans that suitably address these considerations through substantial setbacks which minimise the impression of bulk and scale. The size and scale of the proposed new building is consistent with that of a typical two storey dwelling which is capable of approval in the residential area. The development will not have an unreasonable impact on residential amenity whilst still retaining a unique architectural design that is reflective of and signifies its purpose as a Place of Worship.

Through the imposition of conditions relating to occupancy numbers and operational hours, it is considered that the development will not result in significant traffic or noise impacts upon the immediate surroundings and its operation will be of a similar intensity to that of the current approval. In addition, the proposed amount of car parking bays exceed the requirement prescribed in DPS2. Furthermore, the anticipated sound levels for all types of noise associated with the Place of Worship and noise associated with operational activities must comply with the *Environmental Protection (Noise) Regulations 1997*.

The existing Place of Worship has been operating for a number of years and there has been no complaints associated with the current operation. If the City receives a complaint following completion of the development about its operation, the matter will be investigated by Administration to ensure compliance with the conditions of approval is occurring.

The Place of Worship use is a complementary land use to the residential purpose of the area and this proposal for a new building and change of use to designate a Caretakers Dwelling has demonstrated an appropriate form of development that is compatible with the surrounding residential area. Therefore, it is recommended that Council approve the proposed development for a new two storey Place of Worship building and change of use to Caretaker Dwelling at 32 and 34 Bardsley Avenue, Girrawheen subject to conditions.

### Statutory Compliance

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

### Strategic Implications

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

*7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services*

*7.1 - Clear direction and decision making*

### Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

Risk Title	Risk Rating
CO-O23 Safety of Community	Medium
Accountability	Action Planning Option
Director Community and Place	Manage

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

### Policy Implications

Nil.

### Financial Implications

Nil.

### Voting Requirements

Simple Majority



**Moved Cr Treby, Seconded Cr Rowe****That Council:-**

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2 **APPROVES** the Development Application for Alterations and Additions to the Place of Worship and change of use to Caretaker's Dwelling at Lot 444 (32) and Lot (443) 34 Bardsley Avenue, Girrawheen as shown in Attachment 4, subject to the following conditions:

- a) The use of premises is to be Place of Worship and Caretakers Dwellings as defined in the City of Wanneroo's District Planning Scheme No. 2 as follows:

*"Place of Worship: includes buildings used primarily for the religious activities of a church, but does not include an institution for primary, secondary or higher education, or a residential training institution"*

*"Caretaker's Dwelling : means a building used as a dwelling by a person having the care of the building, plant, equipment or grounds associated with an industry, business, office or recreation area carried on or existing on the same site"*

A change of use from that outlined above may require the approval of the City.

- b) The two lots subject to this application Lot 444 (32) and Lot (443) 34 Bardsley Avenue, Girrawheen shall be amalgamated onto a single title, and a copy of the Certificate of Title for the amalgamated land is to be submitted prior to the occupation of the use in the new Place of Worship building.
- c) A maximum of 20 patrons are permitted within the Place of Worship building at any one time which includes two staff members.
- d) The operating hours of the Place of Worship shall be restricted to Monday to Sunday 6:00pm to 7:30pm, with a maximum of two services per month;
- e) A Parking Management Plan shall be submitted for approval to the City prior to the occupation of the use in the new Place of Worship building. The Parking Management Plan shall set out measures to be undertaken to ensure arrangements for use of on-site car parking are in place for visitors. The operation of the Place of Worship shall be undertaken in accordance with the Parking Management Plan.
- f) Detailed Planting and Landscaping plan shall be submitted and approved by the Manager Land of Development prior to the lodgement of a building permit, and carried out in accordance with the approved plans and thereafter maintained to the satisfaction of the City.
- g) Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS 2890) and shall be drained, sealed, marked and maintained to the satisfaction of the City.
- h) The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
- i) Caretaker's car parking spaces shall be marked and clearly signposted as dedicated for staff use only, to the satisfaction of the City.
- j) Lighting shall be installed to pathways and car parking areas, be designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to not overspill into nearby lots.

- k) The applicant is to demonstrate that onsite stormwater storage can accommodate major storm event (1 in 100 ARI) as per the City's requirements prior to issuance of a building permit, to the satisfaction of the City.
- l) Stormwater and any other water run-off from buildings and/or paved areas shall be collected and retained on site.
- m) Storage areas, plant, equipment and bin areas shall be screened from view from adjoining streets, public places and adjacent properties.
- n) All waste shall be stored within the designated bin enclosure and shall be collected from the site by a private contractor at the cost of the owner/occupier.
- o) The applicant shall undertake adequate measures during construction to minimise any adverse impacts caused by sand drift and dust from the site
- p) A construction management plan shall be submitted for approval to the City prior to an application for a building permit being made. The plan is to detail how construction of the development will be managed to minimise disruption to adjoining landowners. The plan will need to address the following:
  - i. The delivery times for materials and equipment to the site;
  - ii. Storage of materials and the location and type of equipment on site;
  - iii. Adequate measures be implemented during construction to minimise any adverse impacts caused by sand drift and dust from the site;
  - iv. Parking arrangements for contractors and sub-contractors;
  - v. Construction times;
  - vi. Measures to minimise noise impacts on surrounding residents; and
  - vii. Any other matter required by the City.

The construction management plan is to be submitted to and approved by the City prior to the commencement of any development.

**2. ADVISES the submitters of its decision.**

**CARRIED  
9/2**

**For the motion:** Cr Aitken, Cr Baker, Cr Coetzee, Cr Cvitan, Cr Miles, Cr Parker, Cr Rowe, Cr Sangalli and Cr Treby

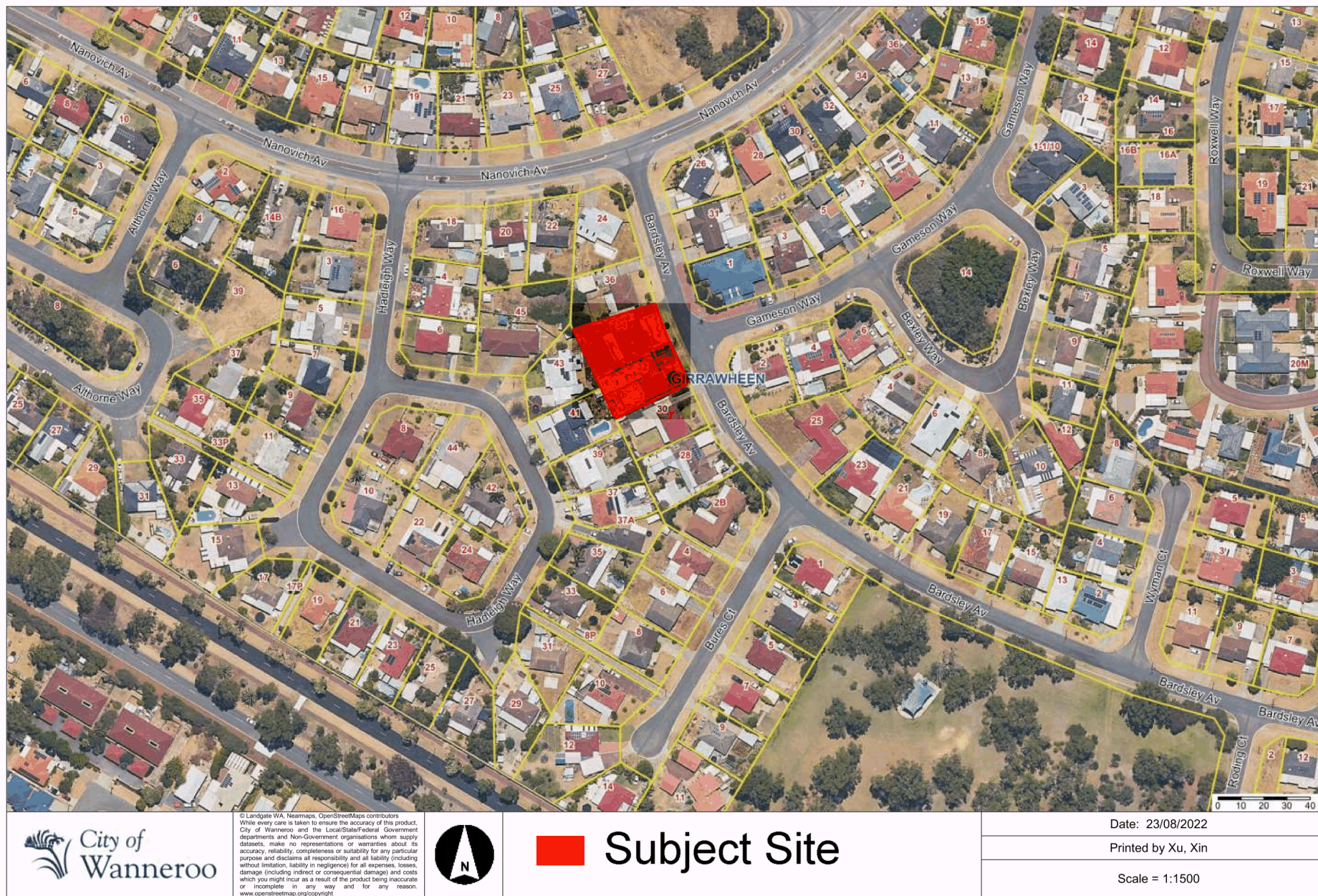
**Against the motion:** Cr Herridge and Cr Wright

*Attachments:*

<a href="#"><u>1</u></a>	Attachment 1 - Location Plan	22/323334
<a href="#"><u>2</u></a>	Attachment 2 - Original Plans	22/323355
<a href="#"><u>3</u></a>	Attachment 3 - Schedule of Submissions	22/323448
<a href="#"><u>4</u></a>	Attachment 4 - Revised Plans	22/323445

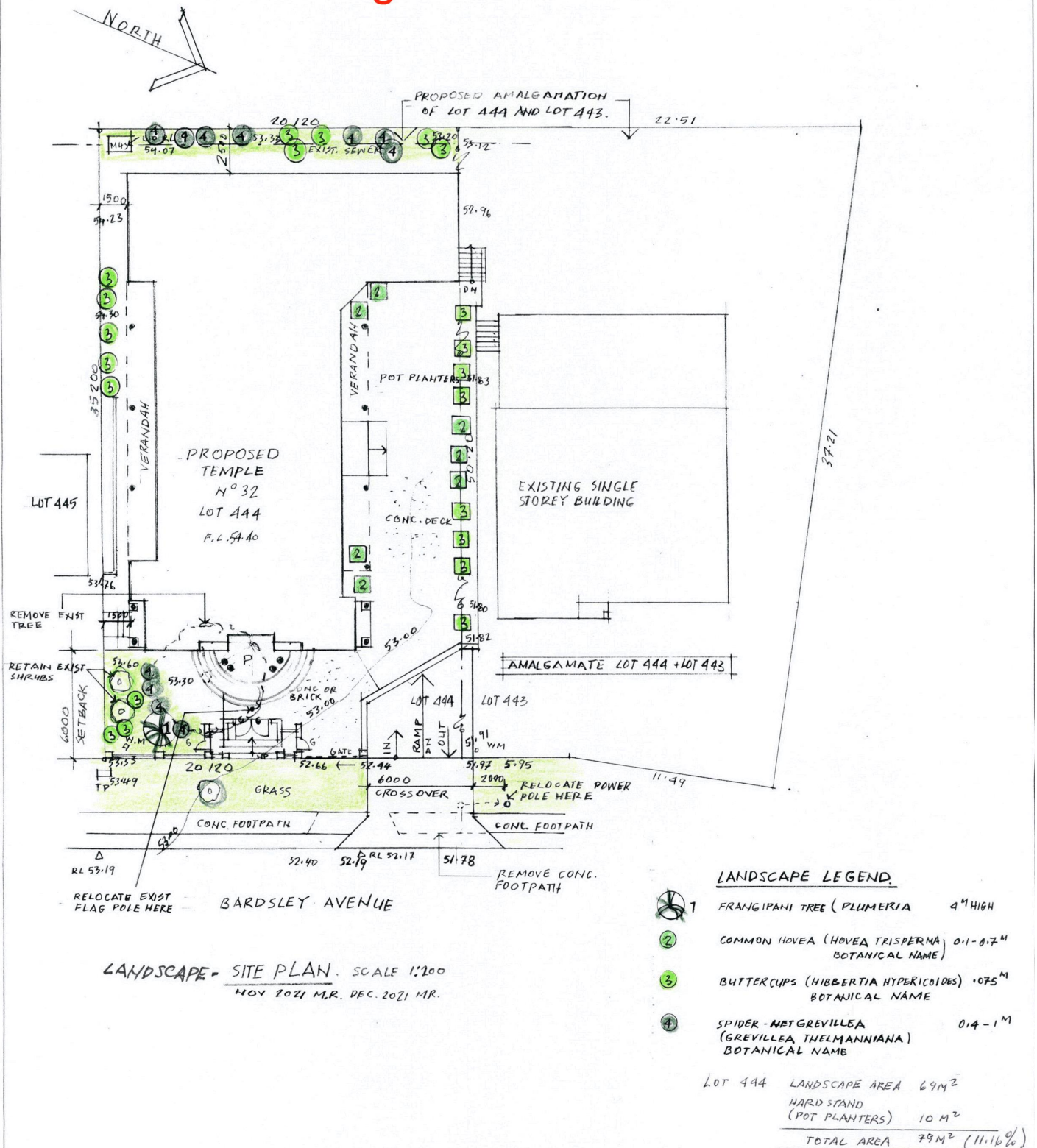


# Attachment 1 - Location Plan





# Attachment 2 - Original Plans



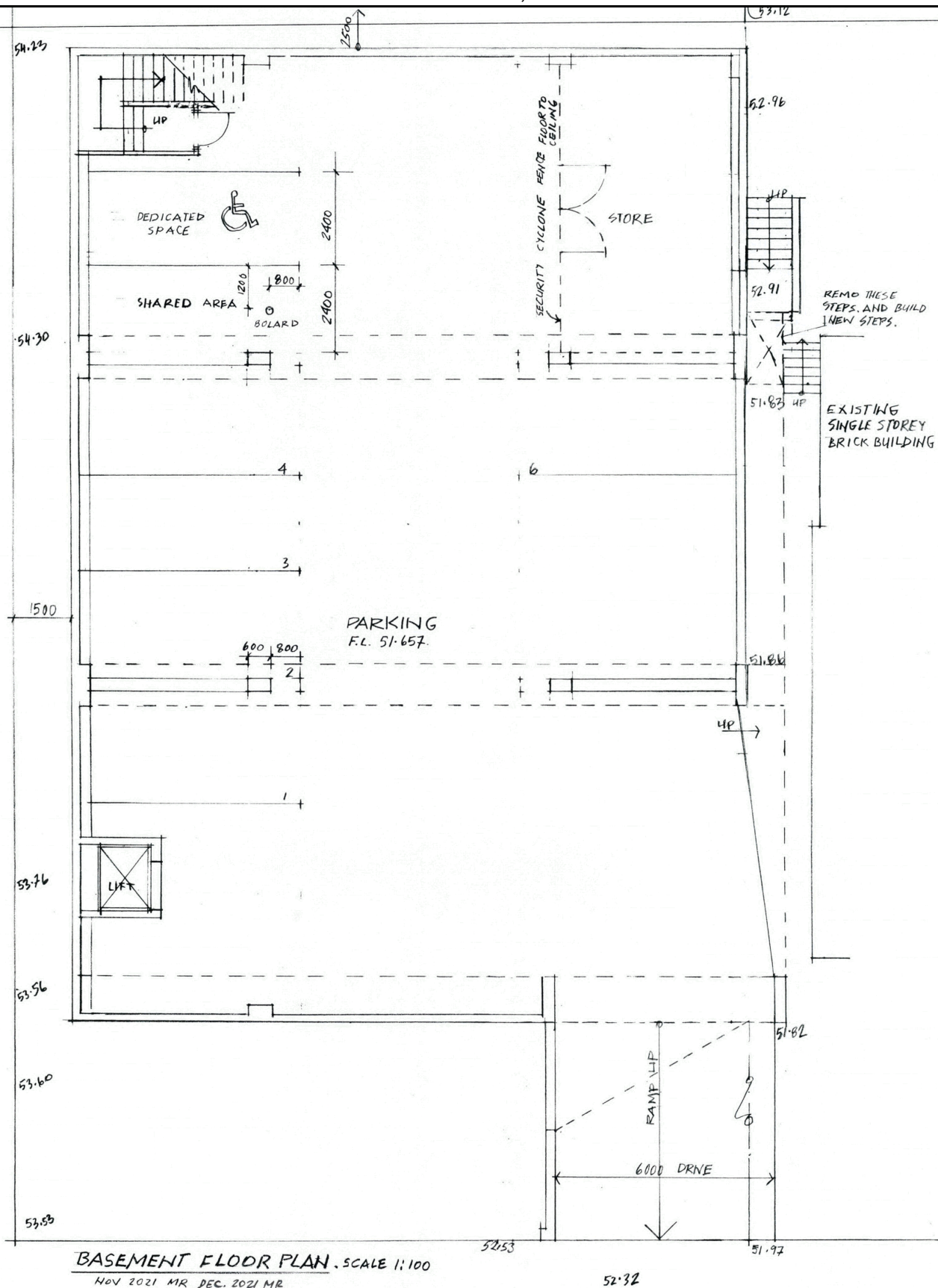
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rev	amendment	date	by	client:	THE CAODAI OVERSEAS MISSIONARY (AUSTRALIA) WESTERN AUSTRALIA DIOCESE INCORPORATED.			
project: PROPOSED CAODAI OVERSEAS MISSIONARY TEMPLE.				notes:	<ul style="list-style-type: none"> <li>check all levels and dimensions on site before commencing any work</li> <li>all dimensions are in millimeters</li> <li>dimensions shall take precedence over scale</li> </ul>			dwg no. : A01
drawn:	checked:	date:	scale:	job no. :				
M.R.	M.RODIC	DEC NOV 2021	AS SHOWN	21-09				



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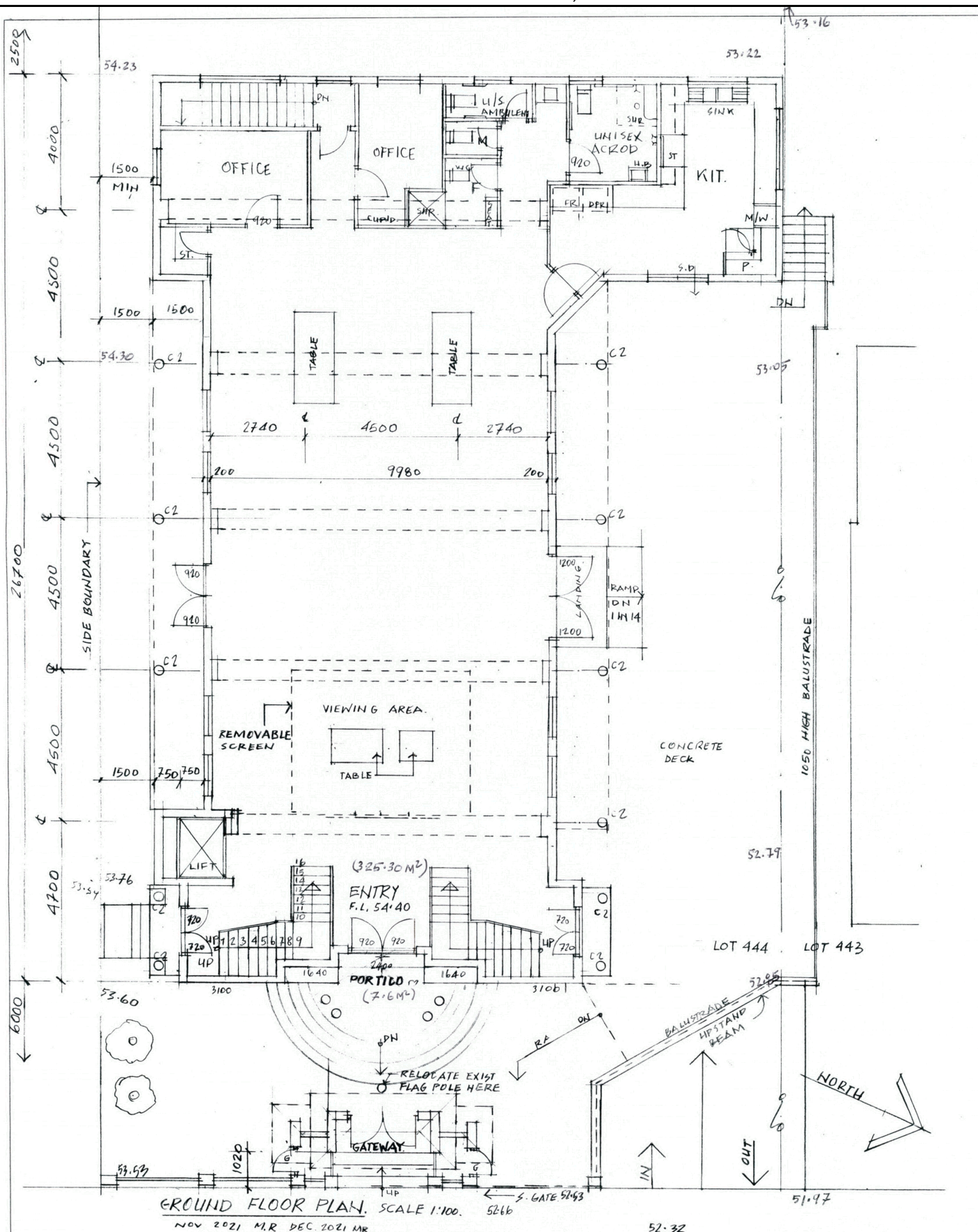
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project: PROPOSED CAODAI OVERSEAS MISSIONARY TEMPLE.				notes:	<ul style="list-style-type: none"> <li>check all levels and dimensions on site before commencing any work</li> <li>all dimensions are in millimeters</li> <li>dimensions shall take precedence over scale</li> </ul>	dwg no. <b>A02</b>
drawn:	checked:	date:	scale:	job no.		
M.R.	M.RODIC	DEC NOV 2021	AS SHOWN	21-09		





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project: **PROPOSED CAODAI OVERSEAS  
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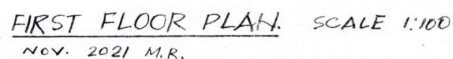
client: **THE CAODAI OVERSEAS  
MISSIONARY (AUSTRALIA) WESTERN  
AUSTRALIA DIOCESE INCORPORATED.**

notes:

- check all levels and dimensions on site before commencing any work
- all dimensions are in millimeters
- dimensions shall take precedence over scale

dwg no.:  
**A03**

drawn: checked: date: scale: job no.:  
M.R. M.RODIC DEC 2021 AS SHOWN 21-09

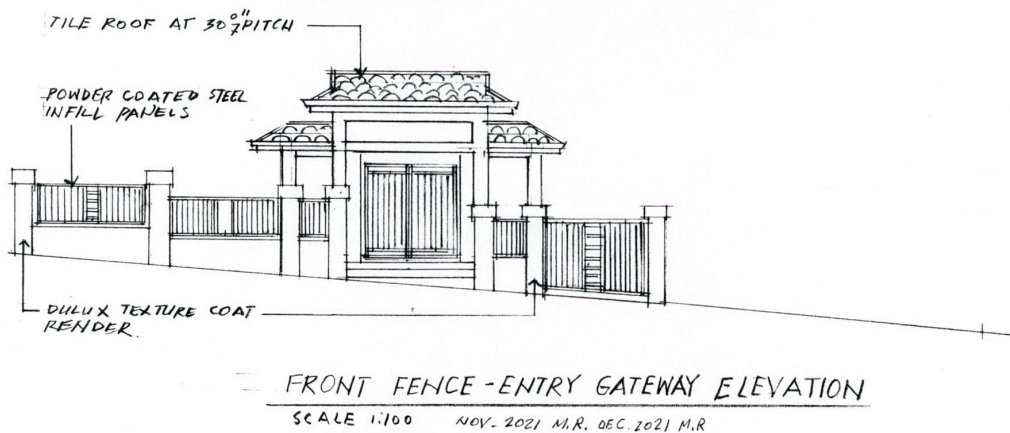
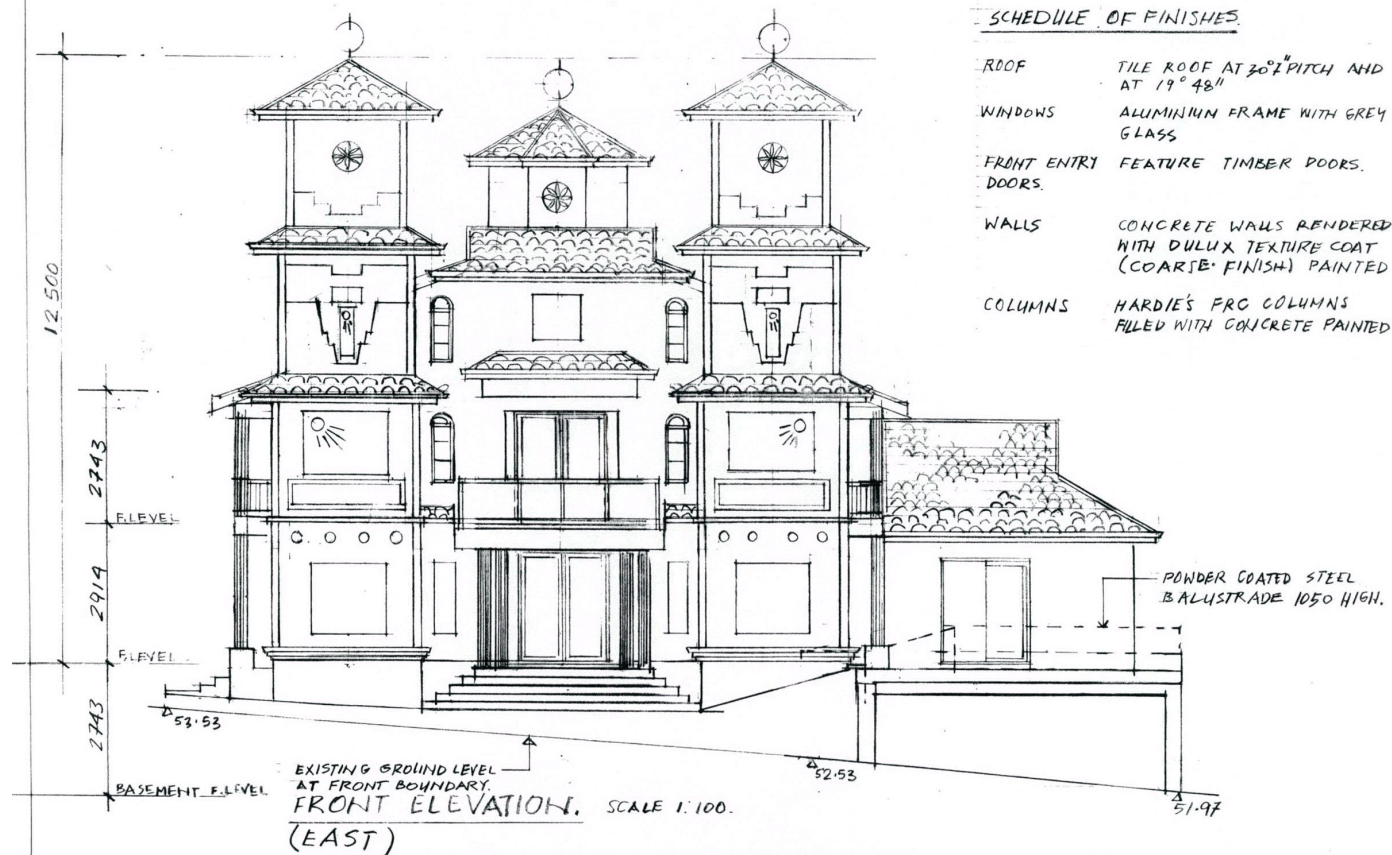


FLOOR AREA	270M <sup>2</sup>
VERANDAH	52.2M <sup>2</sup>
BALCONY	7.6M <sup>2</sup>

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drawn: M.R	checked: M.RODIC	date: DEC NOV 2021	scale: AS SHOWN	job no. : 21-09
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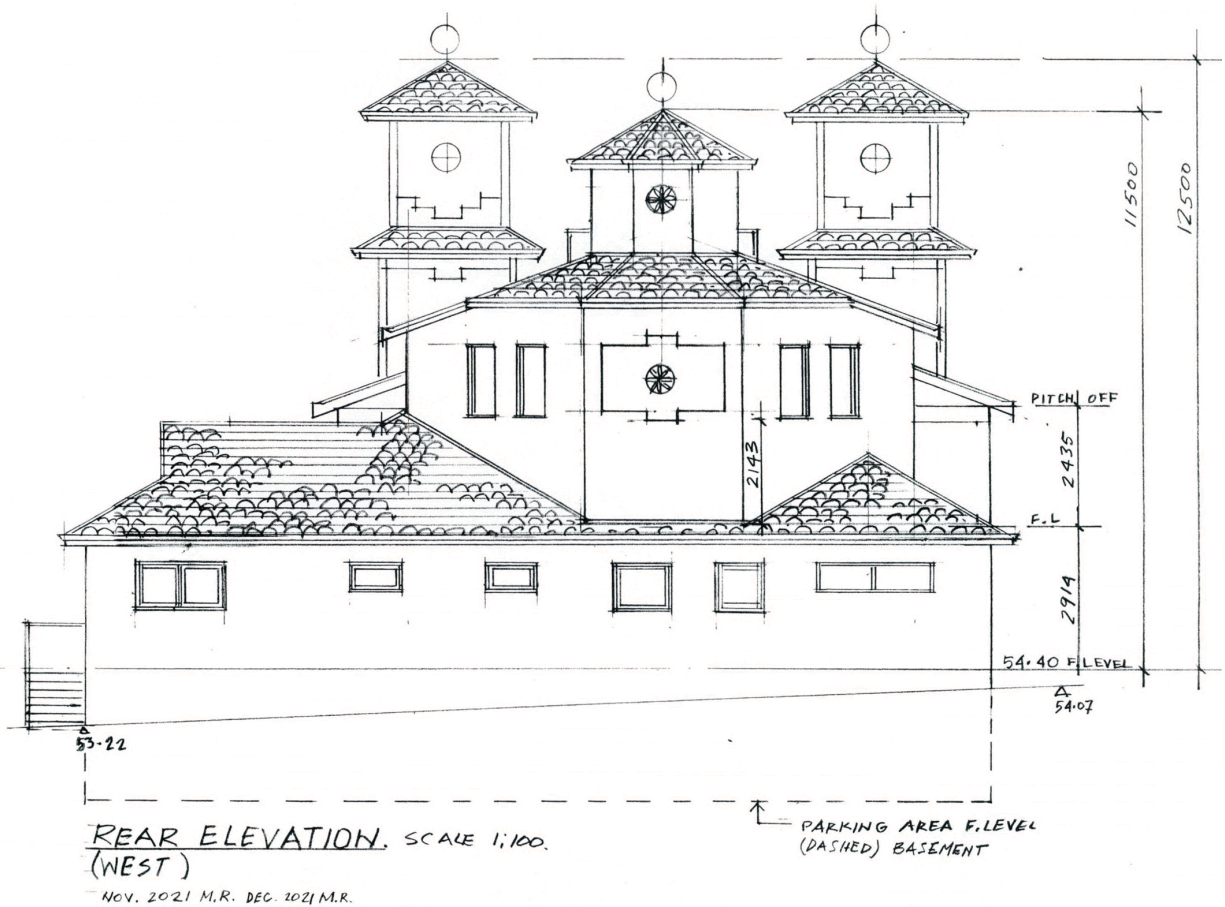
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project:	PROPOSED CAODAI OVERSEAS MISSIONARY TEMPLE.			notes:	• check all levels and dimensions on site before commencing any work • all dimensions are in millimeters • dimensions shall take precedence over scale	dwg no.: <b>A05</b>
drawn:	checked:	date:	scale:	job no.:		
M.R.	M.RODIC	DEC NOV 2021	AS SHOWN	21-09		





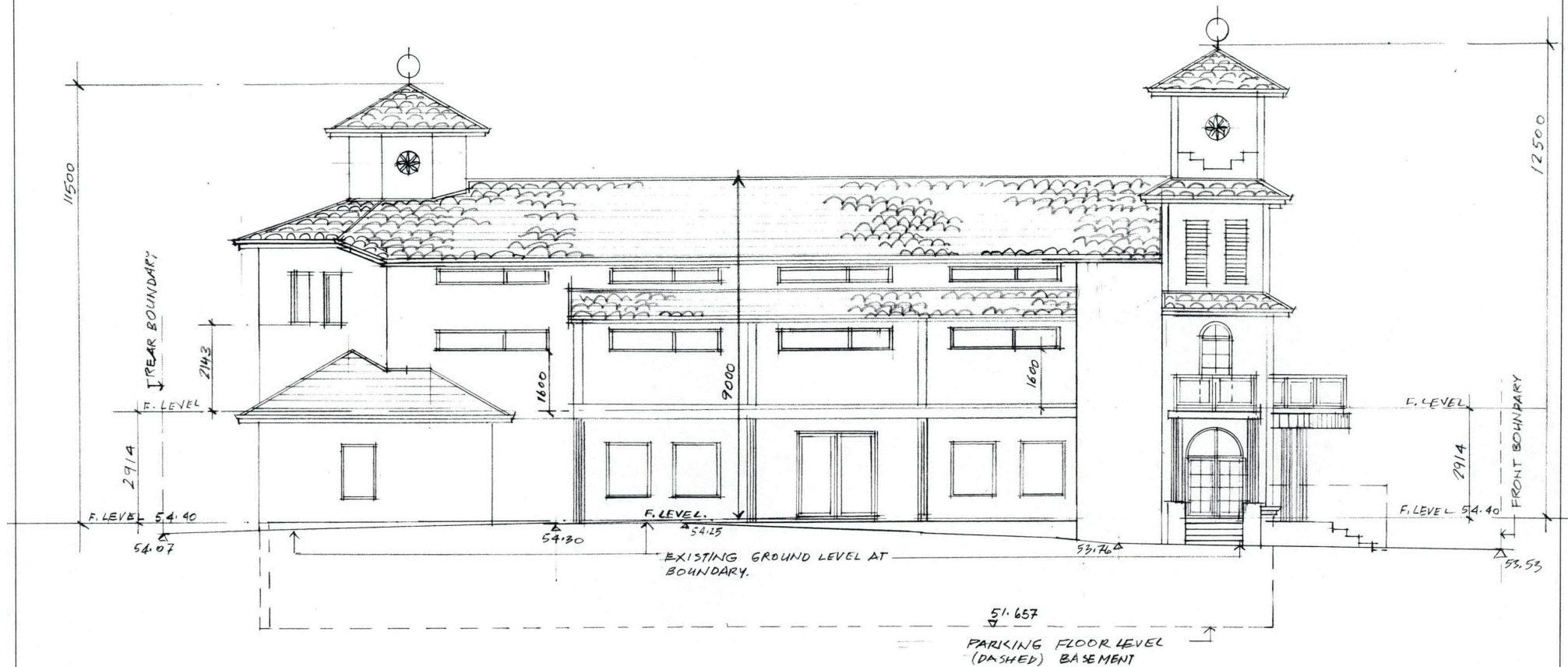
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project: PROPOSED CAODAI OVERSEAS MISSIONARY TEMPLE.				notes:	<ul style="list-style-type: none"> <li>check all levels and dimensions on site before commencing any work</li> <li>all dimensions are in millimeters</li> <li>dimensions shall take precedence over scale</li> </ul>	
drawn:	checked:	date:	scale:	job no.	dwg no.	
M.R.	M.RODIC	DEC NOV 2021	AS SHOWN	21-09	A06	



SIDE ELEVATION. SCALE 1:100  
(SOUTH)

NOV. 2021 M.R. DEC. 2021 M.R.

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rev amendment

date by

project: **PROPOSED CADDAI OVERSEAS  
MISSIONARY TEMPLE.**

client: **THE CADDAI OVERSEAS  
MISSIONARY (AUSTRALIA) WESTERN  
AUSTRALIA DIOCESE INCORPORATED.**

notes:

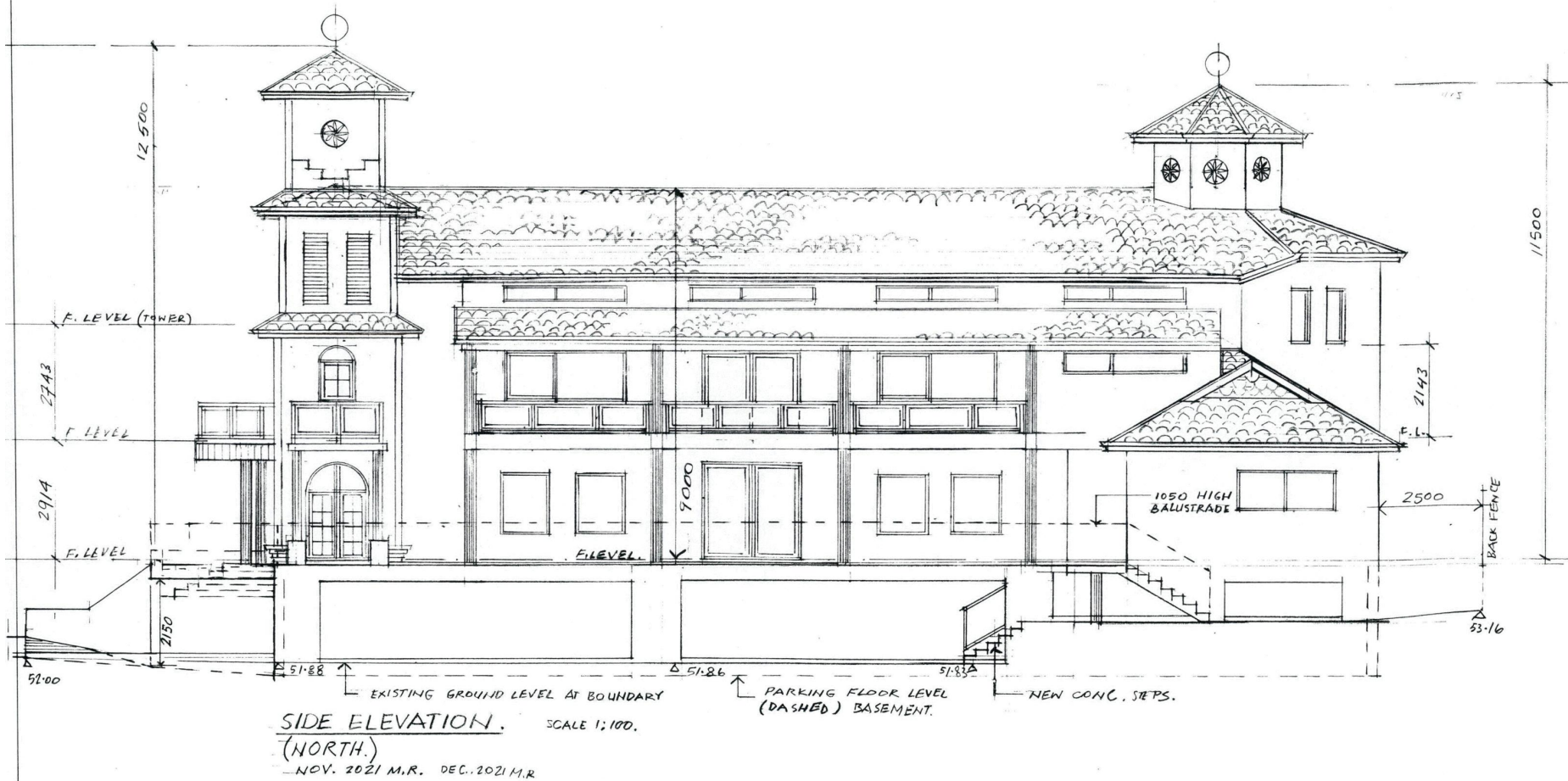
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- all dimensions are in millimeters
- dimensions shall take precedence over scale

dwg no.:

**A07**

drawn:	checked:	date:	scale:	job no.:
M.R.	M.RODIC	Nov 2021	AS SHOWN	21-09





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project: **PROPOSED CADDAI OVERSEAS  
MISSIONARY TEMPLE.**

date by

client: **THE CADDAI OVERSEAS  
MISSIONARY (AUSTRALIA) WESTERN  
AUSTRALIA DIOCESE INCORPORATED.**

notes: 

- check all levels and dimensions on site before commencing any work
- all dimensions are in millimeters
- dimensions shall take precedence over scale

dwg no.:

**A08**

drawn: checked: date: scale: job no.:  
**M.R. M.RODIC Nov 2021 AS SHOWN 21-09**

## Attachment 3 - Schedule of Submissions

**CITY OF WANNEROO**  
**DA2021/2027 Place of Worship**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

*(Advertising Closed 28 February 2022)*

Support	11
Comment	0
Object	18
Total	29

No.	Position	Summary of Submission	Administration Comment	Recommendation
<b>1.</b>	<b>Object</b>	<b>Submitter 1</b>		
1.1		There is no parking area for people attending. It would be an accident waiting to happen (like the silly speed humps I'm surrounded by)	<p>The application proposes a total of eight bays on-site where a total of seven bays are required, which satisfies the car parking requirements of the City's District Planning Scheme No.2. The applicant has also advised that overflow car parking will be provided at Bardsley Park as per the current approval.</p> <p>In addition, the City's Traffic and Transport Services have reviewed the proposal and have confirmed that the forecast traffic generation is not expected to affect the surrounding areas and the road network has been designed to accommodate this amount of traffic.</p> <p>It is recommended that a condition for the applicant / landowner provide a Parking Management Plan be submitted to ensure parking is appropriately managed both on and off site.</p>	Condition recommended.

No.	Position	Summary of Submission	Administration Comment	Recommendation
1.2		Who, if any one will ensure it is restricted to 20 people.	<p>The maximum number of 20 people permitted on site will be imposed as a condition on approval. Any change to the maximum number of people attending the site will require an amendment to the planning approval.</p> <p>Non-compliance with these conditions will be dealt with through the City's compliance process as is the case with all similar conditions.</p>	Condition recommended.
<b>2.</b>	<b>Support</b>	<b>Submitter 2</b>		
2.1		Love the look of it. It will be a real landmark in area.	Noted.	No modification required.
2.2		The only concern I had was parking but if this has been addressed I have no objections. Hoping it will be approved.	See response 1.1	No modification required.
<b>3.</b>	<b>Object</b>	<b>Submitter 3</b>		
3.1		The building height is excessively tall and will cast a long shadow that will cover most of the neighbouring house. It would make the neighbour house cold and very unpleasant to live during winter.	An assessment of the proposal against the Residential Design Codes (R-codes) was undertaken to provide a comparative exercise for the consideration of overshadowing on adjoining properties. Per the R-Codes, a residential dwelling is not permitted to overshadow more than 25% of the site area of the adjoining lot. The proposal has been calculated to result in 16.5m <sup>2</sup> or 2.4% of overshadowing to the neighbouring property which would be considered an acceptable outcome.	No modification required.
3.2		Also there is not enough parking space on the street of the proposed property, which causing obstruction of traffic during gathering time. There was sometime 20 cars parked along the street during gathering.	<p>See response 1.1.</p> <p>The current Place of Worship was approved with a maximum of 30 patrons during religious events. The City supported arrangements for overflow car parking to be on Bardsley Park to mitigate any car parking issues when events are held. The application has proposed a reduction in the number of patrons to a maximum of 20, with the proposal also providing sufficient parking within the site in accordance with City's District Planning</p>	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
			Scheme No.2 requirements.	
3.3		The proposed building does not have enough open space and window for ventilation, would increase the risk of transmitting of covid-19.	The City's District Planning Scheme No.2 does not prescribe provisions regarding open space or minimum number of windows for ventilation. It can be noted that the Place of Worship must still comply as a Class 9b (public building) under the National Building Code of Australia.	No modification required.
3.4		If they want a bigger building, relocate to a different site would be more appropriated.	This application is required to be assessed on its merits. A preferred or alternative location is not a valid planning consideration. The application has been assessed against the relevant planning framework as set out in the report.	No modification required.
<b>4.</b>	<b>Object</b>	<b>Submitter 4</b>		
4.1		This proposal has little to no impact on me. As I have been contacted twice over the matter, I feel I should say something. Cars coming and going, parking issues, resident quiet enjoyment of their premises.	See response 1.1.	No modification required.
4.2		Noise, music, non-stop chitchat following worship outside.	The anticipated sound levels for all types of noise associated with the Place of Worship and noise associated with operational activities must comply with the Environmental Protection (Noise) Regulations 1997.  In addition, the Place of Worship has been operating for a number of years and the City has no record of any complaints regarding noise associated with the operation.	No modification required.
4.3		Opposite a T Junction I might add. A minimum of 8 cars. Not very fair on my neighbours.	See response 1.1.	No modification required.
<b>5.</b>	<b>Object</b>	<b>Submitter 5</b>		
5.1		The height of the proposed temple is inappropriate for the area and also not	The proposal has been modified to include a reduction in overall height that brings the main Place of Worship building into	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		appropriate for the surrounding properties.	compliance with the maximum height permitted for a two storey residential dwelling. Administration acknowledges that the existing residential area mainly consists of single storey development, however the Place of Worship building would be largely consistent with the Deemed-to-Comply height provisions of the Residential Design Codes, with the exception to the Feature towers. The Feature towers are narrow features and slender in profile in the context of the overall building.	
5.2		At the moment there is inadequate parking for the building as it is with parking on the verges adjacent, on the footpath and on verges across the road. The proposal lacks solving the existing parking problem.	See response 1.1 & 3.2.	No modification required.
<b>6.</b>	<b>Object</b>	<b>Submitter 6</b>		
6.1		Do not agree with the proposal to construct a very large and tall structure at this site.	See response 5.1.	No modification required.
6.2		This building is not appropriate for a residential area and should be relocated.	See response 3.4.	No modification required.
6.3		The height of the build is inappropriate and will overshadow homes in the immediate area.	See response 3.1 & 5.1.	No modification required.
6.4		The height of 12.500 metres, as indicated on the south elevation, does not show the proper height. This measurement is from ground floor level and not from ground level which gives an estimated extra height of 0.3metres, thus giving a total height of approximately 12.850metres. The North elevation will have a height of 15.243metres, therefore	Administration has measured the building height from the natural ground level in lieu of the finished floor. This methodology is consistent with standard industry practice as outlined within the Residential Design Codes.	No modification required.



No.	Position	Summary of Submission	Administration Comment	Recommendation
6.5		towering over adjacent properties. The mid-winter shadow cast over adjacent properties will extend approximately 18 metres. This shadow will affect existing and future roof solar systems and is an unreasonable impost on the owners of adjacent properties. (32degrees South, 12pm mid-winter, 1.452 x height). The shadow will be considerably longer on either side of 12pm.	See response 3.1.	No modification required.
6.6		Anyone standing on the first floor veranda (South side) will see over neighbouring properties	The proposal has been designed to mitigate any visual privacy concerns through the use of fixed obscure 1.6 metre high screening on the veranda (upper floor balcony), not raising the proposal more than 0.5 metres above the natural ground level, and is sufficiently setback from all residential boundaries. In accordance with provisions of Visual Privacy of the Residential Design Codes, the application does not propose any overlooking into any residential properties and as such doesn't impact on the privacy of existing residential properties.	No modification required.
6.7		I do not believe that this massive structure is for a maximum of 20 worshippers at any one time.	The applicant has confirmed that the proposal includes a maximum number of 20 people on site at any one time.  Any change to the maximum number of people attending the site will require an amendment to the planning approval given. Non-compliance with these conditions will be dealt with through the planning compliance process.	Condition recommended.
6.8		On many occasions I have observed more than 20 cars parked on the street adjacent to the existing temples. These cars are already causing traffic obstruction. Dedicated parking is essential.	See response 3.2.	No modification required.



No.	Position	Summary of Submission	Administration Comment	Recommendation
6.9		<p>I am sure that there are many more vacant areas that should be considered by the City before making a decision on this proposal. A structure of this size is more appropriately located in an adjacent public area. My suggestions are:</p> <ol style="list-style-type: none"> <li>1. West of the Girrawheen Library/Hub and could be incorporated into the Girrawheen Hub precinct redevelopment. There are two existing religious worship areas adjacent to the precinct. Parking would not be an issue.</li> <li>2. On the West side of where Daisy House/Wanneroo Community Men's Shed were previously located at the end of Wade Court.</li> <li>3. On the vacant land on the North East corner of Girrawheen Senior High School.</li> </ol>	See response 3.4.	No modification required.
6.10		The covering letter from the City Planning Department indicated that the submission may be lodged on or before 21 Feb.2022. Considering the City's letter was delivered on the 15 Feb, it does not give local residents enough time to consider the proposal adequately or timely. The covering letter should be redrafted, giving residents a chance to review and submit a response.	Advertising was undertaken in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> by way of letters to adjoining landowners within a 200 metre radius of the subject site and a notice placed on the City's website. Advertising was undertaken for a period of 14 days, commencing on 14 February 2022 to 28 February 2022. Any submissions received after the closing date were included and considered as part of the assessment.	No modification required.
<b>7.</b>	<b>Object</b>	<b>Submitter 7</b>		
7.1		As a resident of the area I am concerned with the size of the proposed structure. As the temple is to only hold 20 people	See response 1.2 and 5.1.	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		does it need to be of such scale?		
7.2		The 12.5m high towers that would dominate the skyline of the local area would diminish from the residential look of the area and as it is zoned residential on the city of Wanneroo web sites plans would I be allowed to build the equivalent 3 story structure as well?	See response 5.1.	No modification required.
7.3		With the height of the towers the privacy of adjoining and near by backyards will be compromised.	See response 6.6.	No modification required.
7.4		The temple has already adjoined to lot 433 as I'm sure the council is unaware of and the extra traffic in Hadleigh way is already a concern.	Lot 433 Hadleigh Way does not form part of the subject application. Should there be concerns relating to the operation and activities undertaken at another property which is not the subject of this application these concerns can be investigated by the City's Compliance Services.	No modification required.
7.5		Is there any kind of checking by the council that no more than 20 people will be on site at a time?	See response 1.2.	No modification required.
7.6		Im sure there are enough semi industrial sites in the council area where area a temple of such scale would have no issues.	See response 3.4.	No modification required.
7.7		I have no issues with a temple being on the site it just does not need to be so high.	See response 5.1.	No modification required.
<b>8.</b>	<b>Object</b>	<b>Submitter 8</b>		
8.1		Firstly I would like to say I have no issue with the place of worship as it was proposed in the change of use in 2017. What I have an issue with is: Size and height of the structure being 3.5 times	See response 5.1.	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		higher than a single storey residential house and how that impacts on the character of the area. How does this comply with residential building code? This structure in its current form will affect the whole areas skyline.		
8.2		Proximity to the boundary fences and the balcony and towers overlooking into residential yards. This will impact all of the neighbours with loss of privacy and loss of residential lifestyle with this apartment building size structure overlooking and shadowing their yards/houses.	See response 3.1 & 6.6.	No modification required.
8.3		How does the council guarantee that this property will only be used for a maximum of 20 people into the future?	See response 1.2.	No modification required.
8.4		The plans provided only show an underground carpark with 6 bays is there other parking anywhere else on the property? How will this impact an already relatively busy street with street parking?	See response 1.1.  The applicant has provided revised plans which removed the undercroft parking and proposes on-site car parking bays that is compliant with the car parking provisions of City's District Planning Scheme No.2.	No modification required.
8.5		I see on the plans one of the original houses/places of worship will be kept. What will this be used for? What is to stop extending the use to community events?	The dwelling on 34 Bardsley Avenue that is being retained will be utilised as a caretakers dwelling	No modification required.
8.6		Why can't the original buildings be knocked down the temple be built in the building envelope more in the middle of the property.	The applicant has provided revised plans which includes the building being of a more central position with the majority of the setbacks having complied with the City's District Planning Scheme No.2 (DPS2) requirements or in some cases exceeding	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
			the requirements of DPS2.	
8.7		I am concerned that no impact studies of noise, traffic and height have been supplied with the proposed building plan.	The City's Health Services and Traffic Services have reviewed the proposal and have advised that the scale of the proposal is unlikely to generate noise and traffic that is inconsistent with the residential character of the surrounding area. Concerns regarding noise and traffic, and building height have been addressed in the comment section of the report.	No modification required.
8.8		Is the council aware lot 433 is associated with lot 443 and 444? What is to stop the back fence being taken down and it becoming a big complex? I submitted my concern when lot 433 was purchased a few years ago and when the change of use was proposed.	See response 7.4.	No modification required.
8.9		I am concerned that when the international borders and restrictions are lifted that this will become a major place of worship. Pre COVID Lot 433 took in a lot of travellers and fellow worshippers being missionaries.	See response 1.2.	No modification required.
8.10		If I owned both lots (443 and 444) and submitted planning application for three storey units on the now 1400 Sqm lot would this be approved?	An application for a three storey unit will be assessed on its merits and against the relevant planning framework.	No modification required.
8.11		Once the building is built what recourse do residents have if the place of worship becomes bigger than originally applied for and they operate more than originally proposed?	See response 1.2.	No modification required.
8.12		I guess I am asking for the proposed building plans to be scaled down.	See response 5.1.	No modification required.
8.13		Looking at the photo attached which is of	See response 5.1.	No modification

No.	Position	Summary of Submission	Administration Comment	Recommendation
		a height of say 4m. 12.5m for the towers will be an incredibly large building on that block and will tower over the residents properties.		required.
8.14		I didn't buy in the area to live next to a place of worship. What is the cap for the number of places of worship in one residential suburb?	There are no provisions within the City's District Planning Scheme No.2 which limit the number of Places of Worship within an area.  A Place of Worship is an "A" use and can be considered in a Residential zone.	No modification required.
8.15		My complaint is in relation to planning proposal letters that are sent to residents in the area, without adequate time. I received a letter dated 8 February postmarked 11th February and we didn't receive it until the 18th. I know this is due to Australia Post delays and only delivering every two days or twice a week. This has been confirmed from Australia Post. I notice that the submission timeline is two weeks 14/02-28/02. Why isn't the letter sent out earlier with the known delays with postage delivery. It's a little unfair for residents to technically only have one week to respond. Can you extend the cut off as this is a pretty major development. I'd also like to point out the letter is misleading with the last paragraph. Stating online submissions will only be accepted until 21st when in fact it's the 28th. Is this standard policy with the council?	See response 6.10.  Whilst the letters listed the correct dates at the top of the letter, a closing statement at the bottom incorrectly listed the closing date as 21st February, which was due to an error in drafting the letter. Whilst the dates on the letter is inconsistent, the online information correctly listed the closing date of 28th of February and officer details were provided on the letter for residents to contact if they had any concerns. Any submissions received after the closing date were included and considered as part of the assessment.	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
<b>9.</b>	<b>Object</b>	<b>Submitter 9</b>		
9.1		As a local owner, my property is directly affected by the proposed Development Approval for a proposed Place of Worship. I would like that current Development Application for DA2021/2027 to be assessed further and local residents within 200 metres of the proposed development to have further opportunity to amend the design or cease the development.	The application has been advertised in accordance with the Planning Regulations which includes letters being sent to properties within 200 metres of the subject site.	No modification required.
9.2		I was given insufficient notice by the City of Wanneroo under clause 64(b) of the deemed provisions. (refer below 1A)	See response 6.10.	No modification required.
9.3		<p>The property at 32 Bardsley Avenue Girrawheen is currently located in a Residential Zoning area of dual zoning R20/R40. The property had a Use Class change in 2017 after being found to operate illegally as a Place of Worship.</p> <p>That application for Use Class change was at a time when the existing dwellings on the property resembled Residential Housing.</p> <p>This Use Class should now re applied for due to the significant change in the proposed dwelling.</p>	A Place of Worship use was approved by Council in 2017 and as such, the use can and has been considered in a Residential zone. The proposal is not seeking to change the approved use, but rather a continuation of the use as part of this application and the building of a new structure.	No modification required.
9.4		Under the state of WA Residential Design Codes and City of Wanneroo Local Housing Strategy the proposed streetscape is inappropriate to be in-	The Residential Design Codes do not apply to this application as it is not a residential development. The City's Local Housing Strategy seeks to guide the planning and development of increased housing density in existing suburbs and this	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		fitting with adjoining and surrounding properties.	application does not seek to increase the housing density.  This application has been assessed against the City's District Planning Scheme No.2 as detailed in the comment section of the Council Report.	
9.5		Under the state of WA Residential Design Codes and City of Wanneroo Local Housing Strategy the proposed dwelling building height will have an "adverse impact" on the adjoining properties and the street scape.	See response 5.1 & 9.4.	No modification required.
9.6		I personally only received notice of the proposed development on the 15th February 2021. I would also argue that notice was insufficient to owners within a 200 metre radius to make an informed decision and comment as per clause 64(b) of the deemed provisions due to the fact that the proposed development should be classed as a "Complex Application" given the size of the proposed dwelling and the significance of the change to the Use Class from Residential to Public Building – Place of Worship.	See response 6.10.  The application is not considered a Complex Application as defined by the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> .	No modification required.
9.7		The City of Wanneroo Local Housing Strategy has designed to provide a range of accommodation options not currently available. The increases in density as per the Local Housing Strategy was to, I quote from the City of Wanneroo Housing Strategy document, "provide diverse housing options". The Local	The subject site has received approval to operate a Place of Worship in the Residential zone. The proposal is not seeking to change the approved use, but rather a continuation of the use.  The development application is seeking to demolish the existing Place of Worship building on 32 Bardsley Avenue and replace it with a new Place of Worship building and retain the dwelling on 34 Bardsley Avenue as a Caretaker's Dwelling.	No modification required.



No.	Position	Summary of Submission	Administration Comment	Recommendation
		Housing Strategy has been put in place to create residential dwellings NOT dwellings that have as the majority of their structure “a non habitable” component.		
9.8		The proposed development of 32 Bardsley Avenue Girrawheen is in direct conflict with the City of Wanneroo Local Housing Strategy in many ways: The amalgamation of the site at 32 and 34 Bardsley is in fact reducing the amount of accommodation available by removing a residential dwelling and replacing this dwelling with a “non residential dwelling”.	<p>The proposed amalgamation of 32 and 34 Bardsley Avenue does not reduce the availability of housing accommodation as both sites have already received approval for a Place of Worship. This proposal is not seeking to change the approved use, but rather a continuation of the use as part of this application.</p> <p>The proposed amalgamation of 32 and 34 Bardsley Avenue does not result in a change to the current residential zoning of the sites.</p> <p>The amalgamation of 32 and 34 Bardsley Avenue does not restrict the ability for future subdivision to occur.</p>	No modification required.
9.9		In addition the City of Wanneroo Local Housing Strategy and the City of Wanneroo District Planning Scheme No 2 states that any dwellings created under the scheme are, I quote from the City of Wanneroo Housing Strategy document, “designed to be sympathetic to the neighbourhood character”. The proposed non-residential dwelling is certainly not sympathetic to the neighbourhood character given that the current proposal is 12.5 metres in height which in itself makes it significantly different to the character of any other dwelling in Girrawheen. In addition to this the styling	See response 5.1 & 9.4.	No modification required.



No.	Position	Summary of Submission	Administration Comment	Recommendation
		and street façade is unlike any other dwelling in Girrawheen which is also an element of consideration under the Wanneroo Local Housing Strategy and the City of Wanneroo District Planning Scheme No 2.		
9.10		Although the sites at 32 and 34 Bardsley Avenue Girrawheen are currently allowed to be used as a "Place of Worship" they still fall under the R20 / R40 dual residential zoning code. Allowing the proposed site amalgamation and construction of a dwelling with no residential habitable component is not in alignment with the Residential R20 /R40 zoning. Clause 4.5 of City of Wanneroo District Planning Scheme No 2 states under section 4.5.1 that "Where residential development is proposed to be mixed with non-residential development, local government may vary any provisions of the R-Codes with the exception of the housing density requirements of the R-Codes."	See response 9.8.  A Place of Worship use has already been approved on the subject site. The proposal is not seeking to change the approved use, but rather a continuation of the use as part of this application.  Clause 4.5 Special Application of Residential Design Codes does not apply to this application as the proposal is not a residential development.	No modification required.
<b>10.</b>	<b>Object</b>	<b>Submitter 10</b>		
10.1		The address at which the proposal is for is already a place of worship not a residential property.	The development application is seeking to demolished the existing Place of Worship building on 32 Bardsley Avenue and replace with a new Place of Worship building.	No modification required.
10.2		My objection is for the parking of vehicles around No 32 and 34, of which there is no private parking for the visitors. At the moment each time they have a gathering the cars are parked on the	See response 1.1 & 3.2.	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		verge opposite the said buildings and each time we go out we cannot see if there is any other vehicles approaching from BOTH sides. I feel that if there was something done about their parking situation there would not be an issue, but at the moment I feel that there is an accident waiting to happen.		
<b>11.</b>	<b>Object</b>	<b>Submitter 11</b>		
11.1		This building is planned to be built directly at the back of my property. I am concerned about them being able to see into my back yard as I have 2 small children who regularly play outside and am concerned about voyeurism.	See response 6.6.	No modification required.
11.2		They also have erected a fence previously without consultation to us and it is a shared fence.	The construction of dividing fencing is a civil matter as regulated through the City's <i>Fencing Local Law 2021</i> and is not a valid planning consideration.	No modification required.
11.3		I have looked at the plans and am extremely concerned that having such structure directly behind our property will negatively impact our property value in the future	The valuation of properties is not a valid planning objection.	No modification required.
<b>12.</b>	<b>Object</b>	<b>Submitter 12</b>		
12.1		We are directly behind this building and already have a church that is next door, we haven't minded the constant busy activity but this is just too much this is a residential area!	The proposed Place of Worship is an "A" use within the City's District Planning Scheme No.2, which is a use class that can be considered in a Residential Zone subject to compliance with the relevant planning framework and provisions.	No modification required.
12.2		I also have concerns about the value of my property when such a massive structure will behind ours destroying any	See response 6.6 & 11.3.	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		privacy that we once had!		
12.3		I'm also concerned about the impact that it will have on my house when it's obvious that this is a huge undertaking!	See response 5.1.	No modification required.
12.4		Not to mention the noise with our children's rooms nearby if this building goes ahead I'll have to move from a house I have renovated myself for 8 years and grown my family in!	See response 4.2.	No modification required.
<b>13.</b>	<b>Object</b>	<b>Submitter 13</b>		
13.1		This is a very big ugly building which being that height will look right into my front yard.	See response 5.1 & 6.6.	No modification required.
13.2		As the properties are currently used as a church they already have more than 20 people attending going by the amount of cars that are in parked in Bardsley avenue.	See response 3.2.	No modification required
13.3		It will bring down the value of our properties having such a large ugly building	See response 11.3.	No modification required.
13.4		bringing many more cars into the area making it dangerous for pedestrians.	See response 1.1.	No modification required.
13.5		It will be a big invasion of privacy.	See response 6.6.	No modification required.
<b>14.</b>	<b>Object</b>	<b>Submitter 14</b>		
14.1		This is a residential area with no parking available and the road access will be greatly reduced with increased traffic. I already have concerns of traffic using Nanovich Avenue as it is frequently sped down and due to reduced visibility turning	See response 1.1.	No modification required.

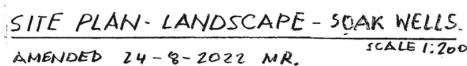
No.	Position	Summary of Submission	Administration Comment	Recommendation
		out onto it from Nelligan Avenue it is hazardous.		
14.2		During the recent Beach Road roadworks where traffic was diverted down Nanovich there was a few close calls I was witness to. Not to mention increase in noise.	See response 1.1 & 4.2.	No modification required.
14.3		As a place of worship I assume they do services on the weekend when most people are home so noise is also a concern I have. On the map you can draw a straight line from our place to the Bardsley Ave so we would be directly affected.	See response 4.2.	No modification required.
14.4		My key concerns are parking (we live next to the drainage area so frequently have cars using it for parking), increase in traffic flow problems and noise.	See response 1.1 & 4.2.	No modification required.
14.5		I am also led to believe there will be construction of a multi storey building in an area of single storey buildings which also raises concerns of privacy and obstruction of view.	See response 5.1 & 6.6.	No modification required.
<b>15.</b>	<b>Object</b>	<b>Submitter 15</b>		
15.1		I live in the area very worried about too many people, cars and what it would do to houses prices.	See responses 1.1, 1.2 & 11.3.	No modification required.
15.2		The plan of the building is too big why can't it stay as is.	See response 5.1.  The applicant has advised that the level of remedial works required to bring the existing buildings into compliance with the Building Code of Australia (BCA) were substantial. The	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
			landowner advised that it would be more economical to proceed with demolishing the existing dwelling and building a new place of worship that is compliant with the BCA requirements.	
<b>16.</b>	<b>Object</b>	<b>Submitter 16</b>		
16.1		I live in the area and very concerned about prices off houses.	See response 11.3.	No modification required.
16.2		Also traffic and parking	See response 1.1.	No modification required.
16.3		The plan is way too big	See response 5.1.	No modification required.
<b>17.</b>	<b>Object</b>	<b>Submitter 17</b>		
17.1		This building is much too large for the area and not suit the area at all.	See response 5.1.	No modification required.
17.2		The noise of extra traffic in such a small area is likely to affect everybody surrounding that structure	See response 1.1 & 4.2.	No modification required.
17.3		Not to mention the impact of property prices as well.	See response 11.3.	No modification required.
<b>18.</b>	<b>Object</b>	<b>Submitter 18</b>		
18.1		A large infrastructure in a suburban area is ridiculous. It will tower over the other homes around it and make us feel uncomfortable in our own back yards as they will be clearly able to look in.	See response 5.1 & 6.6.	No modification required.
18.2		I've also seen more then 50 people at this "home" or place of worship at times, so I don't believe it will be limited to 20.	See response 1.2.	No modification required.
<b>19.</b>	<b>Support</b>	<b>Submitter 19</b>		
		Religious and charitable organisations build and enhance community bonds. They support youth, the elderly and	Noted.	No modification required.

No.	Position	Summary of Submission	Administration Comment	Recommendation
		others. As such, they provide valuable services to the community. The proposal has few people on site, and limited hours. I see no reason not to support it fully.		
<b>20.</b>	<b>Object</b>	<b>Submitter 20</b>		
20.1		I object to the proposed plans for a temple being built on Bardsley ave in Girrawheen. This building will create congestion and excess noise to a small and quiet street.	See response 1.1 & 4.2.	No modification required.
20.2		This building is multiple stories and will become an invasion of privacy for others living close by as they will be able to see into our private properties and inside our homes.	See response 5.1 & 6.6.	No modification required.
20.3		It will cause the area devaluation.	See response 11.3.	No modification required.
<b>21.</b>	<b>Support</b>	<b>Submitter 21</b>		
		No comment.	Noted.	No modification required.
<b>22.</b>	<b>Support</b>	<b>Submitter 21</b>		
		No comment.	Noted.	No modification required.
<b>23.</b>	<b>Support</b>	<b>Submitter 22</b>		
		No comment.	Noted.	No modification required.
<b>24.</b>	<b>Support</b>	<b>Submitter 23</b>		
		No comment.	Noted.	No modification required.
<b>25.</b>	<b>Support</b>	<b>Submitter 24</b>		
		No comment.	Noted.	No modification

No.	Position	Summary of Submission	Administration Comment	Recommendation
				required.
<b>26.</b>	<b>Support</b>	<b>Submitter 25</b>		
		No comment.	Noted.	No modification required.
<b>27.</b>	<b>Support</b>	<b>Submitter 26</b>		
		No comment.	Noted.	No modification required.
<b>28.</b>	<b>Support</b>	<b>Submitter 27</b>		
		No comment.	Noted.	No modification required.
<b>29.</b>	<b>Support</b>	<b>Submitter 28</b>		
		No comment.	Noted.	No modification required.



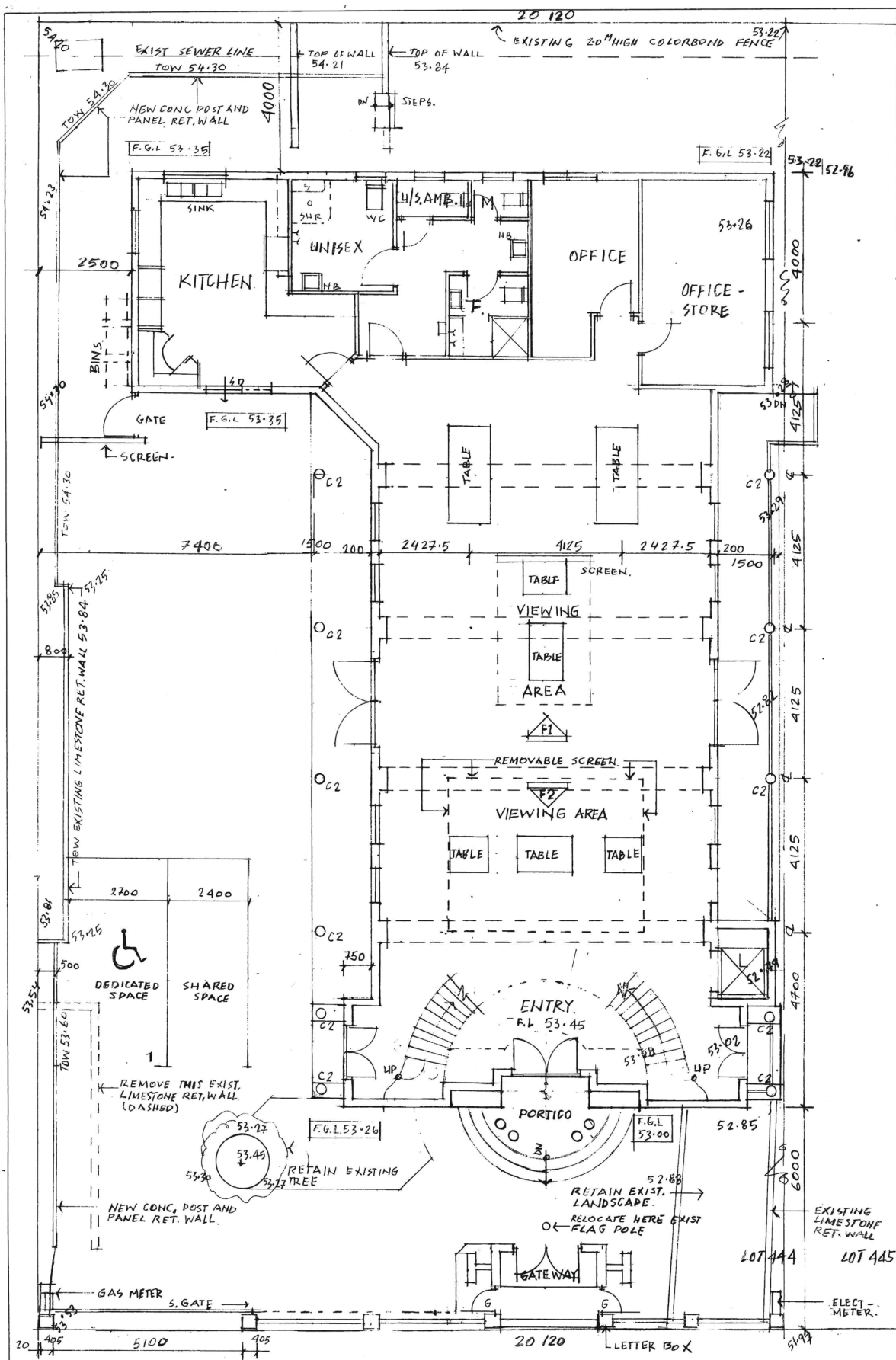


- | LANDSCAPE |                   | LEGEND                 |        |
|-----------|-------------------|------------------------|--------|
|           | COMMON NAME       | BOTANICAL NAME         | HEIGHT |
| ①         | FRANGIPANI TREE   | PLUMERIA               | 4-5M   |
| ②         | PIN CUSHION HAKEA | HAKEA LAURINA          | 6 M    |
| ③         | BUTTERCUPS        | HIBBERTIA HYPERICOIDER | 0.75M  |
| ④         | SNAKE VINE        | HIBBERTIA SCANDENS     |        |
| ⑤         | FAN FLOWERS       | SCAEVOLA SP            |        |
- AUTOMATIC RETICULATION.

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					client:	THE CAODAI OVERSEAS MISSIONARY (AUSTRALIA) WESTERN AUSTRALIA DIOCESE INCORPORATED.					
rev	amendment			date	by	notes:	<ul style="list-style-type: none"><li>• check all levels and dimensions on site before commencing any work</li><li>• all dimensions are in millimeters</li><li>• dimensions shall take precedence over scale</li></ul>				dwg no. :  A01
project:	PROPOSED CAODAI OVERSEAS MISSIONARY TEMPLE. LOT 444 (N°32) + LOT443 BARDSLEY AVENUE GIRRAWHEEN.					drawn:	checked:	date:	scale:	job no. :	
						M.R	M.RODIC	PEC/AP 21. NOV 92 21	AS SHOWN	21-09	





GROUND FLOOR PLAN. SCALE 1:100  
 AMENDED DRAWING 1-4-2022 MR 28-4-2022 MR  
 AMENDED DRAWING 22-6-2022 MR.

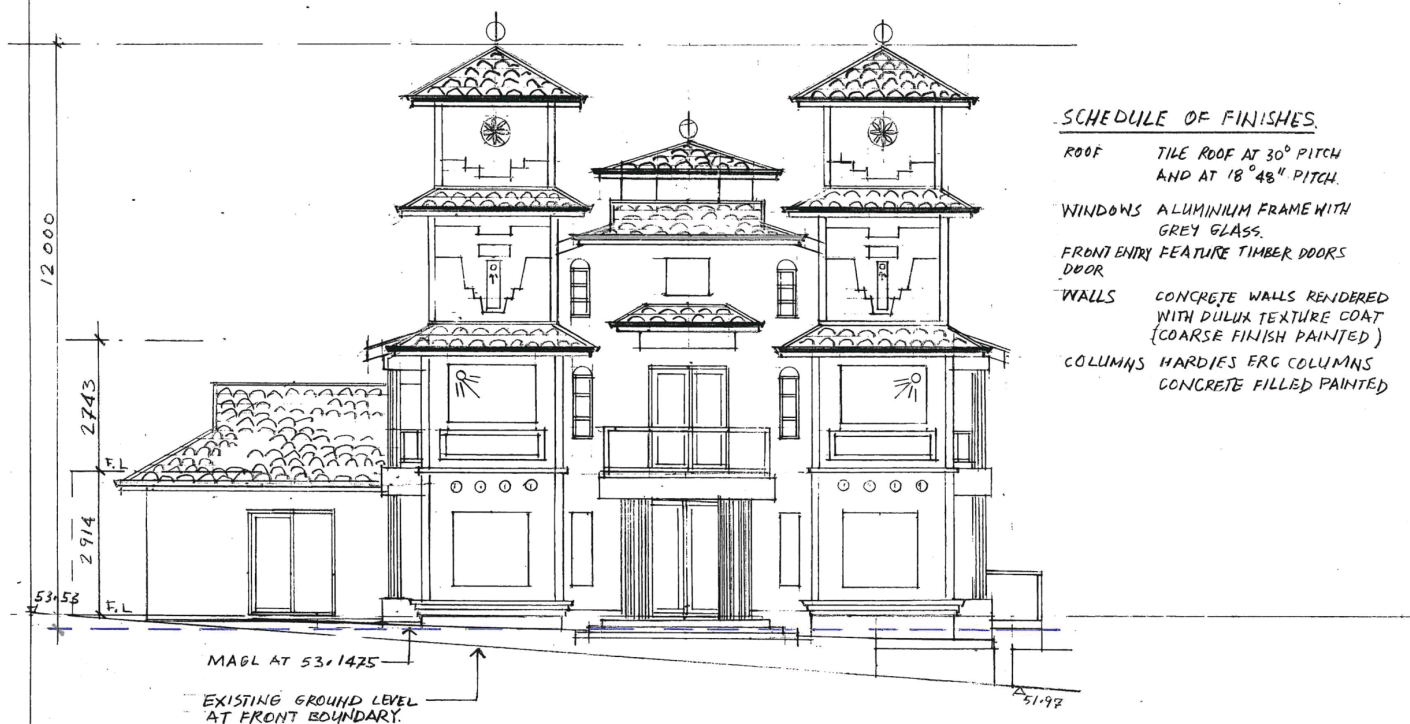
THE CADDAI OVERSEAS client: MISSIONARY (AUSTRALIA) WESTERN AUSTRALIA DIOCESE INCORPORATED.		notes:	dwg no. : A02	job no. : 21-09
		check all levels and dimensions on site before commencing any work all dimensions are in millimeters over scale	checked: M.R	scale: AS SHOWN
		date: Nov 2021	drawn: M.R	

rev	amendment	date	by
	project: PROPOSED CADDAI OVERSEAS MISSIONARY TEMPLE. LOT 444: N°32 + LOT 443 BARDSELEY AVENUE GIRRAWHEEN.		

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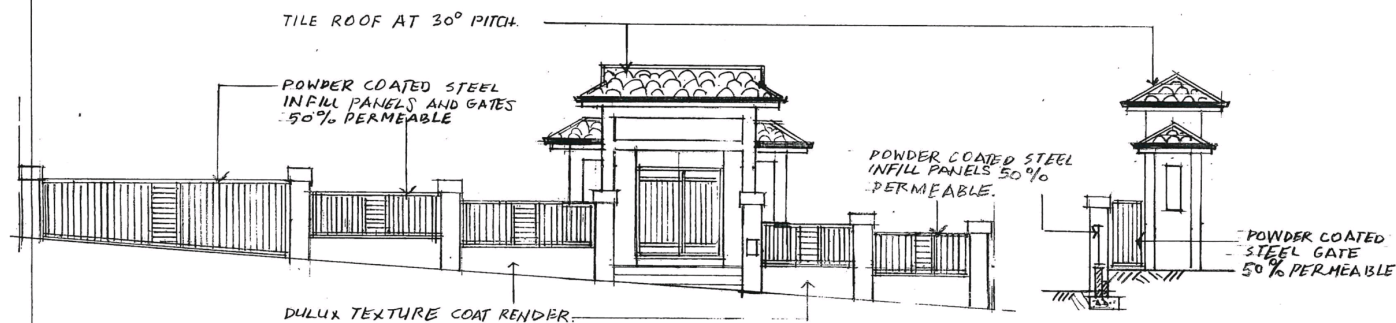




**FRONT ELEVATION (EAST) SCALE 1:100**

**SCHEDULE OF FINISHES**

- ROOF TILE ROOF AT 30° PITCH AND AT 18° 48" PITCH.
- WINDOWS ALUMINIUM FRAME WITH GREY GLASS.
- FRONT ENTRY FEATURE TIMBER DOORS
- DOOR
- WALLS CONCRETE WALLS RENDERED WITH DULUX TEXTURE COAT (COARSE FINISH PAINTED)
- COLUMNS HARDIES ERC COLUMNS CONCRETE FILLED PAINTED



**FRONT FENCE-ENTRY GATEWAY ELEVATION SCALE 1:100**

AMENDED DRAWINGS 1-4-2022 MR.  
28-4-2022 MR.  
22-4-2022 MR.

**NORTH GATEWAY-FENCE ELEVATION (SOUTH ELEV. MIRROR IMAGE. SCALE 1:100.**

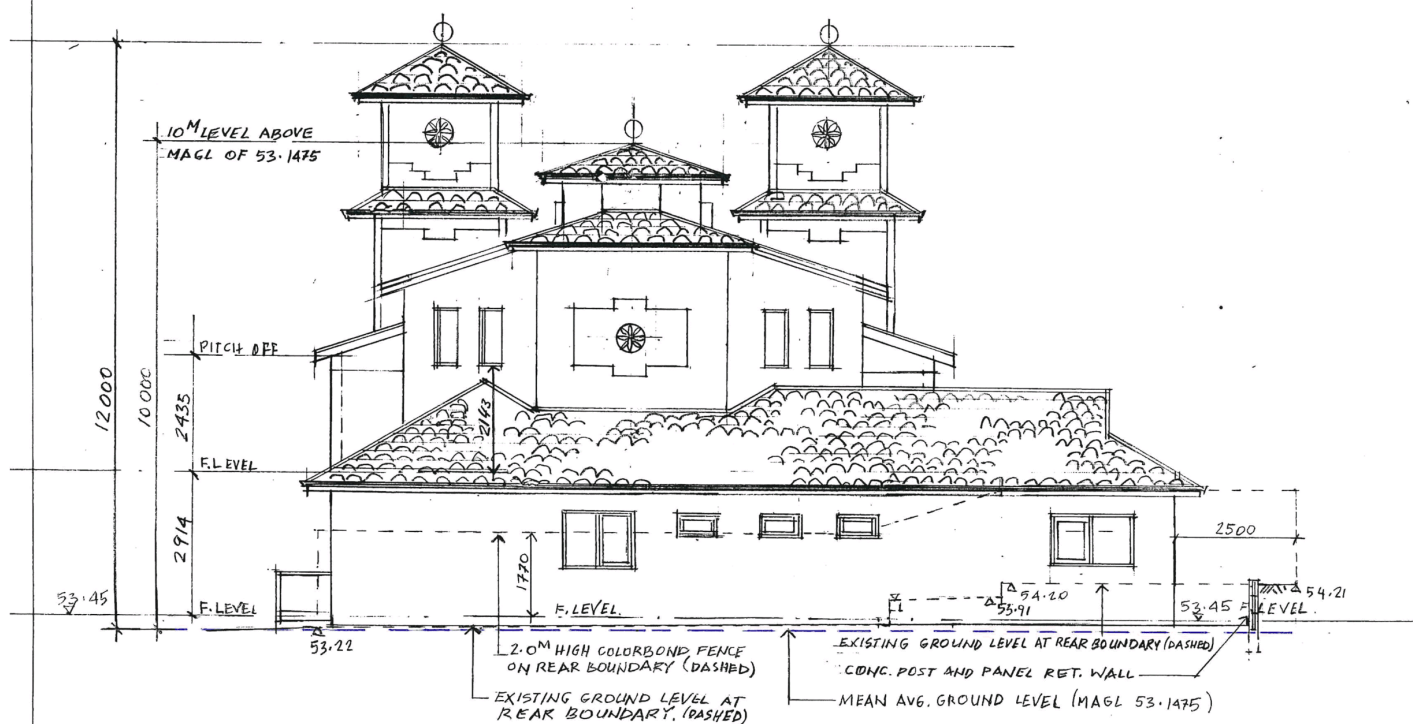
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rev	amendment	date	by
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client: <b>THE CAODAI OVERSEAS MISSIONARY (AUSTRALIA) WESTERN AUSTRALIA DIOCESE INCORPORATED.</b>		notes:	
drawn: <b>M.R.</b>		checked: <b>M.RODIC</b>	date: <b>PE 21/11/2021</b>
		scale: <b>AS SHOWN</b>	job no.: <b>21-09</b>
		dwg no.: <b>A04</b>	



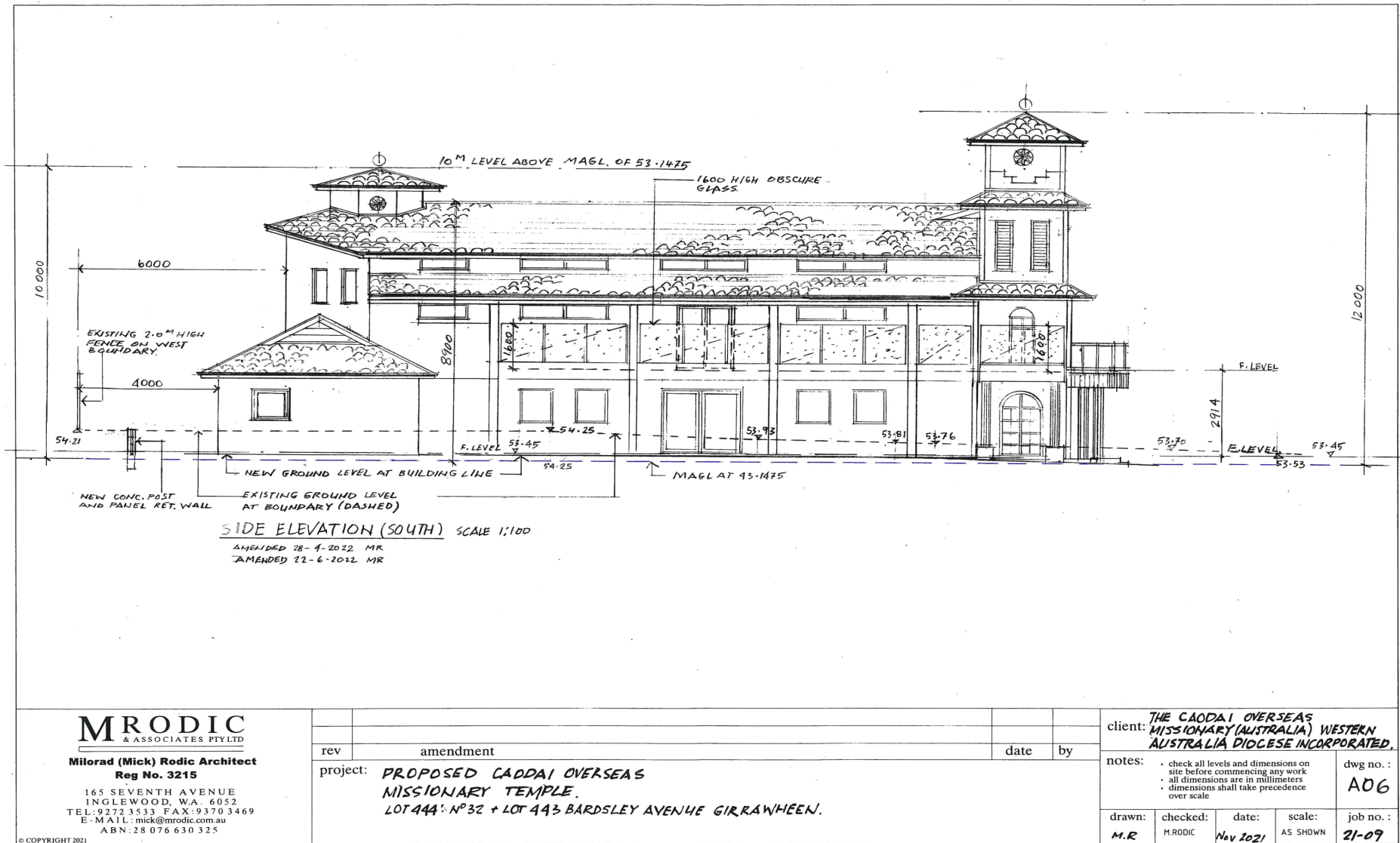
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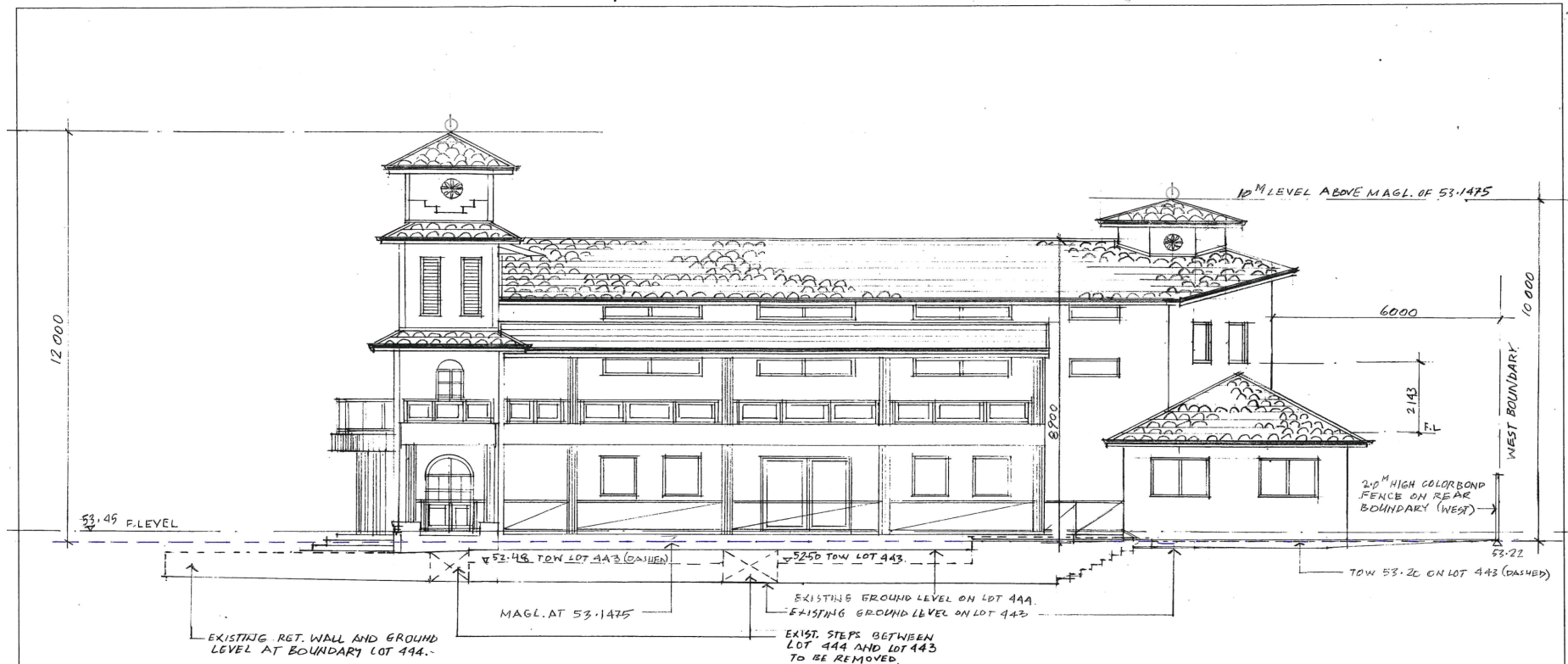
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rev	amendment	date	by
project: <b>PROPOSED CAODAI OVERSEAS MISSIONARY TEMPLE, LOT 444 (N°32) + LOT 443 BARDSLEY AVENUE GIRRAWHEEN.</b>			
client: <b>THE CAODAI OVERSEAS MISSIONARY (AUSTRALIA) WESTERN AUSTRALIA DIOCESE INCORPORATED.</b>		notes:	
drawn: <b>M.R.</b>		checked: <b>M.RODIC</b>	date: <b>21/11/2021</b>
		scale: <b>AS SHOWN</b>	job no.: <b>21-09</b>
		dwg no.: <b>A05</b>	







**SIDE ELEVATION. (NORTH) SCALE 1:100**

AMENDED DRAWING 1-4-2022 MR 28-4-2022 MR  
AMENDED DRAWING 22-6-2022 MR

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rev amendment

project: **PROPOSED CADDAI OVERSEAS  
MISSIONARY TEMPLE.**  
**LOT 444: N°32 + LOT 443 BARDSLEY AVENUE GIRRAWHEEN.**

date by

client: **THE CADDAI OVERSEAS  
MISSIONARY (AUSTRALIA) WESTERN  
AUSTRALIA DIOCESE INCORPORATED.**

notes: 

- check all levels and dimensions on site before commencing any work
- all dimensions are in millimeters
- dimensions shall take precedence over scale

dwg no.:  
**A07**

drawn: <b>M.R</b>	checked: <b>M.RODIC</b>	date: <b>Nov 2021</b>	scale: <b>AS SHOWN</b>	job no.: <b>21-09</b>
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## **Strategic Land Use Planning & Environment**

### **PS01-10/22 City of Wanneroo Urban Forest Strategy 2022 - Close of Advertising**

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File Ref: 37574 – 22/285393  
Responsible Officer: Director Planning and Sustainability  
Attachments: 2

#### **Issue**

To consider submissions made on the draft Urban Forest Strategy 2022 (UFS) and recommend to Council that the final draft UFS be adopted.

#### **Background**

The requirement to address the City's urban forest was identified in the City's Local Environmental Strategy (LES), which acknowledged the City's declining vegetation and increased heat island effects as key environmental issues affecting the City.

A draft UFS has been prepared that addresses the protection and improvement of the City's urban forest. The draft UFS has been developed with the aim to protect, retain and improve canopy cover and vegetation cover as part of existing and proposed future initiatives. The Strategy has been informed by research to understand and quantify the City's existing urban forest (i.e. tree canopy and vegetation cover); identify heat islands across the City, and to identify opportunities to retain and potentially expand the urban forest. As part of this, the City's street tree audit that has been undertaken for a number of years, as well as tree canopy and heat island data from the Department of Planning, Lands & Heritage (DPLH) have been utilised.

The draft Strategy has been prepared in close alignment with the community's expectations as set out in the Strategic Community Plan, which identifies the enhancement of the natural and built environment, addressing climate change and creating a green and liveable City as key outcomes.

At its meeting on 14 June 2022, Council resolved to advertise the draft UFS for a period of 42 days (PS03-06/22).

#### **Detail**

The draft UFS has been prepared in alignment with the State Government's guidance in relation to the enhancement of urban forests in Western Australia. The Strategy's proposed goals and strategy elements provide the strategic direction for the protection and enhancement of the City's urban forest, while the objectives and initiatives establish a clear scope and methodology for canopy retention and improvement.

The strategy elements aim to provide a framework for the implementation of the Strategy as follows:

- Keep canopy and vegetation;
- Manage the City's vegetation and canopy assets;
- Plant canopy and vegetation;
- Bring the community along; and
- Work with stakeholders.

The draft UFS focusses on implementation within the context of the City's available resources; and proposes four key objectives in order to measure the City's progress as follows:

- Achieve no net loss of canopy cover in established suburbs;
- Progressively increase total canopy cover for the City within a range of 15 – 20% by 2040;
- Progressively increase total canopy cover to a minimum of 5% for selected suburbs by 2040; and
- Progressively increase canopy cover on City managed land to approximately 10% by 2040.

## **Consultation**

The draft UFS was presented to the Environmental Advisory Group (EAG) in April 2022 prior to consideration by Council and was well received, with some changes proposed by the EAG. These proposed changes were addressed in the report for Council's consent on 14 June 2022 (PS03-06/22).

The draft UFS was advertised for public comment for a period of 42 days by way of:

- Advertisement in a local newspaper;
- Display on the City's website and Facebook; and
- Consultation period listed in Your Say.

A total of six submissions were received from community members.

## **Comment**

The submissions received during advertising were generally supportive of the draft UFS. While many comments proposed changes to the draft UFS, the majority of comments were highly technical in nature, focussing on detail that relate to subsequent work that implements the Strategy (e.g. plans or actions plans as part of UFS initiatives). As a strategy, the purpose, scope and content of the draft UFS is deliberately high level in order to provide a framework for the protection of the City's urban forest, with the intent for the 14 initiatives identified through the Strategy to be implemented in more detail. The draft UFS is a living document and will be continuously updated and refined through its implementation.

Advice on progress of UFS implementation to Council will be undertaken according to the manner in which various initiatives proceed. Major initiatives that constitute stand-alone project commitments are likely to be Corporate Business Plan projects, and hence form part of the usual Business Plan reporting. UFS initiatives that result in major actions becoming Corporate Business Plan Projects will be reported on a quarterly basis to the Audit and Risk Committee, and also twice per year reported to Council for consideration. Other initiatives, particularly those that are based on existing activities (e.g. street tree planting, audits, and current place-planning projects) will be undertaken as part of ongoing operations, and be reported to Council on an annual basis. In the event of new initiatives that require approval, the plans for those initiatives will first be presented to the EAG for input and then to Council Forum for consideration and to Council for approval. Overall progress on the UFS will occur in line with a five-year review requirement.

The submissions include a diverse range of technical and future operational issues, including requests for additional information on the draft UFS initiatives and comments on the lack of targets and implementation details. While important, the majority of comments and suggestions are considered too detailed for inclusion in a high-level strategy, but are relevant to the implementation phases of the UFS.

The draft document is recommended to be amended to reflect some of the comments that relate to the Strategy. Proposed changes including some wording and additional information have been made. The proposed changes to the draft UFS are relatively minor in nature and do not alter its purpose, intent or scope as a strategy level document.

Some of the more notable changes are summarised further below. A detailed summary of the submissions along with Administration's response is included in **Attachment 1**.

- Proposal for additional information to be added to the UFS initiatives

Comments requesting further detail on some UFS initiatives and their implementation, or requesting additional information are acknowledged. The requested level of detail would be more appropriately addressed at the implementation planning phase for each of the initiatives.

For example, Initiative 1 deals with the integration of vegetation and canopy protection measures found across the City's various environmental plans and strategies into the planning framework, however it is not yet known which particular measures will be incorporated, and into which planning instruments these are best located to perform this function. Further work to determine this will be undertaken as part of the detailed action planning of the initiative. Similarly, the continuation of the street tree planting program as outlined in Initiative 4 will require ongoing examination of street tree data that has not yet been captured in order to determine future tree planting locations and priorities. In addition, some information requested is yet to be determined, including future resource and financial requirements.

As outlined, these comments have been noted and will be referred to and incorporated as part of the City's implementation planning for the various UFS initiatives.

- Lack of targets and detailed implementation plan

Some comments received pointed to a lack of specific targets and implementation plan details, noting that the UFS lacks an overall, City-wide target and detailed implementation plans for each initiative. While the UFS does not have a range of specific, detailed targets for various UFS initiatives, the objectives of the UFS present broad vegetation and canopy targets appropriate for a strategy for suburbs with unacceptably low vegetation and canopy cover, in order to prioritise tree planting and tree retention. This is represented through a staged approach to tree planting that will focus on increasing tree canopy to 5% cover in suburbs currently less than that, and prioritising areas vulnerable to heat islands within these suburbs. This will be followed by a shift in focus to increasing cover in areas vulnerable to heat islands in suburbs with greater than 5% cover, and then finally a focus on increasing the canopy in all suburbs beyond this. This is dependent on the extent of funding allocated to these initiatives into the future and will be considered by Council in due course.

It should also be noted that many UFS initiatives are not related to targets, for example Initiatives five and seven focus on improving tree canopy through place-making projects in specific locations (i.e. Girrawheen and Clarkson) subject to budget commitments into the future. Within a restricted financial environment, initiatives will be explored in a staged approach where possible (i.e. focusing tree planting and street tree audits on suburbs with lower canopy cover to begin with) to ensure the issues related to canopy protection are addressed over time. Detailed action plans will be developed for each individual UFS initiative as these are undertaken, with more detailed targets to be included as part of these individual plans and associated projects. Approval of action plans and targets developed in this way will be sought from Council and in consultation with the City's EAG. The final modified version of the UFS is appended in **Attachment 2**.

- Benefits of an Urban Forest

A number of comments identified that the environmental benefits of an urban forest also include benefits to native fauna. Administration agrees that a healthy urban forest is key to the sustainability of native fauna populations in urban areas. Although not the key focus of the Strategy, Section 2 in the document has been updated to place a greater emphasis on the benefits to native fauna, noting that urban forests perform a range of ecosystem functions and support a range of fauna. This will be considered further as part of the City's urban forest planning through the 14 initiatives of the UFS.

Further additions made to Section 2 include mention of the importance of vegetation when it comes to issues such as vandalism, security, sense of place and environmental design, which would also be considered through implementation of the UFS Initiatives.

- Summary of Edits to the Final UFS

In Section 2, page 13, additional text as follows: "*Contribution to amenity, liveability, Crime Prevention through Environmental Design (CPTED).*"

In Section 2, page 14, additional text as follows: "*Urban Forests contribute substantial ecosystem service benefits such as diversity of animals, birds, reptiles and insects to an urban environment.*"

In appendix 1, page 47, an incorrect reference to 23 suburbs has been corrected to 25 in the fourth paragraph.

## Statutory Compliance

Nil

## Strategic Implications

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

- 4 ~ *A sustainable City that balances the relationship between urban growth and the environment*
  - 4.1 - *Plan for climate change*
  - 4.2 *Manage and protect local Biodiversity*
  - 4.3 *Manage natural assets and resources*

## Risk Management Considerations

Risk Title	Risk Rating
ST-S06 Climate Change	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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



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

### Policy Implications

Nil

### Financial Implications

The preparation of the draft UFS is covered by the City's operational budget. The draft UFS has been prepared, taking into account the City's current financial environment in the Strategy's implementation. This includes focusing on advocacy and community awareness; and by not increasing the City's current tree planting program budget, but by re-focussing tree planting where it would have maximum benefit. Future reviews of the Strategy may include consideration of increased budgets for tree planting for Council's consideration, taking into account the budget availability at that time.

### Voting Requirements

Simple Majority

**Moved Cr Wright, Seconded Cr Cvitan**

**That Council:-**

- 1. NOTES the summary of submissions received and Administration's recommended response in respect of the draft Urban Forest Strategy included as Attachment 1; and**
- 2. APPROVES the final Urban Forest Strategy included as Attachment 2.**

**CARRIED UNANIMOUSLY**

*Attachments:*

- [1](#). Attachment 1 - Table of Submissions 22/364181
- [2](#). Final - Urban Forest Strategy 2022 22/370027

## ATTACHMENT 3: SUMMARY OF SUBMISSIONS AND ADMINISTRATION'S RESPONSE

**GENERAL STATEMENT ON SUBMISSIONS RECEIVED:**

The submissions received are extensive and reflect good knowledge of specific locales, on aspects of the environment, nature, aspects of urban vegetation and canopy in residential areas, as well as the negative impacts and challenges of development.

A majority of the comments are statements of support for outcomes of the UFS. Some are aspirational, and some more to do with other related initiatives, strategies or legislative controls (e.g. town planning, environmental protection, biodiversity conservation, native vegetation clearing regulations) rather than this Strategy.

The submissions predominantly focus on matters of detail that are not appropriate for inclusion in the strategy. However, such detail could be relevant when work commences on the 14 initiatives, at which time such matters can be considered as action plans are prepared as part of the implementation of initiatives.

Respondent Name	Comment	Comment Theme or Topic	Administration Response	Amendments Required
Nadine (22/250715)	The purpose of the UFS should be to protect, revegetate and restore remnant native bush to safeguard not only flora and fauna, but also people's physical and mental health by providing more natural spaces and preventing further increase in temperatures and costs in existing suburban areas.	<b>UFS Purpose</b>	Agreed.	No amendment required.
	Any future developments require meticulous in-depth assessments of flora and fauna, identify species that are under-threat, endangered, etc., and retain as many trees and as much native habitat as possible. Paved areas must be kept to a minimum and natural, heavily planted spaces must be increased. Development including housing must be planned with minimal impact on the existing surrounding environment e.g., houses on stilts, and where any vegetation is impacted, it must be replaced with local WA native plants that are established (seedlings take too long to grow and require more care).	<b>Implementation Method &amp; Theory</b>	This comment is highly aspirational as it deals with systems and processes outside of the City's influence. However it aligns with UFS Initiative 11 to advocate to State Government with regards to urban design and planning instruments that can help retain and protect trees in the urban landscape.	No amendment required.
	Existing developed areas must be planted with a variety of local WA native plants including trees, bushes, shrubs, grasses, ground covers, etc. to improve and hopefully restore ecosystems in suburban areas.		Partially agree, however Administration does not agree with the total exclusion of exotics and eclectic planting approach where it can be suitable. All trees and vegetation form part of the urban forest and contribute to the reduction of urban heat islands. Non-endemic species can be valid e.g. non-flammable deciduous trees in fire prone areas. In highly architectural civic spaces, ornamentals can be a more suitable option (such as where they emphasise sense of place design objectives e.g. Norfolk island pines in Cottesloe and Morton Bay Figs in East Perth). Nevertheless, the City does have a 'prescribed species list' that focusses on local native species.	No amendment required.
	Identify trees and plants that support local wildlife, and retain and protect these areas from clearing and development.	<b>UFS Report Edit</b>	Agreed, and to take action to introduce them. The City's Local Biodiversity Plan together with the UFS aim to achieve this.	No amendment required.
	Proposed wording changes and additions to the purpose of the UFS set out in the Executive Summary.		Proposed wording changes to the Executive Summary may inadvertently alter the intent and scope of the draft UFS.	No amendment required.
	Proposed additional wording (in <b>bold</b> ) to the Vision of the City's urban forest as follows:  To protect and grow an urban forest where the community loves trees <b>and local native bush</b> and values living amongst the benefits they provide.		A Vision needs to be extremely simple, and careful not to include any words that could invite an alternative view or comment. As such, therefore, Administration views the existing vision as very adequate, with a correct focus on 'trees' (as a generic term) as this is the most important single element of the UFS purpose and intent. The subsequent explanations in the UFS (under goals, strategy elements,	No amendment required.

<p>Suggested wording changes/ additions (in <b>bold</b>):</p> <p>- The City's goals for an urban forest are:</p> <ol style="list-style-type: none"> <li>1. Maintain a resilient urban forest – by retaining <b>and protecting all</b> existing urban canopy where <b>loss would result</b> due to development;</li> <li>2. Provide/ increase amenity with canopy and vegetation cover – by <b>densely</b> revegetating urban areas <b>with local native trees and plants</b> where opportunities exist, such as public open space, streetscapes (<b>verges included</b>), activity centres, civic spaces and drainage sumps;</li> <li>3. Plan for community health and wellbeing – by creating places of landscape amenity that incorporate cooling and shading effects of trees and providing <b>abundant</b> opportunities for the community to be involved in planting projects;</li> <li>4. Reduce the urban heat island effect – by prioritising planting to cool “hot spots” <b>and streets with minimal to no tree canopy</b> and designing our public spaces, streetscapes and civic areas to feature less pavement and more trees <b>and shrub/undergrowth</b>;</li> <li>5. Design for water sensitivity, sustainability and liveability – by exploring options for innovative design in future urban areas to maximise opportunities for urban canopy <b>and natural spaces e.g., national parks, reserves, parks, wildlife corridors, etc., and plan around the existing urban canopy, including shrubs and undergrowth has been retained</b>;</li> <li>6. <b>Educate residents on the benefits of planting native gardens; provide residents with subsidies on local native plants to encourage native water-wise gardens which benefit our local environment and wildlife e.g. Hakeas, banksias for Black Cockatoos.</b></li> <li>7. <b>Provide, restore and revegetate native habitat and food sources for wildlife already impacted and displaced due to developments.</b></li> </ol>		<p>benefits etc.) all confirm that all vegetation inclusive of native bush, is important and included in the UFS conceptual framework. ,</p> <p>Wording changes have been considered where they do not alter the overall intention of the goals and where value is added.</p> <p>It is to be noted the 'goals' of a 'strategy' should be relatively brief, and should not attempt to cover all technical dimensions connected to the goal.</p> <p>Regarding the suggested additional wording for the goals, we note the following:</p> <p>Suggested Goal 6 – Education is addressed in the Strategy Elements. Changing community awareness as to the benefits of urban forest is recognized as extremely important.</p> <p>Suggested Goal 7 – The UFS does not address revegetation of natural areas, as these are managed separately through separate state legislative provisions.</p> <p>With respect to suggested additions to goals 1, 2, 3 and 4 the Administration accepts the relevance of additional wording in the main, but considers that the goals as they stand have the benefit of not being prescriptive, as there is a need to retain strategic and technical flexibility.</p> <p>Suggested wording for goal 5 extends in part well beyond the scope of an EMS.</p>	<p>No amendment required at this time.</p>
<p>The points the draft has put forward are good, I have added my comments/changes. However, in reference to point 1., any clearing of land – particularly the way that developments are currently occurring – always results in loss to our urban forests because all native vegetation is ripped up, wildlife habitat is completely decimated and ecosystems are destroyed. Lot 9000 as proposed would result in a massive loss of the urban tree canopy in Sinagra/Wanneroo, and would reduce the cover drastically, which includes essential undergrowth and shrubs. Lot 9000 is of MAJOR significance to our environment, the flora and fauna that reside there and to the City of Wanneroo's identity and history – our icon the green and red kangaroo paws – Anigozanthos manglesii – are found in this bushland. Clearing as proposed of Ingham's Chicken Farm, Lot 1665 (1040) and Lot 9001, would result in even further loss. Both areas, I have also witnessed endangered Black Cockatoos including young, in trees and feeding suggesting these areas are also of major significance to the ecosystems in the City of Wanneroo. I would think this land would have cultural Aboriginal significance also.</p>	<p><b>UFS Purpose – Site Specific Comment</b></p>	<p>Super-lot bulk earthworks type of urban development is highly challenging, and would require significant consultation with State Government regarding planning legislation and processes. This is supported by initiative 11, which aims on advocacy to State Government with a focus on reviewing the planning system and planning instruments to consider the natural environment in a meaningful way.</p> <p>Lot 9000 demonstrates the conflict between environmental protection legislation (state and federal) and planning legislation (state). UFS initiative 11 hopes to address this over the long term for all areas of the City.</p>	<p>No amendment required.</p>
<p>Suggested wording changes to Strategy Elements.</p> <p>Strategy Elements The following strategy elements will help the City meet the goals outlined above:</p> <ol style="list-style-type: none"> <li>1. Keep canopy and vegetation</li> </ol>	<p><b>UFS Report Edit</b></p>	<p>Wording changes to high level strategy elements may alter the overall intention of the goals and as such is not recommended to be changed at this time..</p> <p>In the main, the suggested additional words (in bold) will be considered further, but for the most part are not appropriate to include. Much the same comment as for suggested changes to the Goals</p>	<p>No amendment required.</p>

<p>a. Incorporate local natural area protection and canopy, <b>shrub and native undergrowth</b> retention into the subdivision assessment process in line with the City's Local Biodiversity Plan and Urban Forest Strategy; and</p> <p>b. Ensure that the City's planning mechanisms include environmental provisions for <b>native remnant bush</b>, tree and <b>shrub/undergrowth</b> protection and canopy and <b>shrub/undergrowth</b> enhancement.</p> <p><i>We must ensure any proposals and planning have had meticulous assessments of flora and fauna, areas of remnant bush, biodiversity hotspots or food sources for native wildlife must be protected from any development.</i></p> <p>2. Manage the City's vegetation and canopy assets</p> <p>a. Introduce and maintain protection mechanisms for tree canopy on City managed land; 00</p> <p>b. Apply a valuation system for tree assets and document their economic value for the purpose of establishing the asset value of vegetation and canopy; and</p> <p>c. Continue street tree audits to identify planting opportunities and provide condition assessment to street tree assets as appropriate.</p> <p><i>These audits need to produce tangible results. We also need to focus on overall vegetation and assessing the diversity of plant species in the City's managed land.</i></p> <p>3. Plant canopy and vegetation</p> <p>a. Expand the street tree planting program to focus on heat islands and areas with low percentage canopy cover, and include areas of opportunity identified through the street tree audit process; <i>the street tree audit process needs to consider all areas in the City of Wanneroo particularly newer developments where land was completely cleared for development, as the tree canopy levels in the City of Wanneroo are one of the lowest – if not the lowest – across the Perth and Peel regions.</i></p> <p>b. Consider <b>and undertake</b> opportunities to vegetate the City's drainage sumps through programs such as 'Drains for Liveability' or similar; and Vegetating drainage sumps is a fantastic idea!</p> <p>c. Identify potential planning mechanisms that allow or require the planting of one tree per lot in new developments.</p> <p>Include planting of variety of vegetation for gardens, verges, in new developments.</p> <p>4. Bring the community along</p> <p>a. Investigate <b>and pursue</b> partnerships with Schools; <i>and early learning centres – involve groups like Kids Nature Club, that hosts bush playgroups, etc.</i></p> <p>b. Create community awareness and improve public education through key messages and programs; and</p> <p>c. Conduct planting programs.</p> <p>Bring more awareness to "Friends of" groups, Friends of Yellagonga are a wonderful organisation that would benefit from more help from community and would in turn aid in education. Encourage more groups to form in order to get community more involved in our natural environment.</p> <p>5. Work with stakeholders</p> <p>a. Learn from other local governments and share the City's experiences;</p> <p>b. Influence industry through sound policy and stakeholder engagement; and</p> <p>c. Drive change in the planning and development process to allow greater consideration of <b>native remnant bush</b>, tree and <b>shrub/undergrowth</b> protection throughout.</p>		<p>applies – that the Strategy Elements should be relatively brief.</p> <p>The wording in italics Administration takes as additional comments, and are noted and supported. Some points are well beyond the scope of the UFS and covered by numerous other reports, strategies as well as legislation. Some of the comments focus down on the detailed implementation aspects that will be covered by the implementation of Initiatives.</p>	
<p>We must ensure any proposals and planning have had meticulous assessments of flora and fauna, areas of remnant bush, biodiversity hotspots or food sources for native wildlife must be protected from any development.</p>	<p><b>UFS Approach &amp; Methodology</b></p>	<p>Agreed. This is addressed through means other than the UFS. This includes procedures such as the planning and development approvals process, .e.g. biological and wildlife surveys and preparation of</p>	<p>No amendment required.</p>



		Vegetation and Fauna Management Plans that are prepared as conditions of subdivision). The City's Local Biodiversity Plan is a key statement of the City's intent to protect and conserve biodiversity values.	
		All land that is zoned for urban development is subject to environmental investigations and management through the planning process in order to minimise impact to the natural environment where possible.	
These (street tree) audits need to produce tangible results. We also need to focus on overall vegetation and assessing the diversity of plant species in the City's managed land.		Agree in principle. The street tree audits are effective and targeted to produce the relevant data required to inform street tree planting approaches and priorities.	No amendment required.
The street tree audit process needs to consider all areas in the City of Wanneroo particularly newer developments where land was completely cleared for development, as the tree canopy levels in the City of Wanneroo are one of the lowest – if not the lowest – across the Perth and Peel regions.		Agreed. The UFS does this through the prioritisation and methodology for street tree planting outlined in Section 5 and further explained in Appendix 1. The street tree audit does what the submission advocates, but it is important to note that it is an annual audit rolled-out progressively over time, for a variety of reasons, e.g. budget availability, incomplete development, etc.	No amendment required.
Include planting of variety of vegetation for gardens, verges, in new developments.		Agree in principle. Initiative 12 of the UFS is to investigate the requirement of providing a minimum of one tree per lot in new residential subdivisions. Initiative 11 is, indirectly, also intending to address the need for far better consideration of the provision and quality/function of 'private open space' on private urban residential land.	No amendment required.
Bring more awareness to "Friends of" groups, Friends of Yellagonga are a wonderful organisation that would benefit from more help from community and would in turn aid in education. Encourage more groups to form in order to get community more involved in our natural environment.	<b>Community Consultation &amp; Engagement</b>	Agreed. This is covered in the UFS through the Strategy Element 4 that looks at community involvement through schools and the broader community. Initiative 13 is also very relevant to this suggestion (i.e. broader awareness raising and education programs).  The City also engages residents and Elected Members on environmental projects via the Environmental Advisory Group, which consists of Councillors and community members.	No amendment required.
Section 2. Discussing the benefits of an urban forest  Please refer to the importance of our wildlife in our natural environment in social benefits as well. Majority of people love seeing our wildlife, and are saddened when they are injured/killed on our roads, caught in litter, or unwell due to illness or lack of food and water.  Wildlife is also essential to the environment; they are part of the ecosystems that support us too. Please don't forget how beneficial they are to our environment – please refer to our wildlife in the environmental benefits section. It's fantastic to see that you have mentioned 'green corridors', would this also include 'wildlife corridors'? Due to extreme fragmentation of flora and fauna native habitat, these corridors are essential to protect native species	<b>UFS Report Edit &amp; UFS Approach (Wildlife)</b>	Agreed. Wildlife and fauna management is also addressed through various other City of Wanneroo documents, including the Local Biodiversity Plan and Local Planning Policy 3.3: Fauna Management. A key benefit of urban forests are the creation of linear 'greenways' that, if established with suitable mixed tree species and continuity, can provide essential wildlife 'movement corridors', as well as sites for foraging, nesting and refuge.	The 'Environmental Benefits' sub-section is proposed to be updated to place greater emphasis on the benefits of an urban forest to native fauna.
Section 2. Discussing the benefits of an urban forest  Trees and all native vegetation have value beyond monetary value. Compare certain LGAs to our own – areas with not only higher tree canopy, but also denser native vegetation planted along roads, in parks etc., and a variety of species, are much more appealing than no trees or a few trees. Dense planting of vegetation against fencing and walls can also reduce the incidence	<b>Implementation Level Detail - Specific</b>	Agreed, in all respects. The suggestions made are understood by the Administration, and constitute the fine detail that can be taken into account when implementation action plans are considered.	The relevant section is proposed to be updated to include reference to further social benefits to tree planting and vegetation protection, including Crime

of graffiti – if the walls/fencing are covered by dense vegetation it would be more difficult for vandals to reach. In addition, as no one would be able to see the graffiti it would likely deter vandals further. This reduces the cost to the City of Wanneroo for having to constantly clean up vandalism. A more attractive, well-maintained environment is also more likely to be respected by people living in the area – hopefully encouraging more people to keep their environment tidy.			Prevention through Environmental Design (CPTED).
Section 3. Challenges  Thank you for all of the reasoning addressed under the headers in this section, these mostly hit the nail on the head and I hope we can see some drastic change. It is a shame the Planning for Bushfire Protection Guidelines provide justification for clearing, and I noticed this might have been an issue in the last proposal for Lot 9001. I hope we can work towards changing this quickly and challenging the planning legislation and policies, as we cannot afford to lose any more remnant bush.		Noted. The issue of bushfire protection and legitimate development (under town planning scheme provisions) versus protection of remnant vegetation and wildlife conservation generally, is extremely challenging and subject to ongoing investigation and debate. The UFS will certainly attempt to contribute positively to this debate.	No amendment required.
Section 3. Challenges  In regards to Urban Design, the points outline my concerns with new developments. Moving to Sinagra has made me acutely aware to all issues outlined and it needs to be addressed as soon as possible. Not only are residents suffering, but wildlife is too.		Noted. This issue is covered by UFS Initiative 11, which aims to advocate to State Government regarding potential changes to the planning system in order to improve environmental protection and management. Initiative 11 is one of the most important initiatives of the UFS.	No amendment required.
Section 3. Challenges  Attitudes certainly need to shift and I hope we can establish a committee that can help with education around environment, native flora and fauna and indigenous heritage values. I would be eager to get involved.		Agreed, this issue is covered by Initiative 13, which aims to address this through community education and awareness raising activities. Changing attitudes to trees and educating the community on the diverse benefits of urban forest, is considered critical to the future success of any UFS. Willingness to be directly involved in any program involving community volunteers is noted.	No amendment required.
Section 3. Challenges  We also need to look into reducing the amount of fake lawn, paving and even lawn on verges.		Agreed. Addressing verges will be approached through Initiative 9 of the UFS, which looks to develop a Verge Beautification booklet and improve upon existing policies and guidelines such as the Street Tree Policy. Administration has, and continues to conduct thermal temperature investigations of various sites during heatwave conditions, and it is now established that 'fake lawns' produce very high (unacceptable) ground-temperature readings.	No amendment required.
Section 3. Challenges  Regarding both sections 2 & 3, we also need to identify appropriate tree and plant types for certain areas. For example, trees with root systems that are not as invasive in newer developments with smaller verges and gardens, etc., shrubs and trees planted in median strips that do not attract birds/wildlife to busy roads e.g. Kalbarri Carpet, certain bottle brushes, banksias, etc, often attract black cockatoos to roads and due to their slow take off – they are unfortunately involved in vehicle strikes and often killed.	<b>UFS Report Edit – Implementation Detail</b>	Agreed, however this level of detail that will be considered through the investigations into the implementation of the Initiatives, and subsequent 'action plan' preparation.  Initiative 9 (verge beautification), 11 (advocacy with state government on urban design), 12 (planning controls in new subdivisions) are all relevant to this concern.	No amendment required.
Section 4. Capturing the City's Urban Forest  I'd like to add that we may need to consider building up. Small apartments built on existing cleared land but with plenty of surrounding natural space may help with reducing the need to clear existing native vegetation and tree canopy. Of course, this comes with its own challenges. In commercial areas, often there is opportunity for trees and vegetation to be planted particularly on verges with only grass or pavers.	<b>UFS Purpose + Implementation Detail</b>	Agreed, Initiative 11 (Advocate with State Government re: Design WA and state planning instruments) aims to address some of these concerns at a broader level and will involve negotiating with State Government to bring about relevant improvements to the planning system.	No amendment required.



	<p>Tree Canopy by Suburb – I am surprised by Sinagra's canopy, as the area I live in has very little along the streets, the only trees we see are at the end of the road towards Spiccia Way, within the Chicken farm boundary – and these are under threat from development. When assessing areas for tree canopy, please consider all parts of the suburb, as some areas within a suburb may be impacted more than others by the heat island effect.</p>	<b>UFS Methodology – Canopy Assessment/Site Specific</b>	<p>Agreed and noted, canopy tree presence is highly variable and this is what the audit combined with spatial mapping that supports the UFS seeks to identify and address.</p> <p>As the report notes, heat island analysis is a key aspect to the UFS approach that the City is advocating.</p>	No amendment required.
	<p>Street Tree Audit – Please continue and assess Sinagra, Ashby, Banksia Grove and northern suburbs.</p> <p>Street tree planting program - we have requested a tree to be planted, but according to the contractor, we cannot have one as utilities run under our verge? I suggest for circumstances such as these, the City of Wanneroo offer an alternative such as local native shrubs, groundcovers, grasses, etc. that can be planted here instead and improve biodiversity.</p> <p>An opt-in method of tree planning also seems to undermine efforts to increase tree canopy, maybe an opt-out method for tree planting may be more suitable? In addition to, offering an alternative such as a few local native plants that are smaller for residents that cannot have a tree that will grow too large.</p> <p>Also consider planting more trees and other native plants along Scenic Drive, if possible. The paths, parks, and verges are much hotter in areas where there is only grass than areas with shade and trees.</p>	<b>UFS Methodology - Audit</b>	<p>Noted, the audit is to continue across all suburbs, however due to financial constraints both annual audits and street tree planting has to be staged, and in the first instance focusses on the suburbs with less than 5% to inform the City's tree planting process.</p> <p>With regards to tree planting requests – this is a wide spread issue throughout the City. While this is arguably fine detail (i.e. to be address more appropriately when implementing initiatives), it is a good point and should be considered as part of alternate solutions where tree planting is not practical as part of the City's operations.</p> <p>Regarding Scenic Drive planting – this is not covered at Strategy level but is handled by the City as part of ongoing operational natural areas management activities.</p>	No amendment required.
	<p>Section 5. Objectives – Good but... Please do not only focus on whole suburbs, as mentioned earlier, please also investigate and assess particular areas of suburbs that have less than optimal tree canopy cover and vegetation.</p>	<b>UFS Methodology</b>	<p>Noted. While the UFS does focus on suburbs, in the first instance with canopy cover of less than 5%, the methodology (Appendix 1 of the UFS) guiding tree planting certainly enables a focus on urban heat islands within suburbs. The reality of UFS implementation means that specific sub-areas and portions of suburbs will indeed be dealt with (i.e. responding to a pronounced urban heat island phenomena in a specific location).</p>	No amendment required.
	<p>Section 6. Table 3 – Initiatives.</p> <p>Initiative 1 - Need more emphasis/clarification on Vegetation retention &amp; protection.</p> <p>Initiative 11 - Advocate with State Government re: Design WA and state planning instruments etc. – Interesting, would appreciate more information on this. Great initiative if implemented.</p>	<b>UFS Report Edit</b>	<p>Noted. Taking action on Initiative 1 will identify specific instruments and techniques and will clarify how these will be achieved. At this point, it is not known precisely how vegetation will be retained and protected in the urban development planning context and that is why this initiative has been included in the Strategy.</p> <p>As previously noted, Initiative 11 is a most important initiative. It is the total settings of the planning system and the current generic approach to urbanisation that is 'designing trees out of the urban environment'. There are many dimensions to this problem and it is an extremely challenging issue to engage with. Administration accepts that it will be very long program of engagement and negotiation with the state government, the Western Australian Planning Commission, as well as the Urban Development Institute of Australia, to bring about much needed approaches and change.</p>	No amendment required.
	<p>Overall the draft UFS is a good start and a step in the right direction but we need to place emphasis on retaining remnant bush, as well as also including other local native vegetation planting throughout the City of Wanneroo.</p>	<b>UFS Purpose</b>	<p>Noted. It is the intention of Administration to implement the UFS alongside other important City documents such as the Local Biodiversity Plan, The Yellagonga Integrated Catchment Management Plan, and the Local Environmental Strategy as part of an integrated approach to complete environmental management across the City.</p>	No amendment required.
Marilyn Davies (22/282309)	<p>Nature Strip (Verge) Treatment Guidelines for the City of Wanneroo requires reviewing as a priority as it is outdated particularly with regards to:</p>	<b>Implementation Level Detail (Incl. site)</b>	<p>This comment appears to relate directly to specific changes requested for the City's Verge Treatment Guidelines, and as such they will be taken on board when updating the guidelines themselves.</p>	No amendment required.

<ul style="list-style-type: none"> <li>- Nature strip gardens and landscaping, particularly the first dot point (hard stand verges are used for parking cars, trailers, boats, caravans and so don't comply with the requirements stated for properties that have gardens or landscaping on the verge)</li> <li>- Conditions applicable to all nature strip treatments (point 7 needs clarification. If the home owner does nothing with the verge, is the City of Wanneroo liable for all claims that may arise as a result of nothing being done?). Do insurance companies provide cover for homeowners who have planted/ paved/ sown on the street verge?</li> <li>- Hardstand Treatments (Standard Drawing TS 07-9 is dated 08-08-2001 and is no longer relevant in new suburbs and subdivisions due to the changes in block size and road and verge widths). <ul style="list-style-type: none"> <li>o The Council is strongly encouraged to publicise the fact that homeowners need to partner with the City and know what is and is not acceptable.</li> <li>o Make the Hardstand Treatment conditional on making provision for a street tree, and planting and maintaining a street tree.</li> </ul> </li> <li>- Nature Strip Gardens and Landscaping (see my comments for Hardstand Treatments above).</li> <li>- Street Trees – the choice of trees needs to be broader and trees need to be preferably native trees that will grow properly in the area and be suitable for the soil type. There are many varieties of trees that do not grow overly large and are drought tolerant, and not be a type that fill house gutters with leaves.</li> </ul>	<p><b>specific comment &amp; town planning controls)</b></p>	<p>The review of the Verge Treatment Guidelines is a requirement of Initiative 8 of the UFS.</p> <p>Initiatives 11 and 12 addressing urban design and urban planning provisions and approaches are also relevant to concerns raised.</p>	
<p>Developments in new suburbs provide inadequate provision for parking which is a significant cause of the reduction in street trees.</p> <ul style="list-style-type: none"> <li>- People are building large homes on small blocks with no provision for parking more than 1 or 2 cars. Often there are more than 2 cars per property and also trailers, boats and caravans and in some cases, there is little provision for parking on the side road.</li> <li>- This is a planning issue I know, but it needs addressing.</li> </ul>		<p>Agreed, and it is likely to be addressed as part of Initiative 11 by advocating to State Government with a focus not only on improving the planning system to have a greater emphasis on environmental protection, but also addressing some fundamentals of residential subdivision and urban design.</p>	<p>No amendment required.</p>
<p>The City could take a lead role in promoting the greening of verges and the encouragement of tree planting on verges and in median strips.</p> <ul style="list-style-type: none"> <li>- Make a reasonably varied range of trees available (I was offered a choice from a list of 4, none of which appealed to me. I did select the Red Flowering gum which died after about a year as it had been planted with too much fertiliser in the hole, as advised by the City's Parks and Gardens staff member who came out to inspect it).</li> <li>- A list of trees the City considers unsuitable for planting on street verges could be made readily available.</li> <li>- Blocks with a street frontage over a particular width (to be determined) are required to have a street tree.</li> <li>- Developers could be required to plant trees from the City's approved list of trees instead of exotic varieties that fail or grow overly large in narrow roadways and verges.</li> <li>- The greening of household verges could be promoted to school children via incursions or excursions <ul style="list-style-type: none"> <li>o Have a competitions for children</li> <li>o Asking them to adopt a tree or garden</li> </ul> </li> <li>- Promote an initiative for residents to partner with neighbours and "adopt a verge" that isn't being looked after for whatever reason.</li> <li>- Partner with the City where the street verge is maintained (or not) by the City.</li> <li>- Have "the best street verges street" competitions for each suburb.</li> </ul>		<p>These points are all constructive and are taken on board for consideration, with particular regard to how they might help influence the review of the City's Verge Tree Guidelines and Verge Tree Species list. The review of these documents will aim to address verge tree species selection, suitability for tree planting locations, and developer requirements for tree planting.</p> <p>Initiatives 8, 9, 12 and 13 all variously apply to the diversity and detail of matters raised.</p>	<p>No amendment required. Comments to be considered further upon review of City Street Tree documents.</p>

	<ul style="list-style-type: none"> <li>- Take and promote a very positive "can do" attitude to making our street verges enjoyable places and communal projects where appropriate.</li> </ul>			
	<p>The City already has a photograph of each property for each year in its database so could tap into that information to monitor how the green verge/ street tree initiative is going.</p> <ul style="list-style-type: none"> <li>- A program could be written to provide a report by street or suburb or ward that identifies <ul style="list-style-type: none"> <li>o Improved/ green verges</li> <li>o Established and new street trees</li> <li>o Where street tree has been removed</li> <li>o Where hardstands and artificial turf have been laid and take steps to correct that issue</li> </ul> </li> </ul>	<b>Implementation Methodology</b>	Noted. The Street Tree Audit also captures highly detailed information regarding the location and status of street trees. Initiatives 1, 2 and 4, in addition to initiative 3 are intended to address various aspects of the issue raised.	No amendment required.
	Council Rangers are driving throughout suburbs constantly and they could be asked to report on street trees, street verges, hardstands verges etc.	<b>Operational Comment</b>	Noted. Administration notes that this is a very specific operational matter.	No amendment required.
	Increase in traffic volumes along streets such as the northern end of Camborne Parkway mean that in places, the median strip shrubbery that is currently in place has become a line of sight impediment. The planting of appropriate grasses, ground covers and trees in median strips is far more beneficial with the shrubs which block drivers' and pedestrians line of sight removed.	<b>Implementation &amp; Operational Level Detail</b>	Noted. The City notes that this includes design and operational level matters that will be addressed in implementation detail. Various initiatives apply, including 6 (UFS integration with other instruments), 9 (verge beautification etc.), and 12 (planning controls in new subdivisions).	No amendment required.
	<p>While small pockets of bush seem a positive step in the newer subdivisions, they are too small to be really meaningful.</p> <ul style="list-style-type: none"> <li>- Introduced weeds, cats, motorbikes and people dumping rubbish cancel any benefit intended.</li> <li>- A real solution would be to plant back grasses, shrubs and trees endemic to the area on street verges and create corridors connecting the retained areas of bush.</li> </ul>		Noted and agreed. This can be addressed through Initiatives 9 (verge beautification and greater guidance around verge treatments) and 11 (advocating to State Government with regards to the planning system).	No amendment required.
	<p>I've also seen on many occasions, contractors and/ or Council workers spraying weeds on very windy days and sometimes in the rain.</p> <ul style="list-style-type: none"> <li>- The use of poisonous sprays can be reduced where the ground is covered with plants.</li> <li>- Encourage homeowners to list their property on the City's "no spray register".</li> </ul>		Weed spraying should be undertaken in accordance with relevant legislation, guidelines and safety instructions. Where it is observed by residents not to be the case, it should be reported to the City.	No amendment required.
	Please, please publicise the negative impacts of using artificial turf, particularly the heat it generates during the hot weather and the effect it has on household pets, native insects and birds.	<b>Technical Detail</b>	Agreed. The negative impacts of artificial turf are well known, and will be addressed through the review of the City's Verge Beautification booklet and Street Verge Guidelines (Initiatives 8 and 9).	No amendment required.
	Also, please make the information easy to find on the Council's web page.			
	<p>My final comment is regarding the UFS Street Tree Planting Priority Assessment. My comment is only about Butler which is where I live, but am equally confident that other suburbs need to have their category reviewed and increased in priority.</p> <ul style="list-style-type: none"> <li>- Butler is noted as 15% moderate rise under Urban Heat Island Prone? I don't know how this was deemed "moderate" and suggest it is transforming daily from moderate to "high".</li> <li>- Approximate Canopy Cover of 2% is considered a medium priority. How can this be upgraded to "High".</li> </ul>	<b>Street Tree Planting</b>	<p>Noted. Suburb priority will shift over time and upon more detailed assessment.</p> <p>To determine priority, a multi-criteria analysis has been undertaken based on coarse data and as such is relative and highly subjective. Notably – only one suburb can really be targeted at a time due to available resources, and not all suburbs can be rated high priority.</p> <p>In using the Multi criteria analysis it has to be an overall balance of all of the available criteria. The overall methodology is designed to allow us to compare suburbs, relatively speaking.</p>	No amendment required.
Ros Casey (22/283599)	Page 19 states "A complete series of maps showing the canopy and vegetation cover, as well as the heat island effect for each suburb can be found on the City's website". The maps are not available to be viewed on the website.	<b>Consultation Process</b>	The maps in question relate to heat mapping and canopy / vegetation cover for each suburb and form the basis for the Objectives and Initiatives in the UFS. As the maps do not form part of the UFS (i.e. it is background data and modelling in support of the UFS),	No amendment required.

			Administration was not seeking comment on them and hence they were not included in the review process.	
	It would be useful if Figure 4 – City of Wanneroo Urban Heat Island Map marked a few suburbs to assist viewer orientation.		Being a draft Strategy, some wording included in the draft UFS will only apply once the Strategy is adopted. In this case, the UFS states that maps are available on the website, which will apply once the UFS is finalised. This is addressed in the 14 June Council report where Council approved the draft for advertising.	
	There is an error on page 47 which states “column 8 identifies the relative priority (high, medium, low) for expanding urban canopy in 23 suburbs”. There are 25 suburbs listed. It would appear Merriwa and Ridgewood were added to the bottom of the list but not counted in the total.	<b>UFS Report Edit</b>	Noted, with apologies for the error in the draft UFS	It is recommended that the wording on page 47 should be updated accordingly.
	There would appear to be a discrepancy between Table 2 – Suburbs where the City aims to achieve more than 5% total tree canopy by 2040, which includes Merriwa and states “City managed land within these areas is a priority for tree planting as they currently display the lowest canopy cover across the City”. However, Appendix 1 UFS Street Tree Planting Priority Assessment assesses the priority for Merriwa as low.	<b>UFS Methodology</b>	All priority levels will be assessed on an ongoing basis. The advice on ‘methodology/approach’ indicated in Appendix 1 is note fixed or prescriptive. The explanation provided is that: “It is a guide, only.” This is the essence of any methodology. Consequently, all values in such a table can and will alter year by year, as conditions change.  Merriwa tends to low priority for planting in the table due to a relatively low risk of urban heat islands, but this can be changed to moderate. It does not alter the overall intent and practical value of the methodology illustrated.	No amendment required.
	Important data missing from the draft UFS is the size of each suburb. This data is relevant because smaller suburbs would require fewer new trees/vegetation cover to be planted to reach the UFS targets. It also means the clearing of even a relatively small number of trees or vegetation could significantly reduce the percentage for a smaller suburb (e.g. Ridgewood 2.79% and Merriwa 4.14%). An audit of these suburbs would also be more simple to undertake because of their reduced size.		In practical reality, allocating and proceeding with street tree planting it is based on a number of factors and criteria, particularly available data to know where to put the trees and also a constant focus on those areas mapped as having a tendency toward urban heat island effects. The rollout of the tree planting program is not intended to completely plant suburb by suburb, but to plant in priority locations regardless of which suburb they are in.  It should be noted that the UFS deals with much more than just the street tree planting program – there are many other aspects (and Initiatives in the UFS) that contribute to improving vegetation and cover.	No amendment required.
	The draft UFS states that street tree data is essential criteria for assessment of priority ranking. No audit has yet to be conducted for either Merriwa (4%) or Ridgewood (3%). Their audits should be brought forward as a priority.		Street Tree Audits will be conducted as determined by the City’s Trees and Conservation team and will depend on multiple criteria as well as available resources. Initiative 3 addresses this through a commitment to complete the audit for all suburbs. In the meantime, the request for Merriwa to be treated as a high priority is noted and would be considered as part of the program.	No amendment required.
	The Strategy highlights the need for the City to urgently review its Public Open Space Classification framework that has classified all Neighbourhood POS as Neighbourhood Sport POS. The result is that the design of all new Neighbourhood parks, and re-design of existing Neighbourhood parks, comprises almost entirely of a large sports field with supporting infrastructure with a circle of trees around the perimeter. This goes against the State’s Liveable Neighbourhoods Public Open Space Classification framework and fails to provide the benefits listed in the UFS, namely: - Contributes positively to the visual aesthetics, character and sense of place;	<b>Implementation Level Detail</b>	Noted. While this is acknowledged, POS design and function is outside of the scope of the UFS and is dealt with through Local Planning Policy 4.3: Public Open Space, and via processes and documents outside of the jurisdiction of the City (such as Liveable Neighbourhoods).	No amendment required.



	<ul style="list-style-type: none"> <li>- Provides sensory and recreational experiences, such as exploring, climbing and being present amongst nature – thereby creating stronger connections between people and their environment;</li> <li>- Provide a physical connection to culture, history and spirituality through the retention of native flora, sacred trees and educating others on their significance to the local community.</li> </ul>			
	The upcoming review of the Active Reserves Master Plan (ARMP) needs to be conducted in close collaboration with the UFS with an emphasis that the City has the responsibility to provide local communities with an equal balance of sports areas and 'passive' recreation spaces that are able to provide good canopy cover. The ARMP should be included in Table 3 Initiatives item 6 'Urban Forest Strategy integration with other programs' (page 40).		Noted, however Administration does not agree with the emphasis that the ARMP be conducted in collaboration with the UFS. As mentioned above POS design is outside of the scope of the UFS. However, when it comes to the implementation of Initiative 6 in the UFS, all City documents relating to trees will be considered.	No amendment required.
	The Strategy has assessed Merriwa as having only 4.14% canopy cover. As it is a fully developed suburb it cannot afford the clearing of the mature canopy trees and remnant bush in Addison Park for which the City obtained a clearing permit in 2016. Any plans to extend the oval must be permanently abandoned, not only in order to reach the 5% minimum target but to maintain the existing percentage. The recent construction of a clubhouse at Dalvik Park, the suburbs only other Neighbourhood POS, while welcomed by the Community, has necessarily required the clearing of trees and vegetation.		Noted, however the commitment to retain, protect and enhance tree canopy via the UFS does not exclude the City from providing necessary facilities. It is acknowledged that canopy will be lost in some areas just as it is protected and enhanced in others. Merriwa's tree canopy may be enhanced through other initiatives such as street tree planting.	No amendment required.
	Many residents are not aware of the verge Tree Planting Request program. A lack of requests received, therefore, does not necessarily mean a lack of interest. There needs to be a *targeted advertising and information campaign for those fully developed suburbs with less than 5% canopy cover and that offer little public space for increased tree planting, e.g Ridgewood. *Information and advertising should not be confined to the Internet. A mail out to residents and notices at shopping centres, local parks, and other community venues would ensure broad coverage.		Noted and agreed. The visibility of the City's verge tree request program will be improved through the implementation of Initiative 4 that looks to improve upon the City's Street Tree Planting Program.	No amendment required.
	The Strategy does not fully utilise the valuable resource of local, intimate knowledge of individual areas. Residents in the areas that have below 5% canopy cover could be asked to identify areas where they believe new trees could be planted. The experts could then assess whether or not the areas are suitable.	<b>Community Consultation &amp; Involvement</b>	Noted, however Administration engages appropriate qualified and trained arboriculture experts to carry out the street tree audit, which identifies precise locations for tree planting based on suitable conditions. As Administration develops outreach and awareness raising programs, in line with the intent of initiative 13 in particular, it would be possible to pursue the suggestion made.	No amendment required.
	The Strategy could include incentives for increasing verge tree planting requests. For example, new requests received by a certain date go into a draw to receive a \$500 Bunnings voucher. Information could go out with the Rates notice.		Noted. This is a detailed suggestion that is not appropriate for inclusion in a draft UFS level. These may be considered through initiatives over time at the detailed implementation stages.	No amendment required.
	The Strategy needs to identify and acknowledge the areas that have overhead power poles and lines that prohibit the planting of tall canopy trees and prevent full resident participation in the verge tree request program. The Strategy could include some compensatory measure, eg the provision of lower growing trees or shrubs to improve the streetscape or free trees for planting in back gardens.	<b>Implementation Level Detail</b>	Noted. This could be considered as part of future street tree audits and street tree planting. Initiatives 1 (tree planting program), 2 (audit) 6 (integration with other instruments), 9 (verge beautification), and 12 (planning controls) could be relevant to this comment.	No amendment required.
Quinns Rocks Environmental Group (22/291396)	<p>Initiative 1 - Vegetation retention and protection</p> <p>Inclusion of vegetation protection strategies into planning instruments and procedures is strongly supported.</p>	<b>Implementation Comment Initiatives 1 – 14</b>	Noted. This initiative includes in depth analysis of existing documents and instruments and as such will require considerable time and effort in incorporating key messages and outcomes from environmental documents into planning instruments (such as the Local Planning Strategy).	No amendment required.

More detail could be provided, at least some priorities to show what is intended e.g. bushland conservation and canopy retention or extension goals to be included in the Local Planning Strategy.			
Initiative 2 - Extend tree location database		This would cover trees on City managed land.	No amendment required.
Supported but clarification needed.			
Clarify the scope and use of the database. Would it cover street trees, all trees on City managed land or more than this?			
Initiative 3 - Continue street audit		Noted. It is unknown at this stage whether audit data will be made public as it is raw data that could be misinterpreted without context and is currently used for the purpose of determining planting locations in conjunction with advice from arboriculture experts.	No amendment required.
Supported			
Clarify if audit data will be public			
Initiative 4 - Street tree planting program		Noted and agreed to some extent, however, tree species will be selected based on how appropriate they are in the environment they are situated. In this regard, trees that are not locally indigenous can be more suitable in many instances and can provide shade in summer and filtered light in winter while accommodating for overhead power lines and underground utilities.	No amendment required.
Expansion of this program is supported, species selection should promote biodiversity conservation and connection.			
Locally indigenous species should be preferred for the program. Species selection for streets around bushland reserves should support biodiversity retention. Street trees can help provide ecological connection between habitat patches across the landscape.			
Initiative 5 - Place Planning demonstration projects		Noted and agreed.	No amendment required.
Supported.			
Locally indigenous species can help promote a sense of place and natural elements in the landscape can strengthen cultural identity (e.g. indigenous species associated with an area and its Aboriginal heritage including traditional ecological knowledge).			
Initiative 6 - Integrate strategy with other programs		Noted.	No amendment required.
Supported			
Nil			
Initiative 7 - Urban greening demonstration project		While the site will present a demonstration of how trees can be incorporated into the built environment, this is not the only purpose for the project. The project will also look at improving the overall sense of place in the precinct by revitalising through better planning, activities and infrastructure.	No amendment required.
Supported. Agreed that there should be scope to improve canopy cover and green space generally in the Clarkson station precinct. Will this include PTA land?			
If this initiative is solely for a demonstration project at Clarkson then the title should reflect this.			
Initiative 8 - Review street tree policies and guidelines		Noted. While it is unlikely that the species list will be open to consultation (as it is an internal document with details to be determined by Administration in relation to resourcing and other constraints), the Tree Preservation Policy will be made available when it is reviewed.	No amendment required.
Supported. Locally indigenous species should be promoted.			
Indicate if the review of the species list and tree preservation policy will be subject to public consultation.			
Initiative 9 - Verge beautification information		Noted. The City will consider alternative verge treatments and discourage the use of artificial turf on verges through the implementation of Initiative 9.	No amendment required.
Supported			



	In some areas verges are largely paved or covered with artificial turf, it would be good to promote alternatives. Some councils limit the area of hard surface on verges, will the City consider this?		This requires considerable consultation with developers and stakeholders, and as such the precise details of the reserve fund are yet to be determined. It is hoped that it will ensure trees are planted within newly developed streetscapes and public open space.	No amendment required.
	Initiative 10 - Reserve fund for tree planting			
	Unclear what this entails. Will it involve developer contributions to fund planting?			
	Provide more detail.			
	Initiative 11 - Advocate to stakeholders			
	Supported. Agreed that contemporary design too often excludes trees and other vegetation.			
	Include working in collaboration with other stakeholders promoting urban greening efforts and drawing on research addressing urban design practice and stakeholder attitudes and actions.		This initiative is less to do with consulting and collaborating with stakeholders and more to do with advocating to State Government with respect to the current trends in urban design that are tending to design trees out of streetscapes and the urban setting. The scope of this initiative is already quite significant, however, Administration will utilise resources in partnership with external stakeholders where possible.	No amendment required.
	Initiative 12 - Planning controls for new subdivisions			
	Supported. Is there research or demonstration projects in other locations that can be adapted for Wanneroo?			
	Extend scope to include vegetation retention in new subdivisions (e.g. habitat patches or trees in public reserves or street verges).			
	Initiative 13 - Awareness and education program			
	Supported. This can draw on research on what influences attitudes and behaviours - going beyond basic marketing.			
	Include partnering with local schools and community groups to promote urban forest benefits. This could include involving residents in urban forest actions (planting for example).		Other examples outside of the City will be investigated so that lessons can be learned from others and incorporated into the City's approach to providing one tree per lot.	No amendment required.
	Initiative 14 - Significant tree register			
	Supported. Design of the register important for it to be effective (how would registration help retain listed trees?).			
	Consultation on design and application of the register.			
	I believe that the Urban Forest Strategy must contain a clear vision and target (e.g. 20% coverage by 2030)			
	To reflect the recommendations of the WAPC as per their guide Better Urban Forest Planning This outlines the necessity of having targets, refer p 16: <i>The benefits of targets are in establishing clear milestones and actions to meet the targets. Having targets, notably based on the goals of minimising the loss of canopy on private land and increasing canopy on public land, allows for the effectiveness of actions to be measured and actions refined in an adaptive management approach.</i>			
Wendy Garstone (22/311384)	The UFS should include an implementation plan outlining how the target will be achieved.	<b>Implementation Level - Targets</b>	Agreed. Design of the register is very important and will require careful consideration of criteria for determining criteria for identifying significant trees. Community engagement will be sought on the development of the register either through public consultation, engagement with the Council's Environmental Advisory Group, or both, and this would be determined in due course.	No amendment required.
	To ensure that council will allocate the necessary resources to achieve the vision.			
			It should be noted that there are generalised targets included in the UFS, relating primarily to the different vegetation and canopy levels recorded in different suburbs (i.e. generalised targets to bring deficit suburbs to an acceptable level within a nominal timeframe).	No amendment required.
			During the preparation phase of the Urban Forest Plan (which was subsequently replaced by the Strategy), a decision was made to remove specific targets, largely due to extreme uncertainty as to whether they could be achieved, within the context of a constrained financial environment and long-term implementation timeframes.	No amendment required.
			The UFS is a high level Strategy and as such does not have an implementation plan.	No amendment required.
			The UFS includes 14 Initiatives and once the Strategy is adopted these Initiatives will be progressively investigated to determine	

	<p>There have been several recent examples at the City of Bayswater, (which has had a UFS since 2017) that show that little work had been done to implement the strategy in the five years since it was endorsed. The Urban Forest Strategy included an 'aspirational' target to increase the tree canopy to 20% by 2025, in accordance to an implementation plan. Five years later, no implementation plan had been finalised, and instead officers were recommending to push the target date out to 2040.</p> <p>That the work done each year is monitored and reported on.</p> <p>So that all stakeholders (officers, councillors, residents and other residents and visitors to the Perth-Peel area) are clear on the work being done by the City.</p> <p>That the annual report is made available on the City website every year, located next to the UFS.</p> <p>Without a target, then I suggest that the UFS offers no tangible commitment from the City to maintain and expand the urban forest. The UFS could otherwise simply be to function to tick the box to have one.</p> <p>A statement on the City's website 17th May 2019 states that <i>The City of Wanneroo is taking proactive measures to protect existing trees in the community and increase the tree canopy.</i></p> <p>Having no target is not proactive, it is possibly a delaying tactic?</p> <p>While I am not a resident in the City, the Urban Forest Strategy by the City of Wanneroo impacts not only City residents. It impacts adjoining communities, anyone who needs to visit the City for work or socially, and it impacts anyone who will be a future resident. There is a duty of care that the strategy is consistent with the adjoining LGAs and the Better Urban Forest Planning guide.</p> <p><i>The protection of a healthy, resilient and diverse urban ecosystem is a shared responsibility across State and Local Governments, landowners, the development industry, businesses and the community.</i></p>		<p>practical implementation action plans. This process will include consideration of budgets and resource allocation.</p>	
		<b>Implementation Level – Specific Detail</b>	<p>The UFS will be reviewed every 5 years.</p> <p>Individual implementation action plans will have their own monitoring review cycles.</p>	No amendment required.
			<p>The UFS offers tangible commitment via its 14 initiatives. Note some initiatives in fact involve ongoing projects within Administration, and hence are already commenced (i.e. street tree audit and planting).</p>	No amendment required.
			<p>Noted.</p>	No amendment required.
			<p>Noted and in principle largely agree. The UFS will be implemented with this in mind with the City being a member of the Urban Forest Working Group administered by WALGA.</p>	No amendment required.
Development WA (22/338424)	<p>Key messages taken from the submission that are directly related to the UFS:</p> <p>DevelopmentWA welcomes the forward-thinking Strategy and is interested in assisting the City deliver on the Strategies objectives through demonstration on Alkimos Central, a project, which is situated in the City of Wanneroo.</p> <p>DevelopmentWA commend the City on its Draft Urban Forest Strategy and the sound platform it provides. We believe there are a number of synergies between the City's Strategy and DevelopmentWA's proposed 20,000 Tree Strategy, in particular the initiatives in Table 3 of the City's Strategy, such as:</p> <ul style="list-style-type: none"> <li>9 - verge beautification booklet &amp; City's website;</li> <li>12 - planning controls to green new subdivisions; and</li> <li>13 - urban forest awareness &amp; education program.</li> </ul>	<b>Statement of Support &amp; Site Specific Comment</b>	<p>Noted and the general support for the UFS is acknowledged and welcomed.</p>	No amendment required.





# Urban Forest Strategy 2022

## Mayors Message

The City of Wanneroo is one of Perth's largest local government areas, encompassing 684 square kilometres and spanning from Two Rocks in the north to Koondoola in the south.

The City is a blend of urban and natural spaces, with residential and industrial zones set alongside a diverse landscape of bushland, wetland and coastal areas.

Our northern corridor has and will continue to experience substantial development and population growth. By 2041, it is anticipated that the City of Wanneroo's population will exceed 370,000.

The challenge is that urban expansion and infill can often encroach on various habitats and natural systems, resulting in the removal of vegetation and reduction in natural tree canopy cover.

The Urban Forest Strategy 2022 demonstrates the City's ongoing commitment to our urban forest – by detailing how we aim to protect, maintain and improve canopy cover and vegetation across our City, as our population continues to grow.

The City's streetscapes and reserves are important to the community, and we are committed to working with our community, stakeholders and developers to enhance the sustainability and liveability of our City and ensure our urban forest is preserved and protected for future generations.

Mayor Linda Aitken  
City of Wanneroo

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## EXECUTIVE SUMMARY

Trees are an integral part of the built environment due to the many benefits they provide to amenity, health and well-being, and biodiversity protection. A healthy Urban Forest can provide a range of environmental, social, and economic benefits to a City and its community, in addition to sustaining important ecosystem functions.

The City's *Strategic Community Plan 2021 - 2031* aspires to achieve a sustainable natural, built and healthy environment. In response to this community vision, the City's *Corporate Business Plan 2021 - 2031* includes an action to prepare an Urban Forest Strategy (UFS).

The UFS outlines the City's Vision and Principles for maintaining and improving its Urban Forest, and the Strategies that will be undertaken in order to reach that Vision.

The purpose of the UFS is to enhance the sustainability and liveability of the City by:

- Mapping the extent of canopy and vegetation cover across the City, and identify the benefits and challenges associated with increasing coverage;
- Measuring the extent of canopy and vegetation that can be retained and enhanced through current urban design;
- Setting objectives for the City to undertake that aim to improve canopy cover in developed areas; and
- Identifying a wide range of future opportunities for the enhancement of the City's urban forest in the public and private realms.

The Strategy provides detail on the extensive data analysis that was undertaken utilising Department of Planning, Lands and Heritage tree canopy and vegetation data in order to establish a base line for the City's urban forest. This allows the City to determine the extent that its Urban Forest can be protected, where further canopy and vegetation loss can be reduced, and finally, where the City's Urban Forest can be improved through planting and other initiatives. Objectives are provided as a precursor to further assessment and subsequent confirmation of what will constitute realistic and achievable levels of Urban Forest retention, management and enhancement.

## 1. INTRODUCTION

Australia-wide local governments in metropolitan areas are recognising the importance of urban forest planning and increasing community interest in tree canopy cover in the urban environment. An urban forest is an interconnected, living network of green canopy and vegetation cover that provides habitat, improves health and well-being, and increases amenity within urban areas.

Significant urban growth and increased urban density, as well as social factors such as differing community attitudes towards trees, are placing significant pressure on the City's ability to retain and potentially expand its canopy cover.

The effective management of the City's urban forest can address broader issues such as climate change, heat island effects (temperature in urban environments), conservation, streetscape amenity, community health and wellbeing, as well as contribute to the financial benefits of reduced energy consumption.

The protection of a healthy, resilient and diverse urban forest 'ecosystem' is a shared responsibility across State and Local governments, landowners, the development industry, business and the community. There are opportunities for all stakeholders to contribute to improving the urban forest by retaining trees and by planting more trees and by promoting the value of trees.





## What is an Urban Forest?

An urban forest refers to all substantial vegetation growing in an urban environment, both native and non-native vegetation, and inclusive of vegetation on both private and public land that exists prior to development, retained during development or introduced.

The urban forest can be divided into two categories:

- i. Shrubs and undergrowth less than three metres in height; and
- ii. Vegetation over three metres in height.

(Ref: Department of Planning, Lands and Heritage 2018b, 42).

The City of Wanneroo defines urban forest as:

*An ecosystem of green canopy across the whole City creating a connectivity of green corridors to soften the elements of hardscape, built form, providing shade and cooling effects.*

## Vision and Goals

The City's urban forest vision is:

*To protect and grow an urban forest where the community loves trees and values living amongst the benefits they provide.*

The goals and strategy elements outlined below provide clarity around the intent of the Urban Forest Strategy and how the City will approach initiatives to reach the City's objectives for the retention and enhancement of the urban forest.



The City's goals for an urban forest are:

1. **Maintain a resilient urban forest** – by retaining existing urban canopy where there is risk of loss due to development;
2. **Provide/ increase amenity with canopy and vegetation cover** – by revegetating urban areas where opportunities exist, such as public open space, streetscapes, activity centres, civic spaces and drainage sumps;
3. **Plan for community health and wellbeing** – by creating places of landscape amenity that incorporate cooling and shading effects of trees and providing opportunities for the community to be involved in planting projects;
4. **Reduce the urban heat island effect** – by prioritising planting to cool “hot spots” and designing our public spaces, streetscapes and civic areas to feature less pavement and more trees; and
5. **Design for water sensitivity, sustainability and liveability** – by exploring options for innovative design in future urban areas to maximise opportunities for urban canopy.

## Strategy Elements

The following strategy elements will help the City meet the goals outlined above:

1. **Keep canopy and vegetation**
  - a. Incorporate local natural area protection and canopy retention into the subdivision assessment process in line with the City's Local Biodiversity Plan and Urban Forest Strategy; and
  - b. Ensure that the City's planning mechanisms include environmental provisions for tree protection and canopy enhancement.
2. **Manage the City's vegetation and canopy assets**
  - a. Introduce and maintain protection mechanisms for tree canopy on City managed land;



- b. Apply a valuation system for tree assets and document their economic value for the purpose of establishing the asset value of vegetation and canopy; and
- c. Continue street tree audits to identify planting opportunities and provide condition assessment to street tree assets as appropriate.

**3. Plant canopy and vegetation**

- a. Expand the street tree planting program to focus on heat islands and areas with low percentage canopy cover, and include areas of opportunity identified through the street tree audit process;
- b. Consider opportunities to vegetate the City's drainage sumps through programs such as 'Drains for Liveability' or similar; and
- c. Identify potential planning mechanisms that allow or require the planting of one tree per lot in new developments.

**4. Bring the community along**

- a. Investigate partnerships with Schools;
- b. Create community awareness and improve public education through key messages and programs; and
- c. Conduct planting programs.

**5. Work with stakeholders**

- a. Learn from other local governments and share the City's experiences;
- b. Influence industry through sound policy and stakeholder engagement; and
- c. Drive change in the planning and development process to allow greater consideration of tree protection throughout.

## Terms and Definitions

### Urban Forest

An ecosystem of green canopy across the whole City, creating a connectivity of green corridors to soften the elements of hardscape, and built form providing shade and cooling effects

### Heat Island

Created by hardstand and concrete a heat island is an uninviting place to live that creates uncomfortable heat conditions (i.e. micro-climate), less attractive areas for community and exacerbates the need for increased cooling and corresponding energy consumption.



### Climate Change

Uncertain climatic conditions resulting in increased of heat, fire, flood, and storms which are a challenge to manage. Establishing tree cover is a simple and proven way to demonstrate an effective response to climate change impacts in the City in conjunction with a suite of other mitigation measures.

### Typology

Typology in regards to the Urban Forest Strategy is the term applied to different density development and urban design in subdivision. It is the look and feel of the subdivision, as well as the descriptive metrics (e.g. R Codes, lot size, street widths, and subdivision layout).

### Vegetation Cover

In this Strategy, the vegetation cover is measured 0-3m, 3-8m and 8-15m and 15m and above, and includes the canopy cover.

## Tree Canopy

In this Strategy, the tree canopy relates to trees that are greater than 3m in height. This definition has been used when analysing data for tree canopy.



## Strategic Context

The UFS is informed and guided by the City's Strategic Community Plan (SCP) and Local Environmental Strategy (LES). The SCP sets out the community's expectations and priorities for the City, while the LES provides the direction for strategic environmental planning projects across the City. Both of these documents identify the need for the City to investigate ways to enhance and protect its urban forest.

The UFS aims to achieve the City's vision set out in its high level strategic documents by optimising the retention of significant vegetation and habitat thereby improving local amenity by retaining and complementing natural landscapes within the built environment.

The City has a number of strategies, plans, policies and procedures that aim to achieve retention and enhancement of tree-scapes in the City's urban areas. Some of these documents inform the strategy, whilst others assist in its implementation.

These key relationships between the UFS and related strategies, plans, policies and documents are illustrated in **Figure 1**.

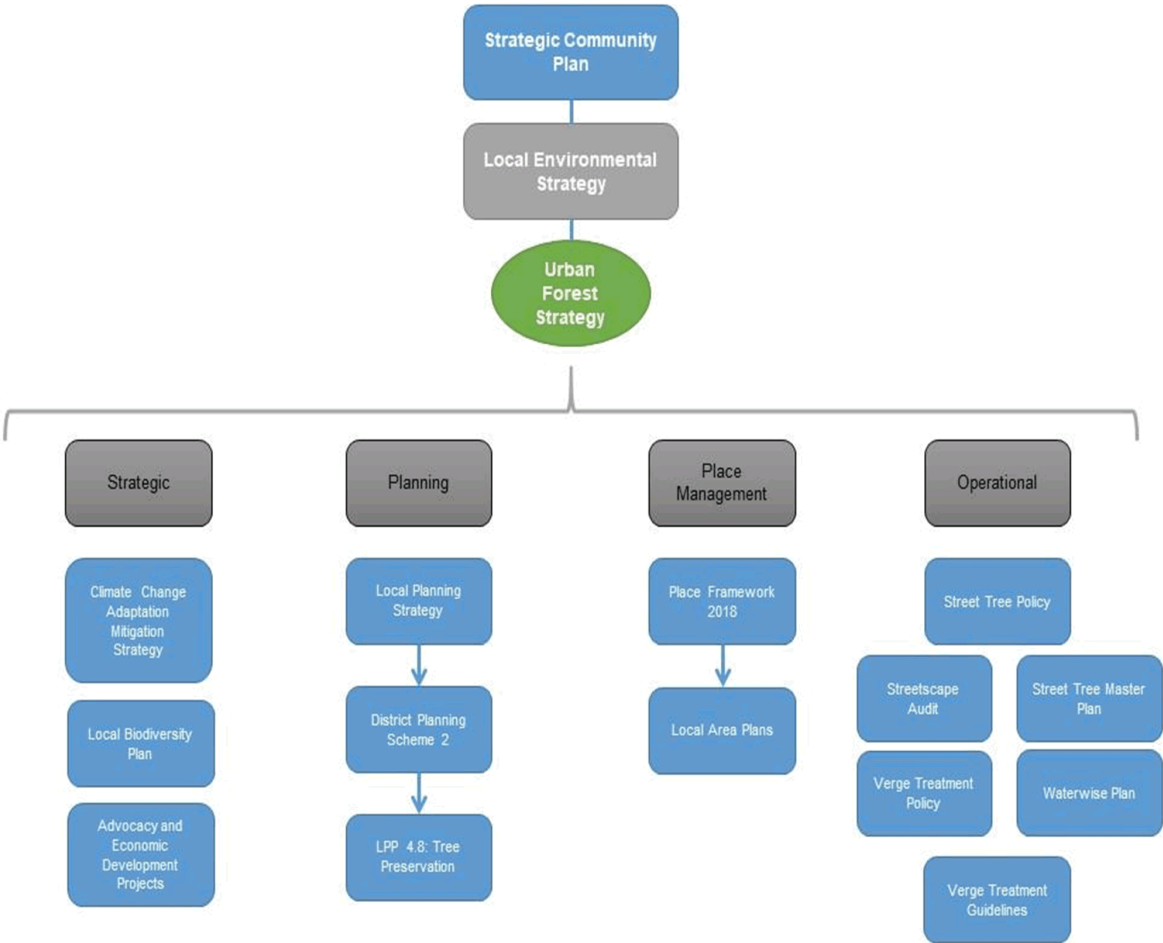


Figure 1 – Urban Forest Strategy Document Linkages



## 2. THE BENEFITS OF AN URBAN FOREST

The community has a strong relationship with the natural environment and it is recognised that nature and vegetation are essential to human wellbeing. In addition to human intuitive connection with trees, there are proven economic, psychological, physical as well as environmental benefits.



### Social Benefits:

- Contributes positively to the visual aesthetics, character and sense of place;
- Provides sensory and recreational experiences, such as exploring, climbing and being present amongst nature – thereby creating stronger connections between people and their environment;
- Provide a physical connection to culture, history and spirituality through the retention of native flora, sacred trees and educating others on their significance to the local community;
- Improves air quality providing further health benefits through reducing temperatures and cleaning the air;
- Promotes outdoor activity, exercise, increased walkability and contributes to overall mental and physical wellbeing;
- Assists in cooling the physical/built environment, which in turn helps prevent heat-related illness; and
- Boosts the resilience of the local environment by providing food, habitat and other ecosystem functions.
- Contribution to amenity, liveability, Crime Prevention through Environmental Design (CPTED).



## Environmental Benefits:

- Establishing 'green corridors' of urban forest supports wildlife species retention, migration and genetic resilience of flora and fauna through connectivity. Green corridors also minimise the need for fauna to travel on roadways and reduce incidents with vehicles;
- Shade from canopy creates cooling effects mitigating the impacts of climate change and creation of urban heat islands. This can reduce energy demand for cooling of buildings, which in turn supports the City's contribution to climate change mitigation;
- Established vegetation can reduce water demand and even enhance water availability through micro-climate modification through reduced evaporation and transpiration;
- Green corridors from the coast landwards can function as 'breeze-ways' and facilitate urban ventilation through allowing cooler air to penetrate into the more densely built areas; and
- Certain choices of vegetation can help reduce noise pollution.
- Urban Forests contribute substantial ecosystem service benefits such as diversity of animals, birds, reptiles and insects to an urban environment.

## Economic Benefits:

- Creates cooler urban environment which results in reduced energy consumption and cooling costs for buildings and homes;
- Potential for reduced medical costs to both individuals and the State Government arising from heat-related illness; and
- Trees have monetary value as assets to the local government and this value can increase over time; as well as potential increased property values due to an attractive urban environment and street trees.

### 3. CHALLENGES

The retention of trees in the City involves many significant challenges. Although each Local Government in Perth is unique with respect to its canopy retention approaches and outcomes, there are particular challenges associated with a Growth Council such as the City.

The following section outlines each of the key constraints for the City to effectively establishing and maintaining the urban forest.

#### Climate Change

Climate change is resulting in a shift to hotter summer conditions, and possibly milder but much drier winters. Perth is losing its dependable wet winters and consequent replenishment of the groundwater system, while facing a greater occurrence of extreme heat events in summer.

These facts bring a greater degree of urgent focus into the UFS than would previously have been the case. Some of the urban, residential subdivision and housing design in City over the last two decades has been inappropriate for the climatic conditions found in Western Australia: smaller single-storey houses taking up a greater percentage of smaller residential lots, with narrower road reserves and reduced verge widths.

In addition, there is a significant risk of existing/mature trees declining, dying, or not performing well, due to the increase in the number of stressors arising from climate change. These stressors include increased temperatures, reduced water table and availability, and increase in and introduction of new pests and diseases with shifting climatic zones. Newly planted trees are also at risk due to the higher temperatures and shifting climatic patterns, hence species diversity is paramount to the successful establishment of an urban forest.

It is essential that urban design and development respond effectively to the challenges of climate change in terms of both adaptation and mitigation.

## Fire Risk

The State's *Planning for Bushfire Protection Guidelines* provide justification to reduce vegetation and canopy cover by clearing for fire protection. Unjustified clearing of vegetation due to perceived fire risk, or landowners misinterpreting guidance documents and advice, is also a challenge to the retention of tree canopy in larger rural residential lots in the City.

In addition, loss of vegetation and canopy cover due to actual fire happens as urbanisation proximity to conservation areas increases. Species selection can play a crucial role in mitigating bushfire impacts in areas between conservation reserves with potentially high fuel loads and populated urban areas. In order to achieve a sustainable and viable urban forest, there must be a balance between urban forest objectives with the need for bush fire mitigation.

## Heat Island Effect

The urban heat island effect refers to the noticeable difference in the increased temperature levels within urban areas where vegetation is replaced by roads, car parks, buildings and dominant hardscapes. These measurable increases in temperature can be linked to increased heat-related mortality and morbidity.

Increasing the City's tree canopy will contribute to cooling of the urban climate/micro-climate which will help mitigate heat island effects in our suburbs, reduce the energy consumption costs of cooling residences, and reduce heat related illness (i.e. morbidity and mortality rates).

The UFS will address heat islands issues and seek to reduce the heat island impacts on the City.

## Planning Legislation and Policies

Due to the significant growth of the City and the substantial areas yet to be urbanised, it is inevitable that the overall vegetation cover in the City will change and reduce over time if development is left unchecked. The UFS aims to protect, retain and increase vegetation cover as part of the planning and development process; however, this will require the

introduction of a number of mechanisms such as environmental provisions in the City's Local Planning Strategy, Planning Scheme and relevant policies.

The relevant planning legislation associated with the subdivision approvals process is determined by the WAPC which often means that local governments are unable to address key design issues affecting tree retention. As a result, vegetation and trees are often removed during development to facilitate subdivision. The UFS aims to influence planning outcomes by serving as a basis for the City to advocate with State Government and the development industry to maximise tree and vegetation cover through better design at the structure planning and subdivision stages.

The City considers that addressing the urban planning issues associated with greenfield development to better retain existing remnant vegetation within new broad-acre developments ahead of the development front, is a high priority. The issues involved are complex and will involve engagement with many stakeholders, including the development industry sector, Urban Development Institute of Australia (UDIA), WAPC and WALGA. Bringing about change and improved outcomes will take considerable time, but the City considers this matter to be so important, action to engage relevant stakeholders is a matter of the highest priority.

## Urban Design

The City is exposed to rapid expansion as well as large greenfield areas that will be subject to future development. This presents challenges for urban design regarding density, infill development and zoning when looking to retain tree canopy and vegetation. The need to increase urban density to accommodate population growth, results in urban planning and design that is effectively designing trees out of the urban environment. Key factors contributing to this outcome include:

- Increased density and decreasing lot sizes;
- Limited space for trees in streetscapes and exacerbated by generic engineering design approaches to infrastructure provision in road reserves;
- Decreasing road reserve widths;
- Smaller public open space with changes in use and function of parks (i.e. drainage); and
- Bushfire management considerations;

- Smaller to zero residential private open space.

These design challenges for development in the City result in fewer trees and reduced canopy cover. Where trees are retained, they are often subjected to physical disturbance, reduced or damaged roots, and a lack of space for above ground canopy.

Increasingly the City's amenity is becoming defined by roof-scapes, summer glare, lack of wildlife corridors, reduced opportunity for comfortable day-time summer outdoor exercise, obstruction to sea-breeze ventilation, all contributing to a diminished sense of place and reduced liveability and sustainability for residents.

A specific area of opportunity is associated with road and street design, particularly those road/street assets constructed and maintained by the City. The City recognises there is a need to better incorporate early design and forward budgeting of capital works to accommodate 'retention of urban canopy' into road and street design that is within the control of the City. This is both a challenge and an opportunity.

## Attitudes

Not everyone loves trees or appreciates their value. Where development has created small verges and inevitable competition for various needs (e.g. vehicle parking), trees are sometimes considered to conflict with those competing uses for this limited space. Trees and vegetation are often viewed as inconvenient, dispensable and replaceable. This is particularly problematic in the case of certain species that do not propagate well, are part of a Threatened Ecological Community, or take years to replace to the same size and equivalent amenity value.

Equally, both research and practice establish that once residents are made fully aware of the value of trees/tree canopy and the range of benefits they provide, attitudes can change. Key is that the time and effort must be made to change negative attitudes.

The need to strengthen and reinforce recognition of and respect for 'indigenous heritage values' associated with significant trees is recognised by the UFS.



## 4. CAPTURING THE CITY'S URBAN FOREST

### Methodology

The City utilised the 2018 release of Urban Forest Parcel Data and Urban Heat Island imagery from the Department of Planning, Lands and Heritage (DPLH) to create baseline measurements of its canopy and vegetation coverage and assess heat island effect.

*A complete series of maps showing the canopy and vegetation cover, as well as the heat island effect for each suburb can be found on the City's website.*

To enable targeted decision making the City also undertook a mapping exercise to categorise land parcels and urban residential areas into land use typologies clarifying locations where the City has direct control versus indirect influence over the management of vegetation in different areas of the City.

### Typologies & Urban Forest

The City contains diverse land use typologies with direct implications for tree canopy retention, including loss of canopy in older suburbs experiencing infill development and inadequate verge widths in new subdivisions. There are therefore numerous urban design factors influencing establishment and retention of canopy and vegetation cover:

- *Age* – the older the suburb, the bigger the road reserves and lot sizes and potential for urban infill and therefore loss of tree canopy. New subdivisions and suburbs have smaller lot sizes and therefore less ability to retain canopy through their design;
- *Lot sizes* – larger lots can better retain and support more vegetation than smaller lots;
- *Road Layout* – there is often opportunity to save larger trees within certain road layouts. Engineering design should include overlay tree surveys to identify opportunities for tree plantings/positioning, as standard practice;
- *Road Reserve Widths* – a good streetscape design with opportunity for tree canopy can be realised with wider road reserves to integrate service infrastructure with tree

planting requirements, and allowing sufficient space for below ground 'living root zones' and above ground 'canopy volume';

- *Verge Width* – With multiple service alignments, footpaths, kerbing, drainage and smaller lot sizes, verge widths play as important a role as overall road reserve widths. Sufficient space for street trees should have at least equal priority to all other placements (i.e. service infrastructure);
- *Infrastructure requirements* – ground level changes with cut and fill, drainage requirements, road construction and disturbance footprints all contribute to a loss of pre-existing tree canopy and should henceforth factor in tree retention as an essential objective; and
- Urban density and land zoning – differences in density and zoning are relevant to the above points. These differences result in land use typologies

The following typologies are considered the most critical categories, each with particular or unique UFS challenges and solutions. It is noted that the range of UFS initiatives (Section 6) provided in this document reflect the diversity of these land use typologies.

## Typologies Explained

### Residential Lots:

#### **Strata/Lots <400 m<sup>2</sup>:**

- Often result from dense infill developments.
- Typically lot sizes of 400 m<sup>2</sup> or less.
- Lot frontages ~ 10m.
- Road reserves ~ 14m.
- Unlikely to be subdivided any further, tendency to have very little green space available and small verge widths.
- Retaining or reintroducing tree canopy is frequently very difficult with current urban and architectural design approaches.

#### **Lot sizes of 400-700 m<sup>2</sup>:**

- Development that falls between lot sizes 400 – 700 m<sup>2</sup>;
- lot frontages ~10 – 20 m;
- Road reserves ~14 – 18 m.
- Some opportunity to enhance vegetation and canopy cover at these locations, both on private property and in streetscapes.

**Lots >700 m<sup>2</sup>:**

- In the City, most of these lots were developed in the 1970's and 80s where the minimum lot size was 680 m<sup>2</sup>. These locations have relatively large lots resulting in large size private gardens.
- Wide frontages (typically ~20m) providing opportunity for lengths of verge free of driveways.
- Wide road reserves (typically ~18m) that provide opportunity for street trees.
- This lot size category is further divided into three 'sub-types', depending on how they may be affected by R-coding increases:
  - Standard Lot >700 m<sup>2</sup>;
  - Lots >700 m<sup>2</sup> + proposed for Infill;
  - Lots >700 m<sup>2</sup> + approved for Infill.
- In theory, large lots greater than 700 square metres are appropriate for retaining and establishing urban canopy, however, this typology faces the risk of urban infill and redevelopment to higher densities which will inevitably remove canopy.

**Special Residential:**

- Lots generally between 2,000 - 4,000 m<sup>2</sup>.
- Existing controls in place to enhance vegetation retention and minimise clearing (e.g. specified building envelopes).
- The risk with special residential is that there is a progressive loss of canopy cover and vegetation due to poor property maintenance, illicit activities and clearing by land owners, and potential for subdivision over the long term despite current Planning Scheme provisions.

**Special Rural & Rural:**

- Locations zoned rural or special rural with no plans for subdivision or urbanisation in future.
- Some controls in place to prevent clearing of vegetation and encourage retention.
- The greatest risk to existing vegetation cover in this typology is a fundamental change in zoning based on changing land use planning strategies in the future.

**Undeveloped – with structure plan**

- Proposed for residential subdivision development with structure plans in place allocating locations for vegetation retention via POS allocation.
- Successful retention or reinstatement of urban canopy is dependent on final subdivision and urban design outcomes.

**Undeveloped – without structure plan**

- Proposed for residential subdivision development with no structure plan in place, locations for vegetation retention or revegetation not yet determined.
- As above, but with greater potential to make provision for the protection of remnant vegetation.

**Schools**

- Include expanses of active open space and often retained bushland; and
- Potential for enhancing vegetation through programs, e.g. Sustainable Schools.

**Commercial/ Retail/ Industrial**

- Feature large areas of hardstand and building footprint with opportunities for retaining and planting vegetation.
- To retain or establish urban canopy in such areas requires a significantly different approach to the urban design of commercial, retail and industrial areas.

**Public Lands**

- Incorporates all state, federal and local government authority owned or managed land and can be further sub-categorized into:
  - City managed land; and
  - Land owned or managed by the State (including Crown land), State or Commonwealth agencies and utility providers, and includes the following types of properties:
    - parks;
    - road reserves;
    - public or pedestrian access ways;
    - drainage sumps; and
    - land adjacent to public and community buildings.

The Urban Forest Parcel data and Urban Heat Island imagery was then assessed against each of the land use typology categories to provide baseline information on the current state of canopy, vegetation cover within the City.

Street Tree Audit Data

In 2018 the City commenced its Street Tree Audit Program to collate information on the City’s tree assets. The program has focussed on the southern sections of the City with audits completed for the following suburbs:

Wanneroo (part)	Marangaroo
Hocking	Alexander Heights
Pearsall	Girrawheen
Wangara	Koondoola
Landsdale	Butler
Madeley	Mindarie
Darch	

The audit costs are budgeted within the City’s annual operating budget. The audit comprises all street trees within residential verges and streetscapes.

Assumptions and Limitations

The Urban Forest Parcel Data provided by the DPLH is a snapshot in time of estimated vegetation and canopy cover. In the suburbs of Yanchep and Pinjar several hectares of undeveloped land were not included in the parcel data. In Mariginiup the parcels extended slightly beyond the suburb boundary. These variations will need to be considered in future years when comparing future Urban Forest Parcel data to this release.

Urban Heat Island imagery is a derived image comprised of collated images over the 2015-16 summer. As such this provides only an estimate of locations subject to urban heat island effects due to urbanisation.

The Street Tree Audit, commenced in 2018, currently extends across the southern portion of the City and more work will be required to complete the project and be able to provide comprehensive information on the City’s tree assets, importance and value, as well as identifying opportunities for forward planting.



Land use typologies have been derived by the City’s planners. It provides a generic overview of the different forms of development across the City. It should be noted that the typology does not represent or equate to the City’s District Planning Scheme No. 2 zoning.

Finally, implementation of the plan can only be as successful as the resources made available to undertake the strategy. Resourcing the Urban Forest Strategy will require long term financial budget commitments and a whole-of-organisation approach.

Data Analysis and Discussion

Total Tree Canopy Cover

The City’s overall tree canopy cover is 9.88%. Tree canopy is defined as vegetation greater than 3m in height. However, older suburbs tend to have taller vegetation, while coastal suburbs tend to feature vegetation less than 3m in height. The latter is particularly under pressure from development being located in a major urban zoned corridor.

The following table shows the highest to lowest tree canopy cover in the City. For each suburb a map and chart presenting canopy cover is provided on the City of Wanneroo’s website.

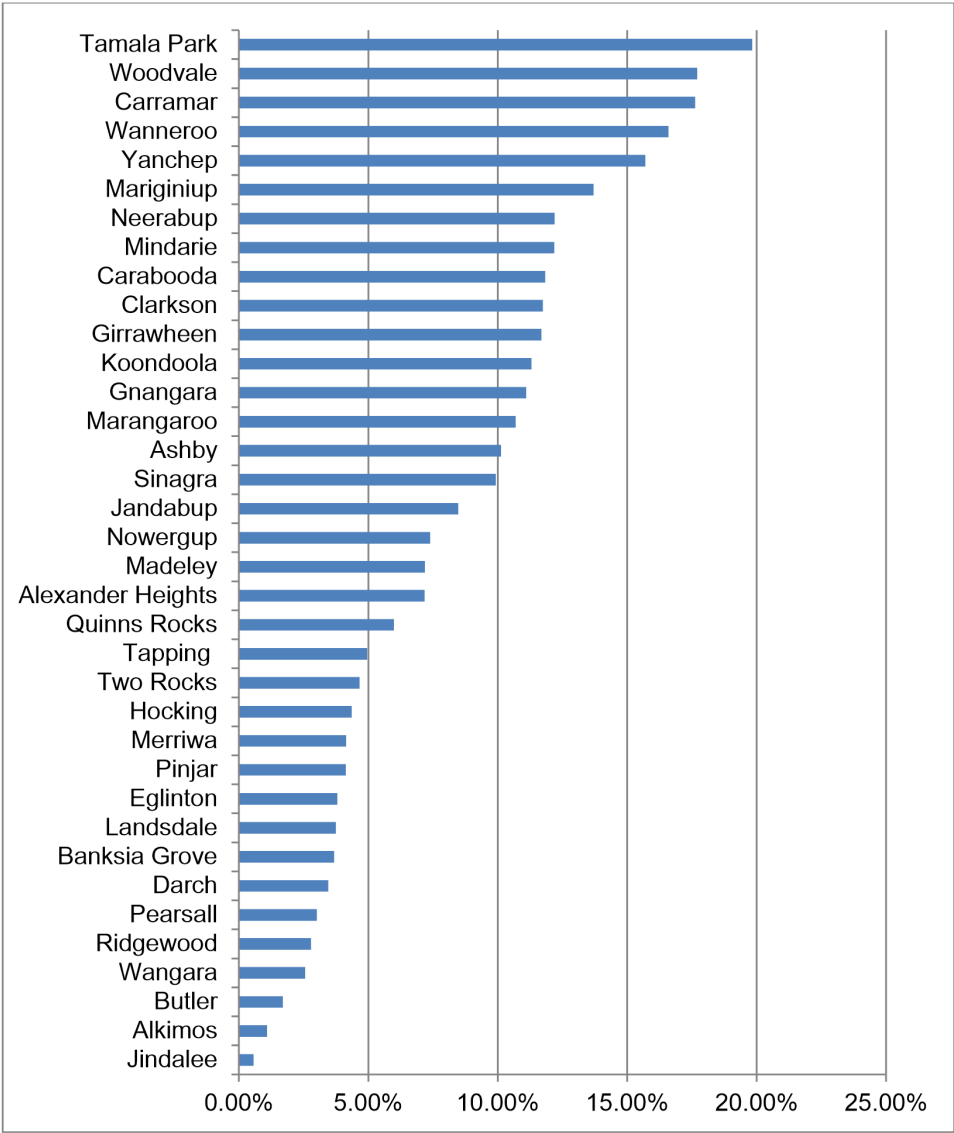


Figure 2 – Tree Canopy by Suburb

Generally, older suburbs have more tree canopy cover due to trees being retained on larger lots, with a combination of older and more established street trees, and greater degree of canopy in public open space.

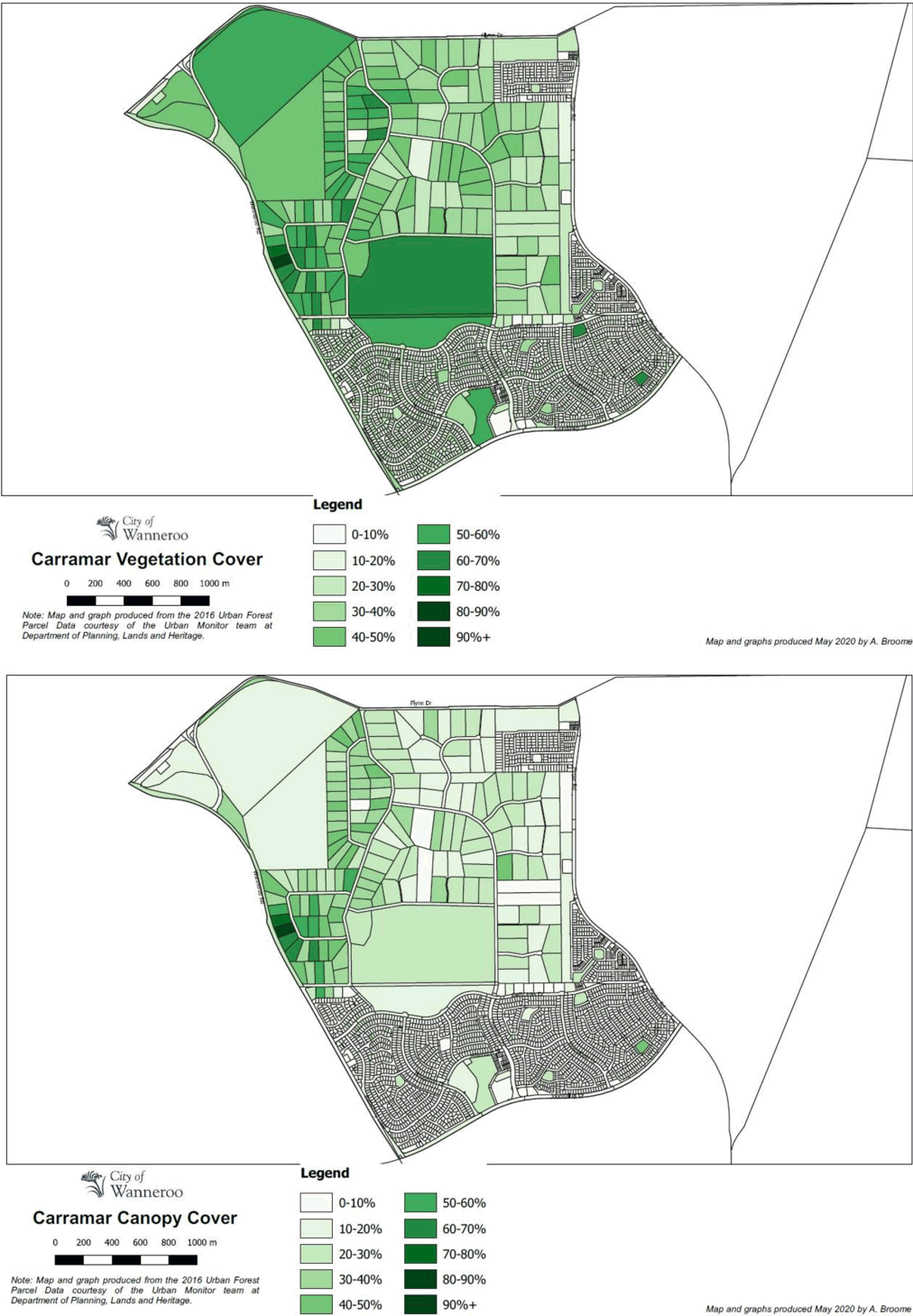
The newer suburbs in the City comprising higher density typologies feature less tree canopy cover (i.e. 3m+ trees). There are many reasons for this, particularly the predominant engineering practice of large-scale earthworks and clearing prior to creation of lots and roadways, which increasingly leaves insufficient room for tree plantings. New trees planted at less than 3m in height tends to result, particularly in new coastal suburbs.

The Urban Forest Strategy needs to consider more than just tree canopy. Vegetation cover is also critical in addressing heat island effects and the retention of biodiversity.

### Total Vegetation Cover

In this strategy vegetation cover includes all vegetation and is measured in increments of 0-3m, 3-8m and 8-15m and 15m and above. Vegetation cover also includes canopy cover. The City's website provides detailed maps illustrating the existing vegetation cover for all of the City's suburbs.

The City has substantial areas of vegetation types at less than 3m in height, most noticeably the vegetation towards the coastal suburbs. While this vegetation contributes to total vegetation cover, it does not add to the City's total canopy cover (which is 3 metres and over). Figure 3 below provides an example of the distinction between canopy versus vegetation cover in the suburb of Carramar. This illustrates Carramar as a suburb that is rich in vegetation cover but relatively poor in total canopy.



**Figure 3 - Comparison Example of the Suburb of Carramar showing a difference between Tree Canopy Cover and Vegetation Cover**

## Urban Heat Islands

Heat islands can be created by hardstand and concrete and they are characterised by uncomfortable and potentially life threatening heat conditions, less attractive areas for community and an increased need for increased cooling and corresponding energy consumption.

The Commonwealth Scientific and Industrial Research Organisation thermal imagery indicates the approximate temperature change since urbanisation to be in a range from 'no change' to more than 8°C hotter in Australian urban environments. Maps illustrating the urban heat island effect for each suburb in the City are available on the City's website.

It is now widely accepted that increased housing density and design correlates to warmer urban environments, for instance higher densities result in increased hard surfaces that reflect heat, and buildings with dark rooftops generally result in increased temperatures.

By contrast, areas with sufficient vegetation cover show up as cool-to-no change since being urbanised, but as vegetation is removed or land remains as open pasture, temperatures increase significantly. This emphasises the need for the UFS to increase canopy and vegetation cover to help mitigate temperature increases resulting from urbanisation. The data also helps guide where retaining or re-establishing plant canopy and vegetation should be focussed, and the areas that should be prioritised through the City's tree planting program.





Figure 4 – City of Wannon Urban Heat Island Map

The overview map of the City shows large temperature increases where there has been vegetation removal by urbanisation, fire and pine harvesting. Older suburbs are typically

cooler than newer suburbs due to the presence of established tree canopy and vegetation. Rural residential areas, irrigated market gardens and public open spaces show very little temperature increase. Areas immediately adjacent to the coast show a zero increase in temperature given the cooling effect of the proximity to the ocean. Industrial areas with large lighter roofed buildings and the use of heat reflective coating reflect heat very well, resulting in these areas being cooler, demonstrating the cooling effect that some design elements can achieve.

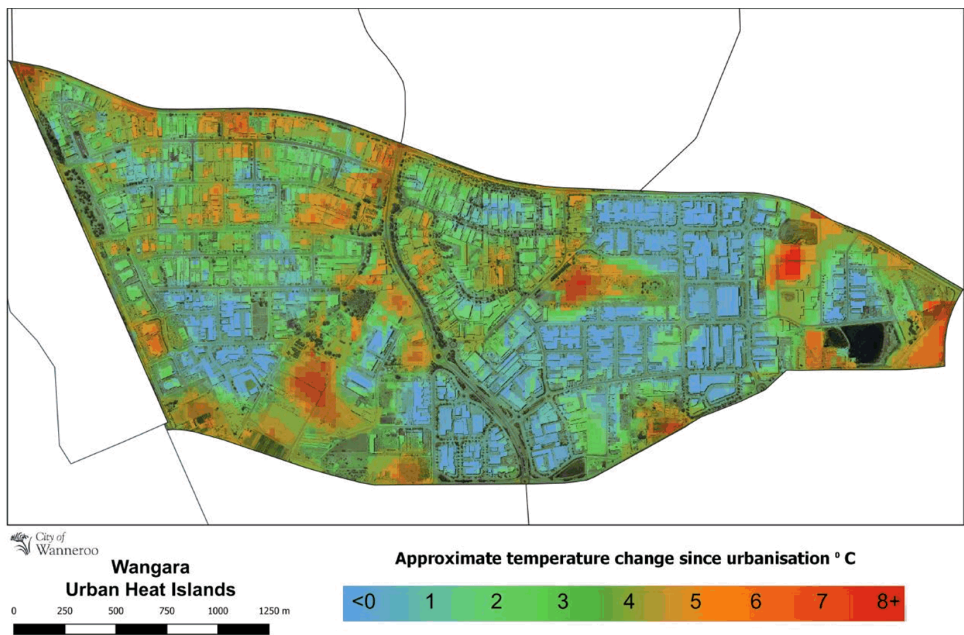


Figure 5 – Wangara Urban Heat Island Map

Figure 5 shows Wangara temperature increases since urbanisation, and also demonstrates the cooling effect of reflective roofing in industrial areas.

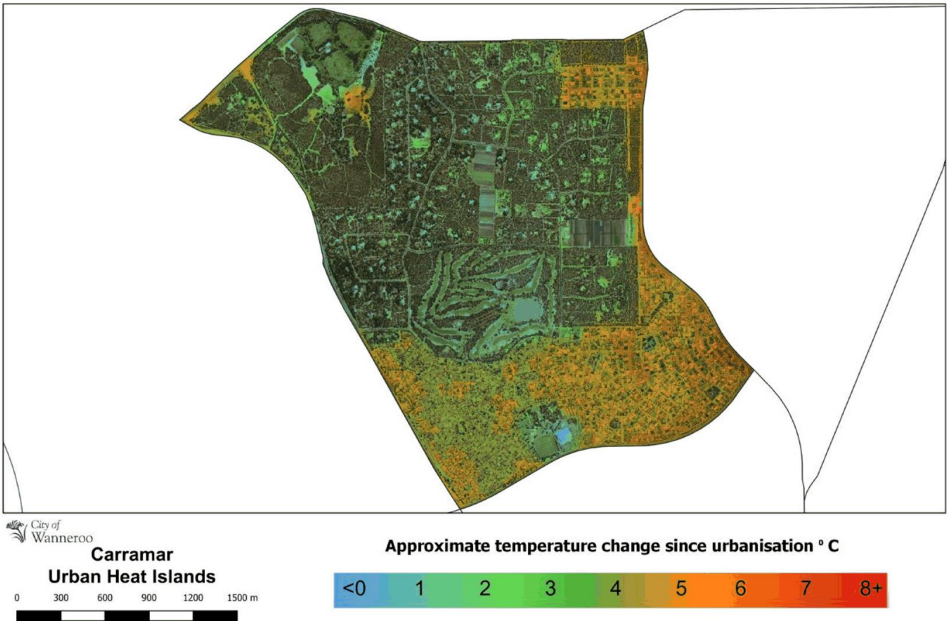


Figure 6 – Carramar Urban Heat Island Map

Figure 6 shows the contrast between highly vegetated areas within Carramar special rural zone and the increased temperatures where urban development has been introduced in the south of the suburb.

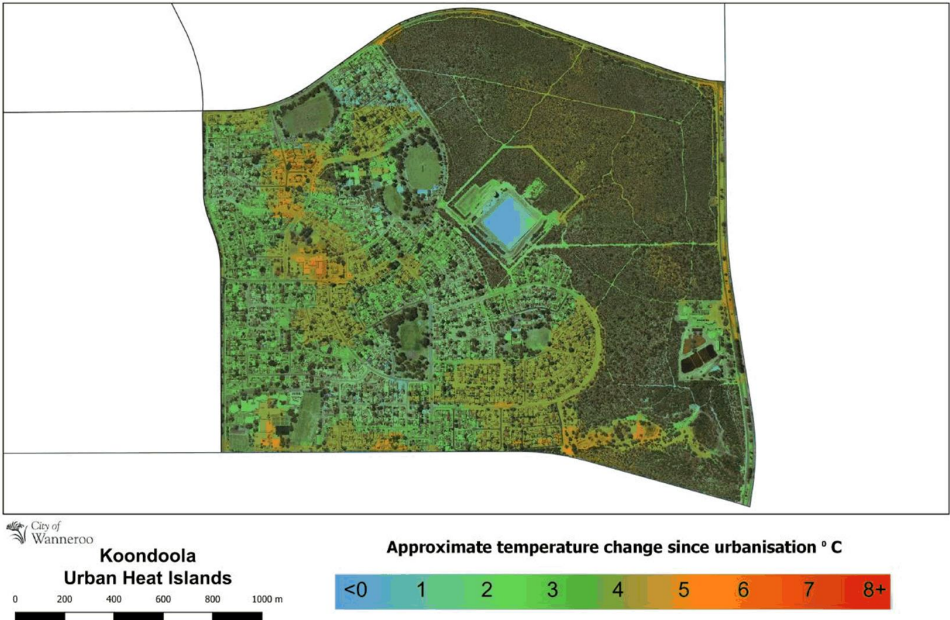


Figure 7 – Koondoola Urban Heat Island Map



Older suburbs such as Koondoola (shown in Figure 7) are shown as being relatively cooler than newer suburbs, but have the potential to increase in temperature due to infill urbanisation. Koondoola also benefits from the buffer around Water Corporation land and regional reserve.

## Street Tree Audit

Through the City's Street Tree Audit, 30,344 trees have been audited to date and 14,099 opportunities for planting trees within streetscapes identified and mapped. It is estimated that the audited trees represent a combined valuation of \$132 million based on Halliwell evaluation.

The City plants approximately 3000 trees annually of which approximately 1000 are requested by ratepayers for street verges and the rest of the tree planting locations chosen by the City. Species selection involves a number of factors including location, species requirements, amenity and preferences such as themed streetscapes or feature trees. Once planted the trees are watered over at least two summers.

The Street Tree Audit Data, along with the City's LPP 4.8 Tree Preservation and Street Tree Policy, will inform the City's efforts in establishing green corridors and the potential retention of significant trees as part of the planning and development process.



*Figure 8 – Street Tree Audit: Example of Resident Requested Verge Trees*

Continuation of the Street Tree Audit into the future will allow the City to track its progress on UFS targets and actions, and will provide further weight to decision making when it comes to prioritising future tree planting locations.

### **Culturally Significant Trees**

Trees recognised as being potentially significant may be of outstanding size and appearance; may be rare for the site, or have a historical association within the community (which includes trees of Aboriginal and European significance). At this time, trees are only noted for being potentially significant. This can be the basis for a future significant tree register.

### **Planting Opportunities**

The City is far more able to retain, protect and enhance vegetation and tree canopy over land that it has direct ownership or control.

One example of City managed land is drainage sumps. There are 316 drainage sumps under the City's management that, in the majority of cases, comprise of unvegetated bare ground which contributes significantly to heat island effects. Looking for opportunities to plant tree canopy into sumps can help strengthen green corridors to enhance biodiversity, provide bird habitat, increase local amenity and improve neighbourhood character, contribute to overall tree canopy and help lower temperature in the surrounding environment.

While it is acknowledged the prime purpose of sumps is for managing surface drainage, it is worth investigating opportunities to integrate of tree plantings into drainage areas such a way that effective maintenance of sumps is not compromised.

An example of a number of sumps in the suburb of Alexander Heights (Figure 9) illustrates opportunities for establishing a green connecting corridor by planting trees in a series of appropriately located sumps. Opportunistic planting in drainage areas (where appropriate) may compliment planting of trees within parks and streetscapes, contributing to an enhanced urban forest.





Figure 9 – Alexander heights – Drainage sump connectivity

## 5. OBJECTIVES

To protect and improve its urban forest in line with the vision set out in the UFS the City will endeavour to measure its progress and relative success against a range of appropriate objectives. These objectives would be met through the undertaking of recommended initiatives set out in Section 6.

Due to the complex and diverse land use typologies and geographies in the City specific targets are yet to be confirmed, despite the detailed assessment of data referred to in the previous section. Future work will be undertaken to set specific and achievable targets that align with 'on-ground' realities and the City's financial and resource capacity. This further work will be undertaken in future reviews of the Strategy.

Each objective is outlined below:

### 1. Achieve no net loss of canopy cover in established suburbs

It is proposed that the following suburbs in the City either increase their canopy cover, or demonstrate no net loss, by 2040. The suburbs selected include the City's more established residential areas (i.e. establish/ developed suburbs with over 5% canopy cover) and align with the larger lot 'typologies' examined in Section 4. Table 1 indicates current tree canopy cover levels in each of these selected suburbs, and illustrates the significant variability.

SUBURB	% TREE CANOPY (APPROX.)
Alexander Heights	7.17%
Ashby	10.13%
Carabooda	11.84%
Carramar	16.34%
Clarkson	5.68%
Girrawheen	12.64%
Gnangara	5.10%
Jandabup	8.47%
Koondoola	11.30%

Madeley	7.19%
Marangaroo	10.69%
Mariginiup	13.71%
Mindarie	16.39%
Neerabup	12.20%
Nowergup	7.39%
Quinns Rocks	5.98%
Sinagra	9.92%
Tamala Park	19.83%
Wanneroo	16.59%
Woodvale	17.70%
Yanchep	15.71%

*Table 1 – Suburbs where the City aims to achieve no net loss in total tree canopy by 2040*

**2. Progressively increase total canopy cover for the City within a range of 15-20% by 2040**

The current total percentage of canopy cover for the City is 9.88%, which is less than optimal. As such, the City aims to increase this to 15-20% canopy cover by 2040. This objective is based on the City's existing land uses as well as the opportunities and constraints that are presented by the City's environment and setting.

Importantly, the objective considers the City's status as a 'growth council' which experiences substantial development in line with significant population growth.

**3 Progressively increase canopy cover to a minimum of 5% for identified suburbs by 2040**

This objective focuses on City managed land, specifically through the City's Street Tree Planting Program. The following methodology has been used to determine the priority for street tree planting in the City:

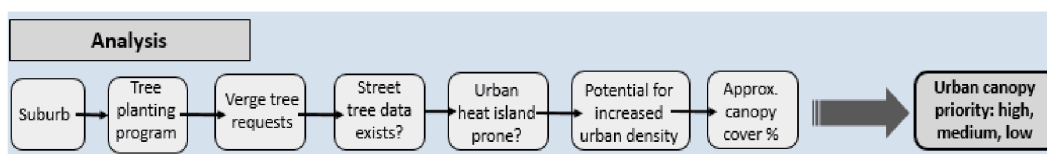


Figure 10 – Proposed Street Tree Planting Prioritisation

The program will firstly focus on suburbs of less than 5% tree canopy cover for which street tree survey data is available. Secondly, once an overall minimum of 5% tree canopy cover has been achieved in each of the identified suburbs, that the focus then change to addressing larger heat island areas outside of these suburbs. Beyond this, the UFS will aim for a gradual increase in tree canopy up to 15-20% over the long term.

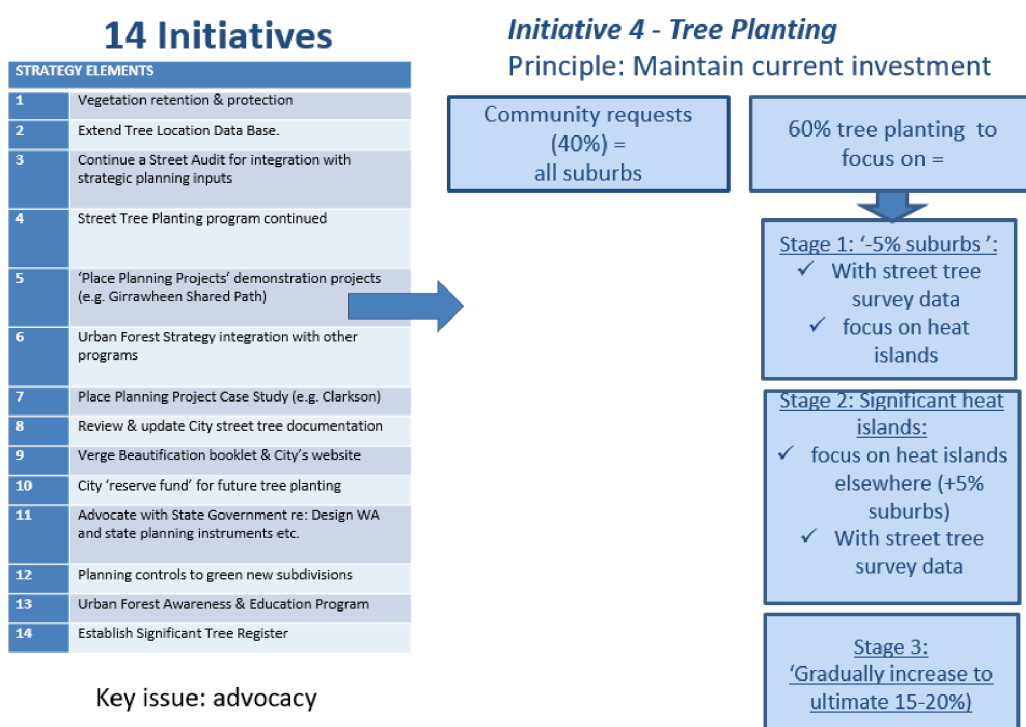


Figure 11 – Staged approach to increasing canopy cover over time through tree planting.

**Appendix 1** provides a more detailed explanation of the methodology for determining priority locations for applying UFS initiatives including street tree planting, the ultimate aim being retention and reinstatement of urban canopy.

The following table identifies key suburbs that the criteria for tree planting will be applied to.

SUBURB	% TREE CANOPY
Banksia Grove	3.68%
Butler	1.71%
Darch	3.45%
Hocking	4.36%
Landsdale	3.74%
Merriwa	4.14%
Pearsall	3.01%
Ridgewood	2.79%
Tapping	4.96%

*Table 2 – Suburbs where the City aims to achieve more than 5% total tree canopy by 2040*

City managed land within these areas is a priority for tree planting as they currently display the lowest canopy cover across the City, which is largely due to ongoing development in these areas as a result of population growth.

#### **4. Progressively increase canopy cover on City managed land to approximately 10% by 2040**

The City manages 6942.3ha of land which includes street verges and public open space where tree assets can be supported. The total tree canopy cover for City managed lands is 7.74% (the total canopy for all land in the City is 9.88%). Given the City's direct control over such land areas, there is exceptional opportunity to increase canopy in road reserves (street landscaping), public open space, public access ways and drainage sumps. Attention will be given to avoiding any conflict between retention of trees versus useable recreational space, in designated public open space.

### **Monitoring and review**

A review of the Plan will be undertaken over the first 5 to 10 years of UFS implementation, depending on the availability of new data, confirmation of targets (where applicable), and progress made towards the objectives set out in Section 5. The review will re-examine objectives and recommended initiatives as required to meet refined targets.



## 6. RECOMMENDED INITIATIVES

The following initiatives have been developed to achieve the objectives of the UFS. All initiatives listed in the following table aim to improve and protect canopy cover across the City over the short, medium and long term. They are diverse in nature to meet the various contexts and challenges identified in this UFS.

While some initiatives are current and ongoing, or can be undertaken in the short term, others are long term initiatives and in many cases still need to be developed and refined.

**Table 3 - Initiatives**

RECOMMENDED INITIATIVE		DESCRIPTION/ EXPLANATION	TIMING / PRIORITY	TASK AND PROGRAM IMPLICATIONS
1	Vegetation retention & protection	Incorporate vegetation protection strategies (e.g. UFS, LBP etc.) into the City's urban planning instruments & procedures.	Ongoing	Will require effective translation of provisions in the Urban Forest Strategy, Local Biodiversity Plan, etc. into several of the City's key instruments and procedures in order to achieve the key aims of this strategy element. These instruments include: scheme provisions, development approval procedures, coordination of developer agreements and handover of assets, etc.
2	Extend Tree Location Data Base	Essential data to be able to provide inputs & metrics to tree protection retention, establishment & maintenance initiatives.	Ongoing	Trees are a very diverse resource with varied characteristics (e.g. type/species, age, physical dimensions above and below ground, water regime dependency, lopping/pruning needs, pest/infestation issues, etc.) and therefore have differing value and maintenance requirements, etc. This resource can be better managed if its various characteristics are appropriately documented.
3	Continue a Street Audit for integration with strategic planning inputs	Essential data to be used in combination with various strategic planning inputs, e.g. urban heat island mapping, urban residential density patterns, urban infill intentions, urban airway ventilation, local biodiversity plan objectives, water sensitive urban design objectives, etc.	Ongoing	The tree planting program is guided by reliable survey data: i.e. tree location, where planted to date, where there are vacant sites suitable for planting trees, etc. The data-base enables identification of KPIs of achievement to date, progress throughout the City, shortfalls in the program, etc. This data-base can therefore assist the overall urban forest program, in combination with other analytics (urban lot density, street/road reserve widths, heat islands, etc.) to guide a 'strategic approach' to street tree planting (i.e. where most needed and most practical).
4	Street Tree Planting program continued & expanded	Continue & expand the existing street tree planting program, as data becomes available, & urban development proceeds.	Ongoing	Continuation of an essential program at agreed levels of expenditure, in accordance with the City's annual budgeting process and dependant on water availability.
5	'Place Planning Projects' demonstration projects (e.g. Girrawheen Shared Path)	Place Planning Projects provide opportunity for excellent demonstration projects: for 'urban greening' & urban canopy retrofit in hardscape dominated precincts (commercial, industrial,	Short term	This initiative involves the use of existing 'place management' initiatives as 'demonstration projects' to convey the advantages of 'good design', and is intended to take advantage of existing 'place-making' activities underway in the City.

		infrastructure, residential) & engaging key stakeholders (land owners, institutions, Developers).		
6	Urban Forest Strategy integration with other programs	Urban Forest Strategy to utilise & integrate with various other allied initiatives, e.g. City Waterwise program, Climate Change Adaptation & Mitigation Strategy, Sustainable Schools Program, etc.	Short term	The UFS is a key 'sub-program' to the Local Environmental Strategy and an allied program to the City's Climate Change Adaptation and Mitigation Strategy, the City Waterwise Program, and other initiatives. The UFS therefore supports other programs the City is committed to.
7	Place Planning Project Case Study (e.g. Clarkson)	Opportunity for specific urban greening & canopy retrofit in the Clarkson Railway Precinct development.	Medium term	A specific 'demonstration project' of an existing site almost entirely devoid of trees/planting, provides the opportunity to explore the practicalities and opportunities for retrofitting tree plantings, and re-establishing much needed urban canopy to counter the excessive occurrence and health impacts of urban heat islands.
8	Review & update City street tree documentation	Integration, update & implementation of relevant policies, guidelines etc. (e.g. street verge guidelines, street tree species list etc. and Tree Preservation Policy).	Medium term	Sufficient data to be gathered and available, to help achieve more effective design outcomes through improved guidelines policies and regulatory instruments.
9	Verge Beautification booklet & City's website	A finalised Verge Beautification booklet to be combined with interactive GIS mapping & published (with other relevant materials) on City's website.	Medium term	Agreed landscape design guidelines for street verges to guide an agreed approach to acceptable design for verges and streetscapes. This will involve effective communications and promotion of final guidelines, appropriate to location, conditions and setting – hence suggested publication on the website. Finalised guidelines are intended to be made available on the City's website in due course.
10	City 'reserve fund' for future tree planting	Establishing a 'reserve fund' for tree planting & landscaping in new developments, in consultation with developers and stakeholders.	Medium term	To be pursued through discussion and negotiation with key stakeholders. This is an extension of strategy element 5 (above).
11	Advocate with State Government re: Design WA and state planning instruments etc.	Investigate & advocate to State Government & other stakeholders changes to Design WA and the WAPC requirements for subdivision & development, & incorporating any changes into a suitable planning mechanism or design guideline for the City.	Long term	<p>A significant UFS strategic initiative relevant to all the extensive areas designated for future 'urbanisation' in the City. The intent is to counter the unintended impact of contemporary 'urban design' that too often is resulting in 'DESIGNING TREES OUT OF THE URBAN ENVIRONMENT'.</p> <p>The initiative will require an advocacy program with the state government/WAPC, the UDIA and all major developers, HIA and other relevant sectors.</p> <p>The core challenge is to address the deficiencies of existing adopted guidelines, such as the Residential Design Codes, and to address the current approach to residential subdivision design and housing architecture.</p> <p>Two primary issues are involved: (i) the prevailing industry, community and institutional 'culture' or value system that accepts current outcomes of limited or non-existent urban canopy: (ii) prevailing business practice that militates against innovation and vital urban design and architectural adaptation to climate change trends and scenarios.</p> <p>This initiative will require a sustained effort over a considerable period.</p>

12	Planning controls to green new subdivisions	Investigate and establish mechanisms / TPS provisions to ensure all developers install & maintain a minimum of 1 tree per lot in all new residential subdivision developments.	Long term	Installing and maintaining 1 tree per lot is a clear objective, but will require engagement with key stakeholders to achieve a range of pre-requisites to enable success. These include the addressing the issues of road reserve widths, road carriageway design, sub-surface infrastructure installation in road reserves and road verges, vehicle cross-overs, useable private 'open space' at varying lot size and residential densities, etc.).
13	Urban Forest Awareness & Education Program	To address the vital aspect of 'community awareness' with relevant educational & advisory material/information. This is key to the success of any urban forest strategy (e.g. changing attitudes to trees, etc.).	Long term	Research and practice throughout Australia indicates that 'education and awareness raising programs' are an essential aspect of successful urban forest/urban canopy strategies, plans and programs. There are varied positive and negative community attitudes to street trees. These include misconceptions around health and safety issues, as well as practical issues for trees in close proximity to built structures (i.e. perceived nuisance factors e.g. leaves in gutters, bird droppings on parked cars, root damage to below ground pipe-work, etc.). An education program is important to convince residents that the tangible benefits of urban canopy far outweigh the perceived negatives. This initiative will be ongoing.
14	Establish Significant Tree Register	Include Significant Tree Register in LPP No.3 & other planning instruments (e.g. LPS, LPPs etc.).	Long term	There are grounds for special protection of notable 'trees or stands of trees' in their own right, and where they make a significant contribution to the quality of urban and non-urban landscapes. There is additionally the significance of 'eco-system services' notable trees or stands of trees contribute to the built as well as natural environment (e.g. shade, habitat, micro-climate modification, etc.). The challenges in achieving this initiative include: developing sound or defensible criteria for nominating a 'significant tree or trees'; defining meaningful intent of registering significant trees; and, enforcing/monitoring a Significant Tree Register.

## 7. KEY MESSAGES

A key component of the Urban Forest Strategy is to present a series of messages for the City to incorporate into a communications plan for all stakeholders which includes the community, Council and the development industry. Behaviour change towards trees, design changes for development and increased canopy cover will only occur if all stakeholders have an understanding of what the UFS is trying to achieve and the science and messages behind the Strategy's objectives.

Examples of messages, or what may be called 'tag-lines', include:

### Community

- Trees improve our health and wellbeing;
- This is for everyone, for the good of all;
- What's in it for the resident;
- Convey the CRC Water Sensitive Cities research findings;
- Urban forest can reduce the cost of living, improve quality of life and wellbeing (there is evidence from studies on mental health and trees/greenery), improve air quality and combat the effects of those causing climate change; and
- Trees make ordinary places great.

### Council

- Everyone loves trees and being in leafy places – why wouldn't we want that for Wanneroo?
- An urban forest is a complicated ecosystem and needs to include more than just trees to be healthy and productive;
- It won't work unless everyone is on board – residents through to State Government must drive change and empower LGA's and the community to achieve better outcomes;
- Without trees we cannot move into sustainable, innovative, Smart City ways of living that we urgently need in the face of climate change – once trees are gone it's a long and expensive process to replant and replace them;
- The City takes this seriously and we mean what we say, and are going to act;
- Key – urban forest is strategically planned (location and distribution) to create effective canopy cover and green connectivity – and not just plant randomly wherever possible; and
- Without a plan/strategy we risk losing the canopy cover we have.

## Development

- Wanneroo has lots of great trees – we need to protect them but also plant more;
- Vegetation has far more positives than negatives;
- Think about the last time you sat under a tree – places to do so are fewer and far between, yet it's the by far the highest community priority in our engagement for Local Area Planning to date;
- We need to use what influence/power/financial resources are available to retain trees, buy trees, and secure natural landscapes and nature – we cannot rely on market forces to provide it; and
- Look at Wellard and other examples of successful new developments in WA where urban forest and 'green amenity' is happening (more meaningful than overseas examples).



## 8. REFERENCES

*2020 Vision – How to grow an urban forest*

Australian Standard 4970- 2009 – *Protecting trees on development sites*

City of Wanneroo – *Local Biodiversity Plan 2018/19-2023/24*

City of Wanneroo – *Local Environmental Strategy 2019*

City of Wanneroo - *Strategic Community Plan 2017-2027*

Department of Planning Lands and Heritage - *Perth and Peel Green Growth Plan for 3.5 million*. Released March 2018

CRC for Water Sensitive Cities - *Impacts of water sensitive urban design solutions on human thermal comfort*

Dept. PLH, WAPC and WALGA – *Better Urban Forest Planning – A guide to support the enhancement of urban forest in Western Australia*.

Dept. of Planning and WAPC - *The Urban Forest of Perth and Peel Statistical Report (CSIRO 2009 Urban Monitor)*

Dr. Roel Plant The University of Technology Sydney (2017) *Measuring Urban Green Space in Australia (MUGS)*

K. Murugesan, “Extreme Heat Events: Extreme heat events adaptation for activity centres through built form and landscape” (Yanchep, City of Wanneroo case study), Master Research Thesis, 2019, AUDRC, UWA.

*Playscapes – Tree Routes – A community based project to grow greener streets in the City of Wanneroo*

## Appendix 1: UFS Street Tree Planting Priority Assessment

The street tree planting program is a City wide initiative, undertaken according to available budget and street tree audit program to identify sites suitable for planting. Identifying the most appropriate locations for new street tree planting in any given time is necessary. The following table and text provides an explanation of the approach to identifying the highest priority suburbs and most practical locations for establishing urban canopy through ongoing street planting program, at any given time. It is a guide, only. Note that the Verge Tree Request program is additional to this.

1 SUBURB	2 Tree Planting Program	3 Verge Tree Requests	4 Street Tree Data Exists	5 Urban Heat Island Prone? [extensive High to Moderate risk]	6 Increase in Residential Density? [<400m <sup>2</sup> lots exist]	7 Approx Canopy Cover % [< 5%]	8 URBAN CANOPY Priority High Medium Low
Alexander Heights	yes	yes	yes	20% Low		21%	Low
Darch	yes	Yes	Yes	40% Mod to High	<400m <sup>2</sup>	3.5%	High
Girrawheen	yes	Yes	Yes	5% Low	Yes	12%	Medium
Gnangara		Yes		5% Mod to High		11%	Low
Koondoola	yes	Yes	Yes	5% Low	Yes	11%	Medium
Landsdale	yes	Yes	Yes	50% Mod to High	<400m <sup>2</sup>	3.7%	High
Madeley	yes	Yes	Yes	15% Mod		7.2%	Medium
Marangaroo	yes	Yes	Yes	2% Low		11%	Medium
Woodvale	Yes	Yes	Yes	59% High (v small)		18%	Medium
Wanneroo	Yes	Yes		10% Mod to High	Yes	17%	Medium
Tapping		Yes		95% Mod to High		5%	High
Carramar		Yes		30% Mod		16%	Medium
Sinagra		Yes		60% High	<400m <sup>2</sup>	10%	High
Pearsall	Yes	Yes	Yes	50% Mod to High	<400m <sup>2</sup>	3%	High
Mariginiup		yes		60% Very High		14%	Medium
Jandabup		Yes		40% Very High		8.5%	High
Hocking	Yes	Yes	Yes	40% Mod to High	<400m <sup>2</sup>	4%	High
Banksia Grove		Yes		90% Mod to High	<400m <sup>2</sup>	4%	High
Ashby		Yes		60% Mod to High		10%	High
Butler	Yes	Yes	Yes	15% Mod	<400m <sup>2</sup>	2%	Medium
Mindarie	Yes	Yes	Yes	90% Low	<400m <sup>2</sup>	4%	Medium
Quinns Rocks		Yes		95% Low	Yes	6%	Low

Clarkson	Yes (part of)	Yes		40% <b>Mod</b> to High	<400m <sup>2</sup>	7%	Medium
Ridgewood		Yes		20% Low	<400m <sup>2</sup>	3%	Medium
Merriwa		Yes		90% Low		4%	Low
Alkimos		Yes		n/a	Substantial Urban or Rural zones yet to be developed	1%	n/a
Eglinton		yes		n/a (90% Low)		4%	n/a
Yanchep		Yes		n/a		16%	n/a
Jindalee		Yes		n/a (90% Low)		0.6%	n/a
Two Rocks		Yes		n/a (90% Low)		5%	n/a
Carabooda		Yes		n/a		12%	n/a
Pinjar	Predominantly undeveloped rural, public purposes, natural environment/regional parks, or industry – i.e. Generally A MINOR PROPORTION CURRENTLY DEVELOPED AS URBAN RESIDENTIAL therefore street tree planting opportunities limited.					4%	n/a
Tamala Park						20%	n/a
Neerabup						12%	n/a
Nowergup						7%	n/a
Wangara						3%	n/a

**Table 4 - Suburb Comparison of Relevant Criteria.**

The table summarises a range of key attributes relevant to any consideration of forward Street Tree planting and, by virtue of various implications forward thinking to guide Urban Forest strategy initiatives. All 36 suburbs are included in the table.

Suburbs highlighted in grey (column 1) are those only partly developed with substantial 'greenfield' areas yet to be planned in detail, or with substantial rural and natural (regional park/ROS) land areas. They will generally be subject to future strategic urban forest initiatives, yet to be formulated. An issue in all cases is future detailed urban residential planning to make provision for retention of urban canopy, and to avoid 'designing trees out of the urban setting' resulting from small lot, high density residential areas with inadequate street verges and insufficient road reserve dimensions.

Suburbs highlighted in yellow (column 1) are mainly developed urban areas. The current street tree data audit (column 4) coverage and street tree planting program (column 2) apply to these suburbs. The data includes existing street trees (and their condition etc.) and vacant sites suitable for planting additional trees. Both data sets are included in the City's Intramaps. This is essential data.

Column 3 indicates the 31 suburbs subject to requests for street trees. The number of requests from suburbs ranges significantly. This is a separate program to the Street Tree Planting Program.

Columns 5, 6 and 7 provide an analysis of relevant attributes of the suburbs to help inform future priorities for establishing urban canopy and, by association, programming of future street tree planting and other 'urban greening' initiatives (e.g. trees on private property and City owned or controlled land, etc.). It is noted that various other criteria may be just as important.

A 'coarse' assessment of areas prone to Urban Heat Island Effects (UHIE) indicates suburbs most prone to UHIE (highlighted in purple). Those identified have large areas or proportion of the total suburb with moderate to high temperature thermal mapping

characteristics. Those highlighted are mainly older, developed suburbs located further inland and to the south of the City. Coastal residential suburbs tend to have lower temperature UHIE characteristics.

Urban density is a key issue. Column 6 identifies suburbs with higher residential (R-Code) density changes and likely to experience 'urban infill'. Similarly, suburbs with residential lots at 400m<sup>2</sup> or less are identified. A shift to increased densities in older 'leafier' suburbs will see loss of urban canopy (on private lot and streetscape). Existing small lot areas have less street trees and less opportunity for additional planting.

Column 7 provides a summary of existing urban canopy cover (i.e. trees on private land, in parks/open space, and streets, etc.) as a percentage of each suburb. The data is 'coarse' and interpreted with caution. Thermal mapping imagery has been 'ground-truthed' against on-ground conditions and land use typologies. The resulting analysis is consistent with anticipated correlation between: areas of lower percentage canopy and with more recently developed small lot/higher density residential subdivisions, and being UHIE prone.

On the basis of the above, column 8 identifies the relative priority (high, medium, low) for expanding urban canopy in 25 suburbs. Initiatives to achieve this will focus on tree planting and tree retention, and additionally a range of other urban forest/urban canopy approaches will be required to address a range of issues and challenges. The latter includes: urban subdivisional design, residential development controls, urban ventilation and breeze-ways, solar access, street and lot orientation, verge design and infrastructure placement, community education and awareness raising, etc.

The remaining 11 suburbs (highlighted grey) all require application of various urban forest strategy initiatives to ensure sufficient future urban canopy is secured, but this will be largely over time as future development occurs. Given the forward planning context involved the most effective tools or approaches in each case are yet to be determined.

## Overall Methodology – Assessment for Identifying Priority Locations for Urban Vegetation and Urban Canopy Initiatives

The following graphic illustrates the overall methodology for prioritising locations for urban forest strategy initiatives over time.

This methodology has been developed to address the particular characteristics of outer metropolitan councils, where there are a wide range of land use typologies from rural, to current urbanisation, through to developed suburbs.

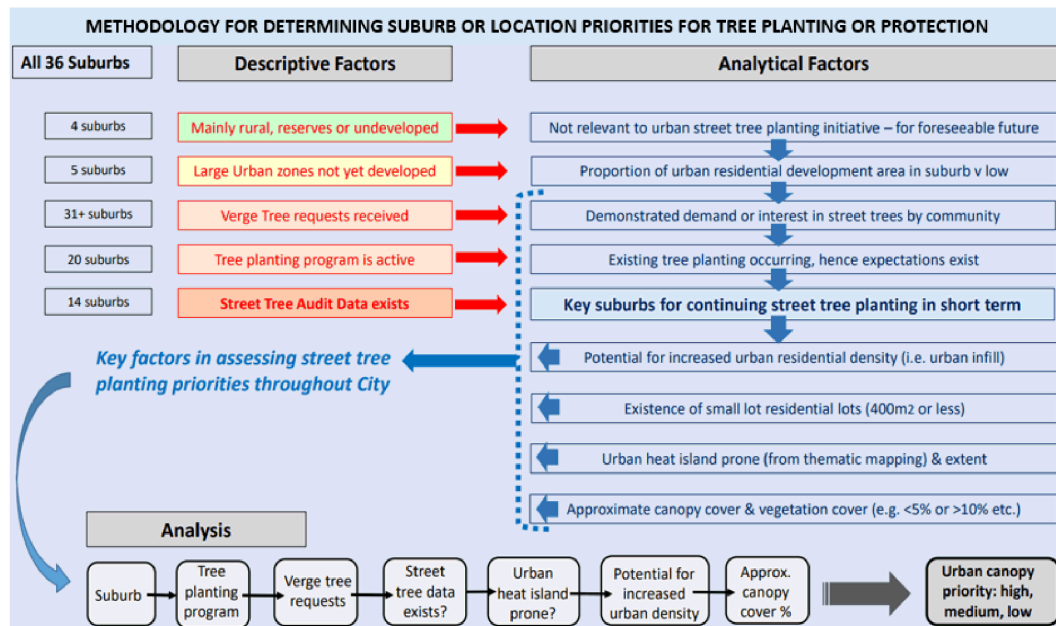


Figure 12 - General Methodology for Determining Priority Locations



Appendix 2: Place Management & Urban Forest

The City of Wanneroo developed a Place Framework in 2017/18 to guide the initial implementation of a place approach here at the City. Place development shapes the vision for the look and feel of a place, creating and enhancing distinctive spaces on identity. Trees and vegetation are integral to shaping the feel of a community, and thus there is a strong connection to place management and the Urban Forest Strategy.

The City’s Place Management Team conducts Community Place Profiles (surveys) that inform Local Area Plans. These community surveys provides clear advice on what the community believes are priorities for their area.

The Local Area Plan – Girrawheen and Koondoola shows the community values trees and parks as a priority, and the strong support for protection and improvement of an urban forest in the local area. Because they are older suburbs, Girrawheen and Koondoola will experience infill development and therefore opportunities must be sought to minimise canopy loss and identify the potential for canopy replacement and enhancement.

Community workshops and surveys conducted by Place Management for the suburb of Wanneroo showed sustainability, parks and trees as the key priority for what the community demonstrates is most important to them.

The Urban Forest Strategy significantly aligns with Town Teams, a Place Management Project which is a model for sustainability and longevity to space activation. An example of this space activation is Clarkson business precinct that would benefit from tree canopy planting in its street revitalisation project.

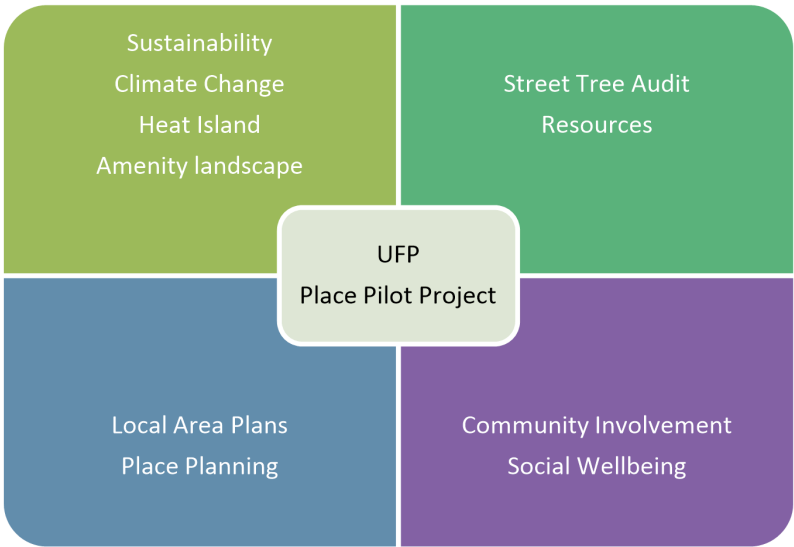


Figure 13 - Integrated elements to Place Management and Urban Forest

## Appendix 3: Case Studies

### Place Case Study One – Girrawheen Avenue Shared Path Project

The City's Strategic Community Plan focusses on improving the distinctiveness of neighbourhoods, strengthening local character and improving awareness of features, priorities and needs. Council has adopted a 'place approach' across the City to guide this challenge, and the Girrawheen Koondoola Local Area Plan (2019) is one example of this approach.

In this example, multiple priorities (e.g. accessibility, legibility, safety, sense of place, etc.) are involved with the Girrawheen shared path to run along Girrawheen Avenue and Hudson Avenue, connecting two important activity areas. The route identified, with direct community engagement, connects Girrawheen Senior High School, two primary schools, shopping and commercial centres and community facilities. There will be further exploration of tree planting and place activation opportunities with residents and stakeholders.

Main project findings to date are that substantial 'on-ground' opportunities to protect notable trees and reinstate new tree plantings with sensitive and response landscape design/civic design treatments exist, and for multiple functional and amenity outcomes to be achieved. This will include a focus on the introduction and care of native trees that would provide much needed shade, attract birds, allow potential introduction of fruit trees that could be cared for and harvested by local residents, and planting of under-storey to support habitat and diverse eco-systems.

The City will apply a multi-disciplinary approach to the initiative, and community involvement will involve numerous organizations, interests groups and residents.



*Figure 14 – Mature trees along the shared path route*

## Place Case Study Two – Clarkson Train Station Precinct

Clarkson Train Station precinct comprises the eastern portion of Ocean Keys Boulevard from Clarkson Train Station to Connolly Drive.

The planning framework for the Clarkson Train Station precinct dates back to 2003. The project adopted the principles of the Western Australian Planning Commission's Liveable Neighbourhoods policy and intended to be innovative in various ways.

The development sought to be a best practise example of Transport Oriented Development and walkable communities. It attempted to demonstrate the following qualities:

- Diversity of housing with medium-density residential development designed around the main street commercial area;
- Providing a focal point and sense of place for the new community; and
- Public open space and landscaped areas distributed throughout the estate to support passive and active recreation.

The outcome is a predominantly residential development, in an 800m radius of the train station precinct with the environment for pedestrians and walkability being limited. Trees continue to fail in this environment, the local main street precinct is deteriorating, and there is limited quality public realm.

This project presents a number of opportunities from street scape revitalisation; further enhancement of main street function; train station precinct enhancement, and a demonstration project to address the impacts of 'environmental/landscape' poor design.

The City's Place Management team is currently driving this project, working directly with key stakeholders in the community and bringing in external partners as required. While the City's Master planning process is a mechanism for betterment in the long term, the community want changes in the short term and direct involvement.

The Urban Forest Strategy aligns with the project, and is a case study for the following:

- Measure and analyse urban heat island effects and mitigate their impacts;
- Identify the costs of bad design – e.g. to plant out streets for a quality public realm; and retrofit street scapes not developed correctly in the first place;
- Lessons learnt – how to avoid sub-standard urban environments in the future; and
- Document the social and economic benefits of enhanced streetscapes for local communities.



*Figure 15 – Looking East on Ocean Keys Boulevard towards the train station*



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**PS02-10/22     Alkimos - Eglinton Development Contribution Plan - Annual Review of Costs (2022-2023)**

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File Ref: 23155V02 – 22/348879  
Responsible Officer: Director Planning and Sustainability  
Attachments: 4

**Issue**

To consider the revised cost estimates as part of the 2022-2023 Annual Review for the Alkimos-Eglinton Development Contribution Plan (DCP) for Councils consent to advertise.

**Background**

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

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

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

In accordance with DPS 2, the DCP has an operation period of 25 years (expiring 2039) and during this time period the City is required to review the various elements of the DCP at one and five year intervals as per the following:

- Annually - DCP cost estimates; DCP cost indexation; contributing land area; and cost per hectare.
- Five Yearly - Community Facility Plan (CFP) assumptions and recommendations; and full DCP review.

The last five-year review was approved by Council on 16 March 2021 (PS01-03/21) and the last annual review on 16 November 2021 (PS01-11/21).

The DCP utilises the 'per hectare' model of calculating development contributions, which involves the calculation and payment of contributions based on the total area of developable land, rather than the proposed number of lots or dwellings.

The per hectare model uses a net contributing area (NCA) rather than the gross Development Contribution Area (DCA) as defined in **Attachment 1**. The NCA reflects the area of land within the DCA that generates the need for community facilities by excluding most non-residential uses. The DCA is shown on District Planning Scheme Map as a Special Control Area, where the provisions of Schedules 14 and 15 provide the statutory basis for calculating and imposing the DCP requirements.



A landowner's liability to make a cost contribution arises in accordance with provisions of DPS 2 and calculated using the Council-adopted contribution rate (currently \$12.08 per square metre).

There is approximately \$19.9 million in the Alkimos-Eglinton DCP account that has been collected from contributing landowners, which represents the total contributions received, including interest (less expenditure and accruals) to 30 June 2022.

This report is considering the Annual Review requirements of the DCP for the 2022-2023 period to ensure that the cost contribution amount is correctly set to ensure the collection of sufficient funds to cover the cost of approved infrastructure. The defined infrastructure is based on the recommendations of the Community Facility Plan 2020 (Council Report CP01-11/20).

## **Detail**

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

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

### Net Contributing Area (NCA)

In the past six years, the NCA has reduced by approximately 90 hectares from the original DCP area of 630.56 hectares (2015). The remaining NCA is estimated to be 541.45 hectares. The reduction of remaining developable land has been based on the area of land that has contributed, as well as any known changes or amendments to the Agreed Structure Plan (ASP) since the last annual review period. The Annual Review applies the remaining NCA of 541.45 hectares to determine the contribution rate per square metre required to complete the required infrastructure works.

### Infrastructure Costs

The costs of the DCP infrastructure are reviewed and independently verified each year. The City engaged an external quantity surveyor to prepare a revised cost estimate for the facilities up to June 2023. There has been a 25.13% increase in the total cost of providing the infrastructure from \$82,932,000 to \$103,771,000. The increase primarily relates to an escalation/indexation of costs applied by the quantity surveyor to reflect the current market conditions. The City will continue to revise the costs annually in accordance with DPS 2, until the infrastructure costs have been finalised.

### Land Acquisition Valuation

The estimated acquisition costs have been updated and are included into the facility cost estimates. The land valuation was completed in accordance with the requirements of DPS 2, which requires the local government to appoint a licensed valuer.

In this regard, valuations were previously based on englobo values (unserviced land), with some additional costs for servicing included into the facility development cost. The valuation principles were discussed with the major landowners and their representatives through the Alkimos-Eglinton Technical Work Group, where servicing and site works costs were

considered a necessary cost element in the valuation methodology to ensure a fair market value was being reflected in the DCP cost estimates.

On this basis, the land valuation has increased by 100% from the 2021-2022 Annual Review of \$101 per m2 to \$200 per m2. The increase reflects the requirements of the DCP to acquire land in a serviced and level state, necessary to deliver the required infrastructure. These costs form part of the overall cost estimates for each item of infrastructure, as defined in updated DCP report and cost estimates, as depicted in the Cost Apportionment Schedule in **Attachment 2**.

In accordance with Schedule 14 of DPS 2, if an owner objects to a valuation made by the valuer, the owner may give notice to the local government requesting a review of the amount of the value, at the owner's expense, within 28 days after being informed of the value.

#### Administration Costs

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

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

The City has utilised the original cost estimate for administering the DCP of \$76,500 per annum, which is generally consistent with the previous year's actual expenditure. The Administration costs are estimated for the remaining operational period of the DCP from 1 July 2022 to 8 September 2039, which equates to a remaining estimated administration cost of \$1,489,770. It should be noted that the Administration costs include quantity surveying and valuation consultant costs associated with the annual review process. Further, only the actual Administration costs incurred are charged to the DCP and that these costs form part of the actual expenditure, which is disclosed in the Annual Financial Statements.

#### Cost Contribution

The contribution rate has increased from \$12.08 to \$15.97 per square metre, which is a reflection of an increase in the revised facility cost estimates, including land acquisition. The increased costs were identified in a full review of the infrastructure costs prepared by the QS Consultant (refer **Attachment 3**) and includes indexation as prescribed by State Planning Policy 3.6 Infrastructure Contributions (SPP 3.6).

#### Community Facility Plan (Prioritisation of Facility Provision)

The Capital Expenditure Plan (CEP) forms part of the DCP Report (**Attachment 2**) and reflects the recommendations of the Community Facility Plan (CFP). In this regard, the CEP was approved by Council on 16 March 2021 (PS01-03/21) as part of the five-year fundamental review. The ability of the DCP to meet the timeframes for providing the infrastructure is highly dependent upon the availability of DCP funds to complete the works and the availability of suitably located and serviced land from the affected landowners.

The CEP has been updated to reflect the revised cost estimates and the anticipated timing for the provision of the following infrastructure, as depicted in the five year fundamental review recommendations for the following infrastructure:

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

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

The review of the CEP in relation to infrastructure prioritisation would normally occur as part of the five year fundamental review of the Community Facility Plan, which is not due until 2025.

Due to higher construction and land costs identified in this annual review, the City will need to consider initiating a fundamental review to ensure the identified infrastructure aligns with landowners staging requirements, community need and the availability of DCP funds to compete the works. The ability for the DCP to fund the infrastructure prioritisation is influenced by lot sales (market conditions) and construction costs, which will fluctuate over the operational period of the DCP. Significant increases in construction costs (as in this annual review) and lower contribution income can result in a shortfall in funding to meet the infrastructure delivery timeframes. In this regard, the DCP is currently generating approximately \$2 million per year and the DCP account currently holds just under \$20 million, which equates to approximately \$40 million in total funds over the next 10 years. However, the CEP currently depicts approximately \$90 million in infrastructure projects for the next 10 years, which is significantly higher than the DCP is likely to receive (based on current contribution levels).

Administration will need to initiate a review of the CEP in consultation with the landowners to revise the DCP priorities and seek to refine the delivery timeframes with regard to the availability of serviced land by the landowners, detailed design preparation and available funding, including general local government revenue and grant funding. The review of the CEP will occur shortly to ensure appropriate project timeframes are reflected in the DCP.

#### Alkimos Aquatic and Recreation Centre

There has been significant discussion between the City, Alkimos-Eglington landowners and the State Government regarding the co-location of the Aquatic and Indoor Recreation Centres within the Alkimos District Centre. This matter was presented to Council in October 2021 (CP02-11/21) as the preferred option for the purposes of public consultation.

The Indoor Recreation Centre is a DCP funded component of the development, which requires further discussion with the DCP landowners to determine the specific scope of works and apportionment of the relevant project costs. A cost apportionment methodology was discussed and generally agreed, in principle, with the landowners. However, the specific detailed scope and apportionment of costs for the Indoor Recreation Centre component of the Aquatic Centre was not finalised and agreed prior to the annual review timeframe requirements. Therefore, to facilitate this annual review, the cost estimate for the Indoor Recreation Centre was based on a template design for a stand-alone facility, as per previous annual reviews.

Administration will continue discussions with the DCP landowners to reach an agreement on the detailed cost apportionment arrangement and will report to Council as part of the next annual review of costs for this DCP.

#### State Planning Policy 3.6 (Cap on Contributions)

In April 2021, the State Government finalised SPP3.6, which introduced a limit of \$5,000 per dwelling that applies to community infrastructure DCP's. The Alkimos-Eglington DCP does not enable a direct comparison of the square metre rate to the per lot cap. Clarification has been requested from the Department Planning, Lands and Heritage (DPLH) on applying the

\$5,000 cap to an area based DCP (rather than a lot/dwelling based DCP) and Administration is currently awaiting a response. In this regard, this issue may become more important for estimating future income due to increasing building and land costs, unless adequate indexation is applied to the cap by the DPLH.

## Consultation

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

The consultation period will provide landowners with the opportunity to comment on the recommendations of the Annual Review. The revised cost estimates has been circulated to the Alkimos-Eglinton DCP Technical Advisory Committee (consisting of major landowners and representatives from the City) and any comments will be provided through the formal consultation process if required.

## Comment

The purpose of the Annual Review is to ensure that sufficient funds are collected from the DCP landowners to meet the cost of delivering the required infrastructure. It is anticipated that the Annual Review for Alkimos-Eglinton DCP, Yanchep-Two Rocks DCP and the East Wanneroo Cells (1-9) will be presented to Council in October 2022 for consent to advertise and Administration will report all submissions to Council for consideration after the consultation period in early 2023.

There is an overall increase in the total facility costs of \$20.8 million. This increase translates into an increased contribution rate from \$12.08 to \$15.97 per square metre (an increase of \$3.89 per square metre).

The Annual Review has been audited by the City's external auditors (William Buck) and their findings included as **Attachment 4**. The audit opinion concluded that the DCP costs incurred, estimated for remaining development works and proposed rate of \$159,744.65 per hectare (\$15.97 per/m2) were fairly stated and in compliance to DPS 2.

The Alkimos Indoor Recreation Centre facility will be co-located and developed as part of the City's Aquatic Centre facility. The cost estimates for the Indoor Recreation Centre are currently based on a stand-alone facility, however these costs will need to be reviewed to reflect an apportionment of costs between the City and the DCP landowners. In this regard, the co-location of facilities will result in design, land and construction efficiencies for the City and the DCP landowners and will reflect a shared benefit.

These costs will be refined and established as part of the detailed planning and ongoing consultation with affected landowners. In this regard, DPS2 defines the scope of works that can be charged to the DCP and will form the basis of the cost apportionment to the DCP. Upon agreement with the DCP landowners the detailed cost apportionment will be reflected in the next Annual Review of the DCP.

## Statutory Compliance

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

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

## Strategic Implications

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

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

*5.1 - Develop to meet current need and future growth*

## Risk Management Considerations

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

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

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

## Policy Implications

N/A

## Financial Implications

The proposed revision of costs for the 2022/2023 period recommends an increase in the total costs by \$20.8 million from \$82,932,000 to \$103,771,000 and the associated contribution rate increasing from \$12.08 to \$15.97 per square metre.

The Annual Review has been audited by the City's external auditors (William Buck) with the audit opinion concluding that the DCP costs incurred, estimated for remaining development works, and proposed rate of \$159,744.65 per hectare (\$15.97 per/m<sup>2</sup>) were fairly stated and in compliance to DPS 2.

The Annual Review is recommending various cost estimates for the specific infrastructure defined in DPS 2 and this has been included into the revised Capital Expenditure Plan (CEP), depicted in **Attachment 2**. The infrastructure facility costs and timing for delivery is subject to change in future reviews and will be used to inform the City's capital works programme, annual budgeting and the long term financial plan.

## Voting Requirements

Simple Majority







**Moved Cr Baker, Seconded Cr Treby**

**That Council, as recommended to by the Audit and Risk Committee-**

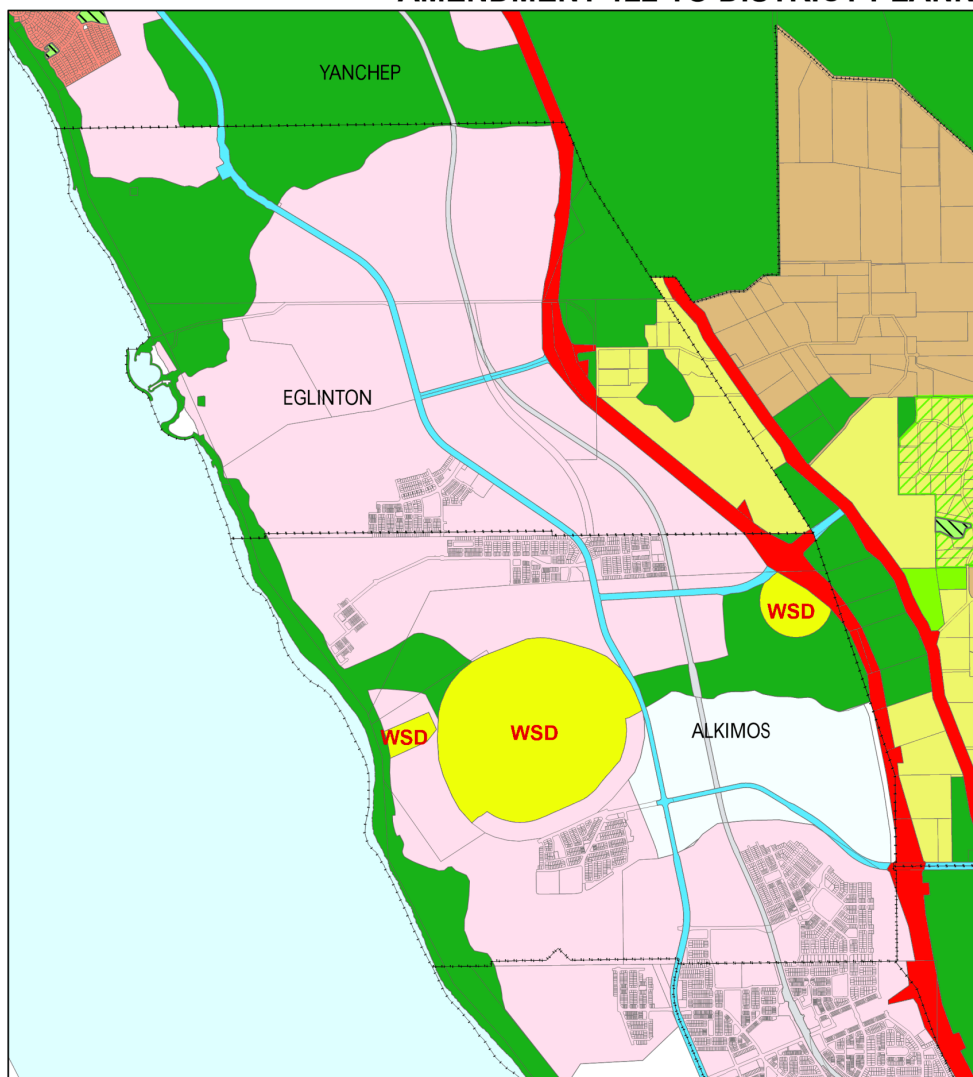
- 1. NOTES the outcome of the Annual Review of the Alkimos-Eglinton Development Contribution Plan as depicted in Attachment 2;**
- 2. ENDORSES the revised Alkimos-Eglinton Development Contribution Plan cost estimates in accordance with Schedule 14 of *District Planning Scheme No. 2* as outlined in Attachment 2, including:-**
  - a) Developer Contribution Plan facility cost estimate of \$103,771,000;**
  - b) Net contributing land area remaining is 541.45 hectares; and**
  - c) Cost per hectare is \$159,744.65 (or \$15.97 per square metre).**
- 3. ENDORSES the revised Alkimos-Eglinton Development Contribution Plan Report as depicted in Attachment 2;**
- 4. Pursuant to Clause 11.6 of Schedule 14 of District Planning Scheme No. 2 NOTIFIES affected landowners of the recommendations of the Annual Review and INVITES comment in writing from those landowners for a period of 28 days;**
- 5. NOTES that Administration will initiate a review of the Developer Contribution Plan infrastructure priorities to inform the Capital Expenditure Plan with consideration for the availability of serviced land, infrastructure design and the availability of funding, including consideration for general local government revenue and State/Federal grant funding; and**
- 6. NOTES that the 2022-2023 annual review has utilised a stand-alone cost estimate for the Indoor Recreation Centre.**

**CARRIED UNANIMOUSLY**

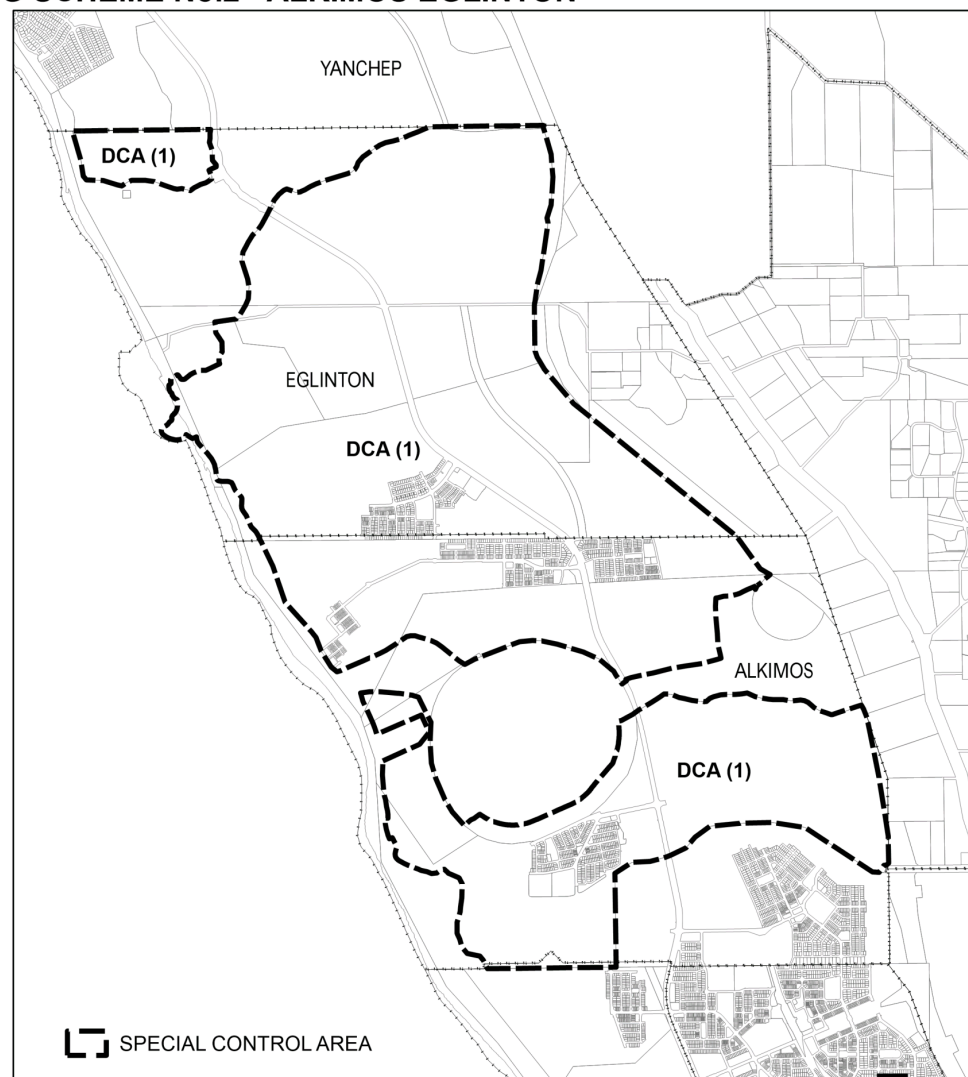
*Attachments:*

<a href="#"></a>	Attachment 1 - Alkimos-Eglinton DCA Map	21/318371
<a href="#"></a>	Attachment 2 - Alkimos Eglinton Development Contribution Plan Report (Revised July 2022)	22/312098
<a href="#"></a>	Attachment 3 - Revised Cost Estimates - DCWC (Summary Only).PDF	22/370829
<a href="#"></a>	Attachment 4 - Final Alkimos Eglinton Annual Cost Review Audit Report 2022	22/324724

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



Existing



Proposed

## LEGEND

## METROPOLITAN REGION SCHEME RESERVES

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

## LOCAL SCHEME RESERVES

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

## ZONES

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

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



Produced by Planning &amp; Sustainability



## **ALKIMOS- EGLINTON DEVELOPMENT CONTRIBUTION PLAN REPORT**

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

### **1. Development Contribution Area (DCA)**

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

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

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

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

### **2. Purpose**

The purpose of this DCP Report is to:

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

### **3. Period of the Plan**

25 years from 9 September 2014 to 8 September 2039.



## 4. Operation of the Development Contribution Plan

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

## 5. Application requirements

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

## 6. Principles

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

### 1.1. Need and the nexus

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

### 1.2. Transparency

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

### 1.3. Equity

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

### 1.4. Certainty

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



### 1.5. Efficiency

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

### 1.6. Consistency

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

### 1.7. Right of consultation and arbitration

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

### 1.8. Accountable

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

## 7. Process for Determining Development Contributions

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

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

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

### Determination of Contributing Area

'Net contributing area' is calculated as follows:

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





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

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

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

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

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

#### Determination of Cost Contribution

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

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

Where:

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

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



## 7.1. Supporting Information

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

### Catchment Areas

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

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

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

### Cost of Infrastructure Items

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

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

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

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

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

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

### Community Infrastructure Plan

The City prepared the CFP, which details the need for community facilities resulting from projected population growth. This plan has been approved by Council and has been subject to public comment and consultation with key stakeholders. The CFP was revised by Council in 2020 and informed the 5-year fundamental Review of the DCP at that time.



### Capital Infrastructure Plan

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

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

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

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

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

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

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

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

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

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



**Alkimos Eglinton Development Contribution Plan Report 2022-2023**  
 Period (includes 5 Year Fundamental Review - Revised October 2020)

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

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

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

## 8. Items Included in the Plan

The DCP applies only to district level facilities needed within the DCA as determined by the *Northern Coastal Growth Corridor Community Facilities Plan*; or a proportion of a Regional Facility designed to cater for District Level Infrastructure, where the infrastructure is co-located.

### 8.1. Infrastructure Elements

#### Alkimos Eglinton Development Contribution Area – DCA (1)

<b>Alkimos South Coastal Village</b>
Surf Life Saving Club
<b>Alkimos Regional Parks and Recreation Reserve</b>
Public Open Space (Active)
Multipurpose Hard Courts
<b>Alkimos Secondary Centre</b>
Community Centre
Library
Indoor Recreation Centre (Co-located with the Alkimos Aquatic Centre)
<b>Eglinton District Centre</b>
Indoor Recreation Centre
Community Centre
Library
Public Open Space (Active)
Multipurpose Hard Courts

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



## 8.2. Administrative Elements

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

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

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

## 9. Review

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

- Annually
  - DCP Cost Estimates;
  - DCP Cost Indexation;
  - Contributing Land Area;
  - Cost per Hectare; and
- 5-yearly (next due in 2025)
  - CFP Assumptions and Recommendations
  - Full DCP Review.

### Cost Estimates & Indexation

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

### Contributing Land Area

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

### Contribution Amount

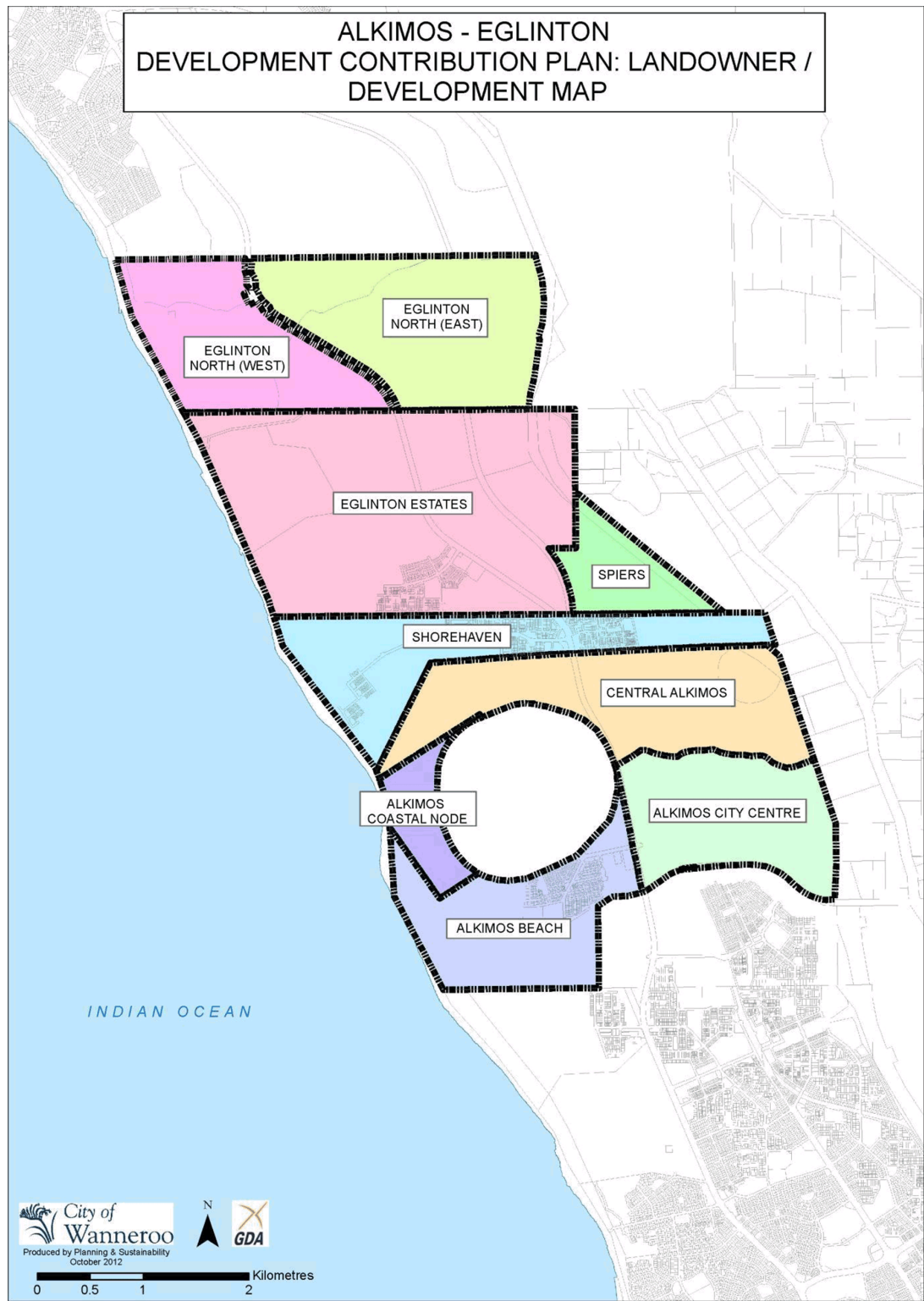
The cost per hectare on which each landowner's contribution amount is based will be reviewed annually (or as required) as a result of the above changes to the costs and contribution area and defined in the Cost Apportionment Schedule.





Alkimos Eglinton Development Contribution Plan

ATTACHMENT 1 – DETERMINATION OF CONTRIBUTING AREA







## Alkimos Eglinton Development Contribution Plan

## ATTACHMENT 2 - CAPITAL EXPENDITURE PLAN

## ALKIMOS EGLINTON DEVELOPMENT CONTRIBUTIONS PLAN

Infrastructure Item	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2039	Annual Review Cost Estimate (2020)
<b>ALKIMOS</b>																		
Alkimos Surf Life Saving Club																		\$ 6,955,000
Alkimos District Community Centre																		\$ 8,193,000
Alkimos Regional Community Centre (Library)																		\$ 10,490,000
Alkimos District Open Space (Open Space)																		\$ 9,514,000
Alkimos District Open Space (Multi-purpose Hardcourts)																		\$ 4,022,000
Alkimos Aquatic and Recreation Centre (Indoor Recreation Centre)																		\$ 16,189,000
<b>EGLINTON</b>																		
Eglinton District Open Space																		\$ 9,514,000
Eglinton Hard Courts (Tennis)																		\$ 4,022,000
North Eglinton Indoor Recreation Centre																		\$ 16,189,000
Eglinton District Community Centre (Community)																		\$ 8,193,000
Eglinton District Community Centre (Library)																		\$ 10,490,000
<b>TOTAL</b>																		\$ 103,771,000



## Alkimos Eglinton Development Contribution Plan

## ATTACHMENT 3 - COST APPORTIONMENT SCHEDULE

ALKIMOS EGLINTON DCP - FACILITY COST APPORTIONMENT (2022)						
Infrastructure Item	Annual Review 2021 (\$)	Inc/Exp LTD to June 2022	Annual Review Updated Cost 2022 (\$)	Updated Developable Area (ha)	Cost per Hectare	% Change
<b>ALKIMOS</b>						
Alkimos Surf Life Saving Club	\$ 5,802,000		\$ 6,955,000	541.45	\$ 12,845.07	19.87%
Alkimos District Community Centre	\$ 6,304,000		\$ 8,193,000	541.45	\$ 15,131.51	29.97%
Alkimos Regional Community Centre (Library)	\$ 8,226,000		\$ 10,490,000	541.45	\$ 19,373.80	27.52%
Public Open Space (Active), Alkimos Parks and Recreation Reserve	\$ 7,938,000		\$ 9,514,000	541.45	\$ 17,571.24	19.85%
Alkimos District Open Space - Multipurpose Hard Courts	\$ 3,354,000		\$ 4,022,000	541.45	\$ 7,428.16	19.92%
Indoor Recreation Centre, Alkimos Secondary Centre	\$ 12,759,000		\$ 16,189,000	541.45	\$ 29,899.18	26.88%
<b>EGLINTON</b>						
Eglinton District Open Space (Active)	\$ 7,938,000		\$ 9,514,000	541.45	\$ 17,571.24	19.85%
Multipurpose Hard Courts (Tennis Courts)	\$ 3,354,000		\$ 4,022,000	541.45	\$ 7,428.16	19.92%
North Eglinton Indoor Recreation Centre	\$ 12,727,000		\$ 16,189,000	541.45	\$ 29,899.18	27.20%
District Community Centre (Community)	\$ 6,304,000		\$ 8,193,000	541.45	\$ 15,131.51	29.97%
District Community Centre (Library)	\$ 8,226,000		\$ 10,490,000	541.45	\$ 19,373.80	27.52%
<b>Estimated Facility Cost</b>	<b>\$ 82,932,000</b>		<b>\$ 103,771,000</b>			
Shortfall in contributions to be made up by interest (remaining)	-\$ 2,448,830	\$ 2,025,685	-\$ 423,144.87	541.45	-\$ 781.50	
Collected contributions	-\$ 15,894,114	\$ 18,343,404.77	-\$ 18,343,404.77	541.45	-\$ 33,878.11	
<b>Funding Accounted (Deducted from Cost)</b>	<b>-\$ 18,342,944</b>	<b>\$ 20,369,090</b>	<b>-\$ 18,766,550</b>		<b>\$ 156,993.22</b>	
Confirmed Administration Costs (Preparation of DCP, Cost estimates)	\$ 47,501	-\$ 47,501	-\$ 0	541.45	-\$ 0.00	
Confirmed Administration Costs (Alkimos Eglinton Specific)	\$ 20,000	-\$ 20,000	\$ -	541.45	\$ -	
Estimated Administration Costs (Administer the DCP) (\$76,500 p.a. x 25 years)	\$ 1,912,500	-\$ 422,730.50	\$ 1,489,770	541.45	\$ 2,751.43	
<b>Sub Total Administrative Costs</b>	<b>\$ 1,980,001</b>	<b>-\$ 490,231</b>	<b>\$ 1,489,769</b>		<b>\$ 2,751.43</b>	
<b>TOTAL</b>	<b>\$ 66,569,057</b>	<b>\$ 19,878,858</b>	<b>\$ 86,494,220</b>		<b>\$ 159,744.65</b>	
<b>LANDOWNER COST APPORTIONMENT - 2022 Annual Review</b>						
DEVELOPMENT / LANDOWNER	REVISED SITE AREA (HA)	REVISED DEVELOPABLE AREA (HA)	LANDOWNER CONTRIBUTION (%)	TOTAL COST	LANDOWNER COST	COST CONTRIBUTION (\$/HA)
Alkimos Beach	224.42	65.39	10.52	\$ 86,494,220	\$ 9,098,137.27	\$ 139,136.52
Alkimos City Centre	212.62	34.47	5.54	\$ 86,494,220	\$ 4,796,035.97	\$ 139,136.52
Central Alkimos	261.42	60.23	9.69	\$ 86,494,220	\$ 8,380,192.81	\$ 139,136.52
Alkimos Coastal Node	91.91	22.49	3.62	\$ 86,494,220	\$ 3,129,180.41	\$ 139,136.52
Shorehaven	241.23	49.93	8.03	\$ 86,494,220	\$ 6,947,086.62	\$ 139,136.52
Spicers	67.15	17.1	2.75	\$ 86,494,220	\$ 2,379,234.55	\$ 139,136.52
Eglinton Estates LSP 82	633.56	204.17	32.84	\$ 86,494,220	\$ 28,407,504.01	\$ 139,136.52
Eglinton Estates North East	241.48	107.35	17.27	\$ 86,494,220	\$ 14,936,305.80	\$ 139,136.52
Eglinton Estates North West	102.25	60.52	9.74	\$ 86,494,220	\$ 8,420,542.40	\$ 139,136.52
<b>TOTAL</b>	<b>2076.04</b>	<b>621.65</b>	<b>100.00</b>		<b>\$ 86,494,219.86</b>	
Total developed from last updated NDA until August 2018		-16.46				
		605.19				
Total Developed from Last updated NDA until September 2019		-10.11				
		595.08				
Total Developed from Last updated NDA until June 2020		-7.40				
		587.68				
Total Developed from Last updated NDA until June 2021		-24.29				
		563.39				
Total Developed from Last updated NDA until June 2022		-21.94				
<b>Total Remaining Developable Area June 2022</b>		<b>541.45</b>				hectares

**DONALD  
CANT  
WATTS  
CORKE**

## Cost Plan Summary

Facilities Located in Alkimos Eglinton & Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	<b><i>Eglinton District Centre</i></b>				
1	Library District	1,547	6,781	10,490,000	Land cost Included
2	Community Centre District	1,449	5,654	8,193,000	Land cost Included
3a	Public Open Space District Pavilion	1,005	3,454	3,471,000	Land cost Excluded
3b	Public Open Space District Oval			6,043,000	Land cost Excluded
4	Indoor Recreation Centre District	3,116	5,195	16,189,000	Land cost Included
5	Multipurpose Hard Courts District			4,022,000	Land cost Excluded
	<b><i>Alkimos</i></b>				
6	Multipurpose Hard Courts District			4,022,000	Land cost Excluded
7	Indoor Recreation Centre District	3,116	5,195	16,189,000	Land cost Included
8	Surf Life Saving Club	1,166	5,965	6,955,000	Land cost Excluded
9a	Public Open Space District Pavilion	1,005	3,454	3,471,000	Land cost Excluded
9b	Public Open Space District Oval			6,043,000	Land cost Excluded
10	Community Secondary Centre	1,449	5,654	8,193,000	Land cost Included
11	Library Secondary Centre	1,547	6,781	10,490,000	Land cost Included
	<b><i>Yanchep Two Rocks</i></b>				
12	Beach Activity Community Facilities			2,990,000	Land cost Excluded

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



## ATTACHMENT 1- COST PLAN SUMMARY

CITY OF WANNEROO  
COMMUNITY FACILITIES

Library District	Community Centre District			Indoor Recreation Centre District Alkimos			Indoor Recreation Centre District Eglinton			Multipurpose Hard Courts District			Public Open Space District - Alkimos Eglinton			Alkimos Surf Life Saving Club			Beach Activity Community Facilities		
	Rate	Total		Rate	Total		Rate	Total		Rate	Total		Rate	Total		Rate	Total		Rate	Total	
Library District	1,547	1,171	1,448	2,975	2,975	3,116	102.70	320,000	102.70	320,000	0	0	2,315	3,116	0	1,005	1,005	1,166	0	0	0
	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0	0	102.70	320,000	0	0	107.46	108,000	0	53.17	62,000	0	0
	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0	0	102.70	320,000	0	0	107.46	108,000	0	53.17	62,000	0	0
	62.08	96,000	31.75	46,000	65.47	204,000	65.47	204,000	0	0	65.47	204,000	0	0	32.84	33,000	0	38.88	43,000	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	138.94	162,000	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	313.51	485,000	305.73	443,000	328.31	1,023,000	328.31	1,023,000	0	0	328.31	1,023,000	0	0	303.48	305,000	0	185.25	216,000	0	0
	219.13	339,000	127.67	185,000	178.43	556,000	178.43	556,000	0	0	178.43	556,000	0	0	151.24	152,000	0	230.70	269,000	0	0
	221.72	343,000	75.91	110,000	46.25	141,000	46.25	141,000	0	0	46.25	141,000	0	0	71.64	72,000	0	109.63	128,000	0	0
	36.20	56,000	20.01	29,000	16.37	51,000	16.37	51,000	0	0	16.37	51,000	0	0	26.87	27,000	0	55.75	65,000	0	0
27.80	43,000	71.77	104,000	35.30	110,000	35.30	110,000	0	0	35.30	110,000	0	0	55.72	56,000	0	102.08	119,000	0	0	
17.45	27,000	24.15	35,000	26.32	82,000	26.32	82,000	0	0	26.32	82,000	0	0	57.71	58,000	0	10.29	12,000	0	0	
10.99	17,000	24.15	35,000	8.99	28,000	8.99	28,000	0	0	8.99	28,000	0	0	10.95	11,000	0	35.16	41,000	0	0	
908.86	1,406,000	673.57	976,000	704.43	2,195,000	704.43	2,195,000	0	0	704.43	2,195,000	0	0	710.45	714,000	0	922.67	1,077,000	0	0	
47.83	74,000	42.10	61,000	38.19	119,000	38.19	119,000	0	0	38.19	119,000	0	0	32.84	33,000	0	57.46	67,000	0	0	
218.49	338,000	133.89	194,000	143.45	447,000	143.45	447,000	0	0	143.45	447,000	0	0	109.45	110,000	0	81.48	95,000	0	0	
117.00	181,000	93.86	136,000	126.12	393,000	126.12	393,000	0	0	126.12	393,000	0	0	107.46	108,000	0	108.06	126,000	0	0	
383.32	593,000	268.84	391,000	307.77	959,000	307.77	959,000	0	0	307.77	959,000	0	0	245.75	251,000	0	247.00	288,000	0	0	
234.65	363,000	96.00	142,000	178.43	556,000	178.43	556,000	0	0	178.43	556,000	0	0	202.99	204,000	0	80.62	94,000	0	0	
24.45	36,000	14.00	20,000	17.50	54,000	17.50	54,000	0	0	17.50	54,000	0	0	20.99	204,000	0	80.62	94,000	0	0	
48.00	72,000	62.00	90,000	15.40	48,000	15.40	48,000	0	0	15.40	48,000	0	0	47.76	48,000	0	43.74	51,000	0	0	
31.03	48,000	25.53	37,000	15.40	48,000	15.40	48,000	0	0	15.40	48,000	0	0	34.83	35,000	0	24.01	28,000	0	0	
71.75	111,000	60.04	87,000	21.50	67,000	21.50	67,000	0	0	21.50	67,000	0	0	48.76	49,000	0	38.59	45,000	0	0	
20.69	32,000	17.25	25,000	6.10	19,000	6.10	19,000	0	0	6.10	19,000	0	0	13.93	14,000	0	19.73	23,000	0	0	
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0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				

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

### Scope

We have performed an audit of the Annual Cost Review of Alkimos Eglinton Development Contribution Plan ("DCP") and reviewed the methodology used in calculating and estimating the costs for the remaining DCP works, to establish the accuracy of the Annual Cost Review of Alkimos Eglinton DCP as per the requirement under the District Planning Scheme No. 2 ("DPS 2") and the State Planning Policy 3.6 ("SPP 3.6") and provide independent certification of such costs. Our agreed scope of work relied on a third party for verification of the square meters ("M2") used to calculate the developer contributions. Our audit of the Annual Cost Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2 and SPP3.6.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

**Limitation on the scope**

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

**Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the DCP costs incurred, estimated for remaining development works, and proposed CPH rate of \$159,744.65 (as per DPS 2 CPH formula) were fairly stated and in compliance to DPS 2 and SPP 3.6.

**Basis of accounting and restriction of distribution**

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

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



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



Conley Manifis  
Director

Dated this 23rd day of August 2022

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**PS03-10/22     Yanchep - Two Rocks Development Contribution Plan - Annual Review of Costs (2022-2023)**

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File Ref: 23156V03 – 22/348781  
Responsible Officer: Director Planning and Sustainability  
Attachments: 4

**Issue**

To consider the revised cost estimates as part of the 2022-2023 Annual Review for the Yanchep-Two Rocks Development Contribution Plan (DCP) for Council's consent to advertise.

**Background**

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

The DCP identifies various community infrastructure and provides estimates on the future cost and timing for the delivery of infrastructure within the Yanchep-Two Rocks area (up to 2030). In accordance with the requirements of DPS 2, Council is required to determine a per lot contribution rate for the DCP to ensure adequate funds are received meet the cost of the infrastructure, including the planning, design, project management, construction and land acquisition costs. The Yanchep-Two Rocks DCP includes the following infrastructure:

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

In June 2019, Amendment 166 to DPS 2 was gazetted, which extended the operating period of the DCP from 10 years to 16 years (2014 to 2030). In addition, Administration began using the population projections from the Forecast ID data (rather than landowner estimates), which provides greater accuracy for estimated lot yield and the associated income projections for the DCP.

The DCP is subject to an Annual Review requirement to ensure that the cost contribution is correctly set to ensure the collection of sufficient funds to cover the cost of approved infrastructure items over the life of the DCP.

On the 16 November 2021, Council approved the Annual Review of Costs for the 2021-2022 Financial Year period and adopted the following:

- a) An increase in the total infrastructure costs from \$27,631,474 to \$27,931,551 (net infrastructure cost is \$25,666,218 excluding grants contribution);
- b) A decrease in the cost per dwelling from \$4,047.38 to \$3,909.23; and
- c) A decrease in the total municipal portion of the net infrastructure costs from 35.07% to 33.52%; or \$8,896,281 to \$8,603,735.

In accordance with DPS 2, the DCP has an operation period of 16 years and during this time period the City is required to review the various elements of the DCP at one and five year intervals as per the following:

*Annually:*

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

#### *Five Yearly:*

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

The Yanchep-Two Rocks DCP is currently in statutory compliance with the annual and five yearly review requirements described in DPS 2, as follows:

- Annual Review - approved by Council on 16 November 2021 (PS02-11/22); and
- Five Year Review - approved by Council in November 2018 (PS02-11/18) as part of Amendment 166 to DPS 2. Amendment 166 was published in the Government Gazette on 18 June 2019, which is the effective date of the fundamental review.

At the November 2020 Council meeting (CP01-11/20), Council approved a new Community Facility Plan (CFP), which defined the required level and prioritisation of Community Infrastructure for the Northern Growth Corridor. The revised CFP identifies a range of new district level infrastructure for Yanchep-Two Rocks, however the current DCP only includes required infrastructure up to 2030, which is the current timeframe for the existing DCP.

The additional infrastructure identified in the CFP will therefore require a new DCP (with consideration for other funding sources) to be prepared for the period past 2030 in due course.

### **Detail**

The Annual Review includes all costs to 30 June 2022 (audited expenditure) and the estimated remaining DCP costs, which only applies to the Capricorn Coastal Node Facility, as the District Open Space and Surf Lifesaving Club have already been completed.

The full Yanchep-Two Rocks DCP Report for 2022-2023 (refer **Attachment 2**) has been updated with the revised cost estimates and Capital Expenditure Plan (CEP). The below table depicts any changes in the costs associated with each item of infrastructure.

**Figure 1 – Updated Cost Estimate for the Capricorn Coastal Node Facility**

Facility	Status	2021/2022 Annual Review	2022/2023 Annual Review	Difference
Yanchep Surf Life Saving Club	Completed	\$7,938,238	\$7,938,238	\$0
Yanchep District Open Space				
- Land	Completed	\$6,530,040	\$6,530,040	\$0
- Oval groundworks	Completed	\$2,873,996	\$2,873,996	\$0
- Oval landscaping	Completed	\$5,318,646	\$5,318,646	\$0
- Pavilion	Completed	\$2,776,631	\$2,776,631	\$0
Capricorn Coastal Node Facilities	Pending	<b>\$2,494,000</b>	<b>\$2,990,000</b>	<b>\$496,000</b>
<b>TOTAL</b>		<b>\$27,931,551</b>	<b>\$28,427,551</b>	<b>\$496,000 (Increase)</b>

### Capricorn Coastal Node Facilities

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



The estimated costs have increased by 19.9% from \$2,494,000 to \$2,990,000, as recommended by the quantity surveyor DCWC to reflect the current market rates (refer **Attachment 3**).

The landowner, Capricorn Village Joint Venture (CVJV) has obtained development approval from the Western Australian Planning Commission (WAPC) to construct the beach activity within the foreshore area.

The design and cost elements are likely to have changed from the original template design, so it will be necessary for Administration (in consultation with the landowners) to review the scope of works that can be claimed.

Administration has initiated discussions with CVJV to consider the scope of works that can be reasonably included, with consideration for the original scope of the DCP infrastructure.

CVJV has advised the City that the Coastal Node Facility works are underway and that the works are due for completion in the 2023/24 financial year period. Upon completion of the works and verification of the expenditure, the actual expenditure will be credited or reimbursed to the landowner from the DCP and municipal accounts with these costs reflected in the annual review as an actual cost.

#### Administration Costs

In accordance with DPS 2, the following administration costs are proposed to be charged to the DCP:

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

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

The administration costs are estimated for the remaining operational period of the DCP from 1 July 2022 to 8 September 2030, which equates to a remaining estimated cost of \$577,521 (approximately 8.2 years remaining from 1 July 2022). It should be noted that the Administration costs are estimates only and that the City charges the DCP for actual administration costs, which is disclosed as part of the City's Annual Financial Statements.

#### Loans to Fund Infrastructure

On behalf of the DCP, the City has progressively borrowed funds to the amount of approximately \$13.5 million. These loans were required to fund the completion of the Yanchep Surf Lifesaving Club and the acquisition and development of Splendid Park. Borrowing was necessary to comply with the delivery commitments made between the landowners and the City and was a consequence of lower than estimated lot yields, resulting in less than anticipated contributions in the early stages of the DCP operation period. The future interest costs have increased from \$2,404,571 to \$3,265,609, which reflects the total estimated loan servicing cost for the life of the DCP with the repayment of the principal borrowing occurring at the end of the operational period (2030). The increase is primarily due to increases in the variable rate interest that applies to the borrowing.

It is noted that the loan servicing costs have increased from approximately \$260,000 to \$398,000 per annum since the last review, however if lot creation increases then the loan may be repaid sooner and the extent of interest payable would reduce. Any future reduction in the principal and the associated loan repayment costs will be reflected through the Annual Review process.

### Cost Apportionment and Contribution Rates

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

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

The total estimated lot yield is based on the Forecast ID projections and as such the total yield estimated over the operational period for the DCP will increase or decrease depending upon market conditions. In effect, the lower the total estimated lot yield the higher the per lot cost and the City's proportion of the total cost. This methodology reflects the principles of State Planning Policy 3.6, which refers to a need and nexus of costs (need generated by new development) and the principle that the user pays.

For the 2022-2023 Annual Review the estimated lot yield and actual lot creation is consistent, with only a minor decrease in the total estimated lot yield from 9,215 to 9,203. This translates to a minor increase in the City's portion of the cost from 33.52 % to 33.57% (\$8,603,735 to \$8,781,438) and an increase in the DCP contribution rate from \$3,909.23 to \$4,287.83 per dwelling (an increase of \$378 per lot).

### **Consultation**

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

### **Comment**

The majority of community infrastructure has now been completed, with the exception of the Capricorn Coastal Node works and the remaining loan servicing and administration costs. The increase in the cost per dwelling from \$3,909.23 to \$4,287.83 is primarily due to the \$496,000 increase in the estimated cost for the Capricorn Coastal Node and the loan servicing costs for the infrastructure that has already been completed.

The DCP has been annually reviewed and the Annual Review for 2022/2023 were audited by the City's external auditors (William Buck) and a copy of their findings has been included as **Attachment 4**. The audit opinion concluded that the DCP costs incurred, estimated for remaining development works, and proposed cost per dwelling rate of \$4,287.83 were fairly stated and in compliance to DPS 2 and State Planning Policy 3.6 (SPP 3.6).

Administration will continue to monitor lot yield creation as part of the annual review process and seek to finalise the scope of work for the remaining coastal node facility in consultation with CVJV as soon as possible to inform the next annual review process.

## Statutory Compliance

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

## Strategic Implications

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

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

*5.1 - Develop to meet current need and future growth*

## Risk Management Considerations

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

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

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

## Policy Implications

N/A

## Financial Implications

The apportionment of cost is revised annually to reflect the cost sharing methodology between the City and the DCP. In this regard, the 2022/2023 annual review recommends a revised apportionment, where the City's obligation will increase from 33.52 % to 33.57% and the DCP obligation will decrease from 66.48% to 66.43% to reflect the total estimated lot yield:

- Existing community / City contribution - 33.57% of total DCP Cost (3,089 lots)
- New growth / development contribution - 66.43% of total DCP Cost (6,114 lots)

The cost apportionment relates to the total lot yield estimate, which has decreased from 9,215 to 9,203 and results in an increase in the City's proportion of the facility costs from \$8,603,735 to \$8,781,438 and a corresponding increase in the DCP apportionment from \$17,062,483 to \$17,380,780.

## Voting Requirements

Simple Majority





### Moved Cr Baker, Seconded Cr Treby

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

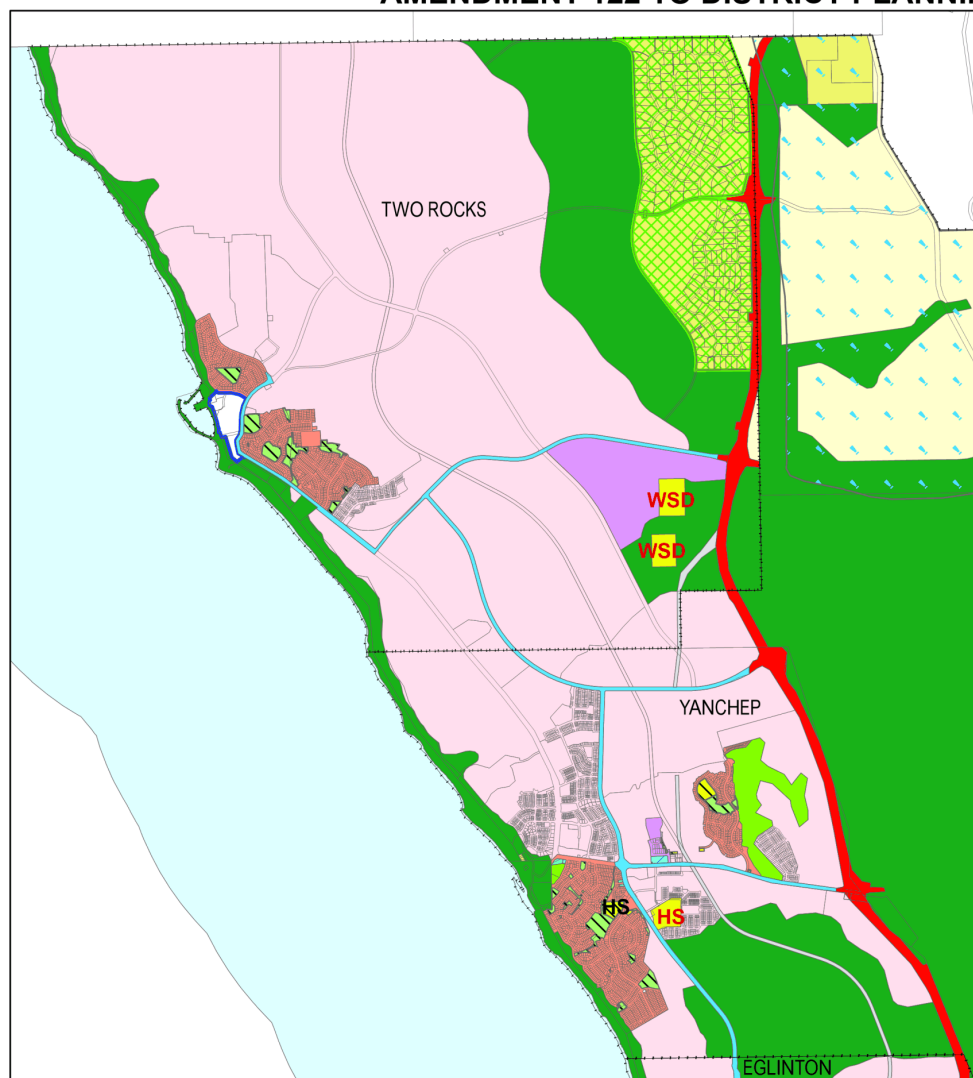
1. **NOTES** the outcome of the 2022-2023 Annual Review of the Yanchep-Two Rocks Development Contribution Plan as depicted in Attachments 2;
2. **ENDORSES** the revised Yanchep-Two Rocks Development Contribution Plan cost estimates in accordance with Schedule 14 of *District Planning Scheme No. 2* as outlined in Attachment 2, including:-
  - a) An increase in the total infrastructure costs from \$27,931,551 to \$28,427,551 (net infrastructure cost is \$26,162,218 excluding grants contribution);
  - b) An increase in the cost per dwelling from \$3,909.23 to \$4,287.83;
  - c) An increase in the total municipal portion of the net infrastructure costs from 33.52 % to 33.57% (\$8,603,735 to \$8,781,438);
3. **ENDORSES** the revised Yanchep-Two Rocks Development Contribution Plan Report as depicted in Attachment 2;
4. Pursuant to Clause 11.6 of Schedule 14 of *District Planning Scheme No. 2* **NOTIFIES** affected landowners of the recommendations of the Annual Review and **INVITES** comment in writing from those landowners for a period of 28 days;
5. **NOTES** that the calculation of contribution rates and the apportionment of costs are directly associated with the operational period of the Developer Contribution Plan, estimated lot yields, remaining infrastructure costs and loan interest; and
6. **AUTHORISES** the financial adjustments required to reflect the apportionment of costs between the City and the Yanchep-Two Rocks Development Contribution Plan, where the City's portion of the total facility cost has increased from \$8,603,735 to \$8,781,438 and the Developer Contribution Plan from \$17,062,483 to \$17,380,780.

**CARRIED UNANIMOUSLY**

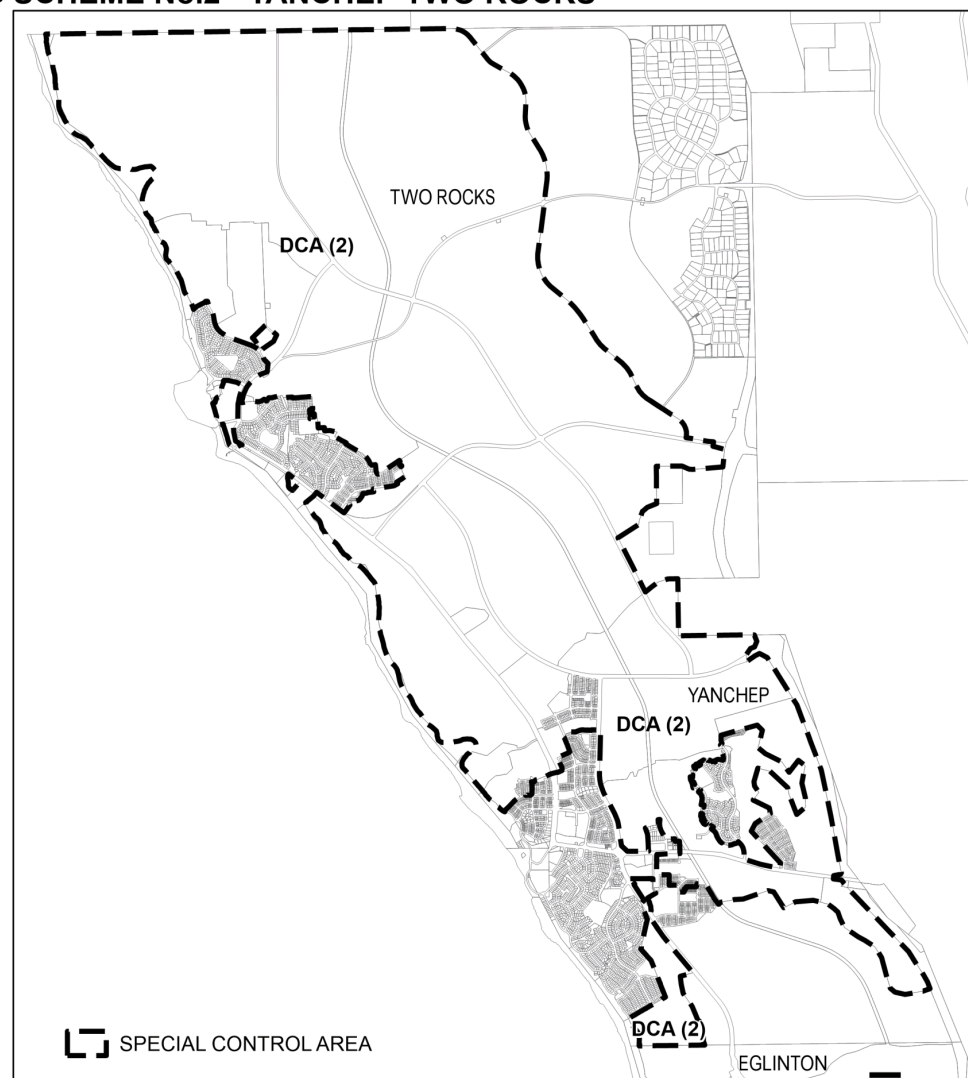
#### Attachments:

1 	Attachment 1 - Yanchep -Two Rocks DCA	21/317855
2 	Attachment 2 - Yanchep-Two Rocks DCP Report (2022-2023)	22/311616
3 	Attachment 3 - Revised Cost Estimates - DCWC (Summary Only).PDF	22/370829
4 	Attachment 4 - Final Yanchep Two Rocks Annual Review Audit Report 2022	22/324719

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



Existing



Proposed

## LEGEND

## METROPOLITAN REGION SCHEME RESERVES

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

## LOCAL SCHEME RESERVES

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

## ZONES

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

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



Produced by Planning &amp; Sustainability





## **Yanchep Two Rocks Development Contribution Plan**

### **Report & Cost Apportionment Schedule**

**Revised August 2022**



## Yanchep-Two Rocks Development Contribution Plan Report

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## **Yanchep-Two Rocks Development Contribution Plan Report**

# **YANCHEP-TWO ROCKS DEVELOPMENT CONTRIBUTION PLAN REPORT**

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

## **1. Development Contribution Area (DCA)**

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

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

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

## **2. Purpose**

The purpose of DCP Report is to:

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

## **3. Period of the Plan**

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

## **4. Operation of the Development Contribution Plan**

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



## **Yanchep-Two Rocks Development Contribution Plan Report**

### **5. Application requirements**

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

### **6. Principles**

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

#### **1.1. Need and the nexus**

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

#### **1.2. Transparency**

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

#### **1.3. Equity**

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

#### **1.4. Certainty**

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

#### **1.5. Efficiency**

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

#### **1.6. Consistency**

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

#### **1.7. Right of consultation and arbitration**



## Yanchep-Two Rocks Development Contribution Plan Report

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

### 1.8. Accountable

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

## 7. Process for Determining Development Contributions

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

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

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

### Determination of Cost Contribution

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

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

Where:

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

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





## Yanchep-Two Rocks Development Contribution Plan Report

### 7.1. *Supporting Information*

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

#### Catchment Areas

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

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

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

#### Cost of Infrastructure Items

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

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

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

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

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

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

#### Community Infrastructure Plan

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



## Yanchep-Two Rocks Development Contribution Plan Report

### Capital Infrastructure Plan

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

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

### Projected Growth Figures

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

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

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

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

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

For the 16 year life of the Yanchep-Two Rocks DCP an additional 6108 dwellings are projected to be created (total including existing dwellings of 9,197 dwellings), which will also generate demand for the facilities included in the DCP. Residents of both the existing and new dwellings may use the facilities and should therefore be expected to contribute to their cost. Based on the figures above, this has resulted in 66.41% of the cost required to be met by new growth.

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

## **8. Items Included in the Plan**

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



## Yanchep-Two Rocks Development Contribution Plan Report

### 8.1. Infrastructure Elements

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

<b>Yanchep Lagoon</b>
Surf Life Saving Club - Complete
<b>Capricorn Coastal Node</b>
Coastal Node Facilities - Pending
<b>Yanchep Metropolitan Centre</b>
Public Open Space (Active) - Complete

### 8.2. Administrative Elements

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

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

## 9. Review

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

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

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

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

YANCHEP - TWO ROCKS																								
LPP3.3 (interim DCP)				DCP																				
2012/2013	2013/2014	2014/2015		2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	To Sept 2030			
Actual	Actual	Actual	TOTAL	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate		TOTAL	
105	222	214	541	181	172	150	159	149	17	65	190	241											1865	
													265	347	412	518	551	638	645	727	146		4249	
																						Total DCP	6114	
																						Existing Dwellings	3089	
																						Estimated Total Dwellings	9203	

[illegible]

## ATTACHMENT 3 - COST APPORTIONMENT SCHEDULE

Infrastructure Item	Projected Costs			Catchment					Cost Apportionment					
	Total Cost	Grants & Other Contributions	Net Project Cost	Existing Dwellings pre-LPP 3.3	Lots/Dwellings contributed under LPP 3.3	Dwellings Contributed to date	New Dwellings to 2030	Total Catchment	City Contribution (%)	City Cost (\$)	DCP Contribution (%)	DCP Cost (\$)	Estimated Remaining Dwelling Yield	Cost per Dwelling
<b>YANCHEP TWO ROCKS DCP</b>														
<b>Facility Costs</b>														
Surf Life Saving Club, Yanchep Lagoon	\$ 7,938,238	\$ 500,000	\$ 7,438,238	3089	541	1324	4249	9203	33.57%	\$ 2,496,670	66.43%	\$ 4,941,568	4249	\$ 1,163.01
Coastal Node Facilities, Capricorn Coastal Node	\$ 2,990,000	\$ -	\$ 2,990,000	3089	541	1324	4249	9203	33.57%	\$ 1,003,604	66.43%	\$ 1,986,396	4249	\$ 467.50
Public Open Space (Active), Yanchep Metropolitan Centre														
- Oval groundworks	\$ 2,873,996	\$ -	\$ 2,873,996	3089	541	1324	4249	9203	33.57%	\$ 964,667	66.43%	\$ 1,909,329	4249	\$ 449.37
- Oval landscaping	\$ 5,318,646	\$ 975,000	\$ 4,343,646	3089	541	1324	4249	9203	33.57%	\$ 1,457,960	66.43%	\$ 2,885,686	4249	\$ 679.15
- Pavilion	\$ 2,776,631	\$ 790,333	\$ 1,986,298	3089	541	1324	4249	9203	33.57%	\$ 666,708	66.43%	\$ 1,319,590	4249	\$ 310.57
- Land Costs	\$ 6,530,040	\$ -	\$ 6,530,040	3089	541	1324	4249	9203	33.57%	\$ 2,191,830	66.43%	\$ 4,338,210	4249	\$ 1,021.01
<b>Sub Total Facility Costs</b>	<b>\$ 28,427,551</b>	<b>\$ 2,265,333</b>	<b>\$ 26,162,218</b>							<b>\$ 8,781,438</b>		<b>\$ 17,380,780</b>		<b>\$ 4,090.61</b>
<b>Administration Costs</b>														
Estimated Loan Servicing Costs - to 2030	\$ 3,265,609	\$ -	\$ 3,265,609						0.00%	\$ -	100.00%	\$ 3,265,609	4249	\$ 768.57
Estimated Administration Costs (Administer the DCP) (\$70,500 p.a.)	\$ 577,521	\$ -	\$ 577,521						0.00%	\$ -	100.00%	\$ 577,521	4249	\$ 135.92
Indexation on YBJV contributions credit	\$185,856.90		\$ 185,857						0.00%		100.00%	\$ 185,857	4249	\$ 43.74
<b>Sub Total Administrative Costs</b>	<b>\$ 3,843,129.94</b>	<b>\$ -</b>	<b>\$ 3,843,129.94</b>							<b>\$ -</b>		<b>\$ 4,028,987</b>	<b>4,249</b>	<b>\$ 948.23</b>
<b>Income/Expenses up to 30 June 2022</b>														
Collected contributions										\$ -		-\$ 4,855,050	4249	-\$ 1,142.65
Interest										\$ -		-\$ 181,037	4249	-\$ 42.61
Existing loan costs												\$ 1,386,805	4249	\$ 326.39
Existing admin costs												\$ 458,268	4249	\$ 107.85
<b>Sub Total Deductions</b>										<b>\$ -</b>		<b>-\$ 3,191,014</b>	<b>4,249</b>	<b>-\$ 751.01</b>
<b>TOTAL</b>										<b>\$ 8,781,438</b>		<b>\$ 18,218,753</b>	<b>4,249</b>	<b>\$ 4,287.83</b>



**DONALD  
CANT  
WATTS  
CORKE**

## Cost Plan Summary

Facilities Located in Alkimos Eglinton & Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	<b><i>Eglinton District Centre</i></b>				
1	Library District	1,547	6,781	10,490,000	Land cost Included
2	Community Centre District	1,449	5,654	8,193,000	Land cost Included
3a	Public Open Space District Pavilion	1,005	3,454	3,471,000	Land cost Excluded
3b	Public Open Space District Oval			6,043,000	Land cost Excluded
4	Indoor Recreation Centre District	3,116	5,195	16,189,000	Land cost Included
5	Multipurpose Hard Courts District			4,022,000	Land cost Excluded
	<b><i>Alkimos</i></b>				
6	Multipurpose Hard Courts District			4,022,000	Land cost Excluded
7	Indoor Recreation Centre District	3,116	5,195	16,189,000	Land cost Included
8	Surf Life Saving Club	1,166	5,965	6,955,000	Land cost Excluded
9a	Public Open Space District Pavilion	1,005	3,454	3,471,000	Land cost Excluded
9b	Public Open Space District Oval			6,043,000	Land cost Excluded
10	Community Secondary Centre	1,449	5,654	8,193,000	Land cost Included
11	Library Secondary Centre	1,547	6,781	10,490,000	Land cost Included
	<b><i>Yanchep Two Rocks</i></b>				
12	Beach Activity Community Facilities			2,990,000	Land cost Excluded

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

ATTACHMENT 1- COST PLAN SUMMARY

CITY OF WANNEROO  
COMMUNITY FACILITIES

Library District	Community Centre District		Indoor Recreation Centre District Alkimos		Indoor Recreation Centre District Eglinton		Multipurpose Hard Courts District		Public Open Space District - Alkimos Eglinton				Alkimos Surf Life Saving Club		Beach Activity Community Facilities	
	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Pavilion	Rate	Total	Rate	Total	Rate	Total	
FECA (m2)	1,547	1,171	2,975	2,975	141	141	2,975	2,975		685	1,000	1,000	1,000			
UGA (m2)	0	278	141	141	3,116	3,116	141	141		340	108	108	108			
GFA (m2)	1,547	1,449	3,116	3,116			3,116			1,005	1,168	1,168	1,168		0	
Substructure	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0	107.46	108,000	0	53.17	62,000	0	
Substructure Subtotal	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0	107.46	108,000	0	53.17	62,000	0	
Columns	62.08	96,000	31.75	46,000	65.47	204,000	65.47	204,000	0	32.84	33,000	0	38.88	43,000	0	
Upper Floors	0	0	0	0	0	0	0	0	0	0	0	0	138.94	162,000	0	
Staircases	0	0	0	0	0	0	0	0	0	0	0	0	18.01	21,000	0	
Roof	313.51	485,000	305.27	443,000	328.31	1,023,000	328.31	1,023,000	0	303.48	305,000	0	185.25	216,000	0	
Internal Walls	185.33	284,000	178.43	268,000	178.43	556,000	178.43	556,000	0	151.24	152,000	0	230.70	268,000	0	
External Walls	221.72	343,000	75.91	110,000	46.25	141,000	46.25	141,000	0	71.64	72,000	0	110.63	129,000	0	
Windows	36.20	56,000	20.01	29,000	16.37	51,000	16.37	51,000	0	26.87	27,000	0	55.75	65,000	0	
External Doors	27.80	43,000	17.77	104,000	35.30	110,000	35.30	110,000	0	55.72	56,000	0	102.08	119,000	0	
Internal Walls	17.45	27,000	16.56	24,000	26.32	82,000	26.32	82,000	0	57.71	58,000	0	10.29	12,000	0	
Internal Screens	10.99	17,000	24.15	35,000	8.99	28,000	8.99	28,000	0	10.95	11,000	0	35.16	41,000	0	
Internal Doors	908.86	1,406,000	672.57	976,000	704.43	2,195,000	704.43	2,195,000	0	710.45	714,000	0	922.67	1,077,000	0	
Superstructure Subtotal	908.86	1,406,000	672.57	976,000	704.43	2,195,000	704.43	2,195,000	0	710.45	714,000	0	922.67	1,077,000	0	
Wall Finishes	47.83	74,000	42.10	61,000	38.19	119,000	38.19	119,000	0	32.84	33,000	0	57.46	67,000	0	
Floor Finishes	218.49	338,000	133.89	194,000	143.45	447,000	143.45	447,000	0	109.45	110,000	0	81.48	95,000	0	
Ceiling Finishes	117.00	181,000	92.86	136,000	126.12	393,000	126.12	393,000	0	107.48	108,000	0	108.06	126,000	0	
Finishes Subtotal	383.32	593,000	268.84	391,000	307.77	959,000	307.77	959,000	0	243.75	251,000	0	247.60	288,000	0	
Roofing	234.65	363,000	96.00	142,000	178.43	556,000	178.43	556,000	0	202.99	204,000	0	80.62	94,000	0	
Special Equipment	234.65	363,000	96.00	142,000	178.43	556,000	178.43	556,000	0	202.99	204,000	0	80.62	94,000	0	
Electrical Subtotal	234.65	363,000	96.00	142,000	178.43	556,000	178.43	556,000	0	202.99	204,000	0	80.62	94,000	0	
Sanitary Fixtures	51.71	80,000	42.78	62,000	15.40	48,000	15.40	48,000	0	47.76	48,000	0	43.74	51,000	0	
Sanitary Plumbing	31.03	48,000	25.53	37,000	15.40	48,000	15.40	48,000	0	34.83	35,000	0	24.01	28,000	0	
Water Supply	71.75	111,000	60.04	87,000	21.50	67,000	21.50	67,000	0	48.76	49,000	0	38.59	45,000	0	
Gas Service	20.69	32,000	17.25	25,000	6.10	19,000	6.10	19,000	0	13.93	14,000	0	19.73	23,000	0	
Space Heating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Ventilation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Evaporative Cooling	0	0	0	0	69.96	218,000	69.96	218,000	0	0	0	0	0	0	0	
Air Conditioning	307.69	476,000	254.66	389,000	91.14	284,000	91.14	284,000	0	208.96	210,000	0	287.31	335,000	0	
Fire Protection	10.34	16,000	8.97	13,000	10.27	32,000	10.27	32,000	0	6.97	7,000	0	10.29	12,000	0	
Light and Power	153.85	238,000	127.67	185,000	150.51	469,000	150.51	469,000	0	104.48	105,000	0	144.08	168,000	0	
Communications	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Transportation Systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Signage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Special Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Services Subtotal	647.06	1,001,000	536.92	778,000	380.30	1,185,000	380.30	1,185,000	0	465.67	468,000	0	587.25	662,000	0	
BUILDING COST	2,290.24	3,543,000	1,681.85	2,437,000	1,673.32	5,215,000	1,673.32	5,215,000	0	1,736.32	1,745,000	0	1,872.21	2,183,000	0	
Centralised Energy Systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Alterations and Renovations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Site Preparation	16.16	25,000	17.25	25,000	14.44	45,000	14.44	45,000	0	0	0	0	0	0	0	
Roads, Footpaths and Paved Areas	371.00	566,000	245.00	355,000	163.35	509,000	163.35	509,000	0	1,400.00	0	0	901.000	485.42	566,000	
Boundary Walls, Fencing and Gates	22.62	35,000	24.15	35,000	18.93	59,000	18.93	59,000	0	38.00	0	0	36.02	42,000	0	
Outbuildings and Covered Ways	61.41	95,000	0	0	0	0	0	0	0	267.00	0	0	0	0	0	
Landscaping and Improvements	39.43	61,000	47.62	69,000	56.16	175,000	56.16	175,000	0	0	0	0	1,684.00	67.75	79,000	
External Works Subtotal	347.12	537,000	334.02	484,000	252.89	788,000	252.89	788,000	0	1,735.00	0	0	619.21	722,000	0	
External Stormwater Drainage	67.87	105,000	72.46	105,000	59.69	186,000	59.69	186,000	0	167.00	0	0	105.00	130.36	152,000	
External Sewer Drainage	18.39	30,000	26.89	42,000	22.14	69,000	22.14	69,000	0	6.00	0	0	74.00	23.16	27,000	
External Gas	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0	7.96	8,000	0	6.86	8,000	0	
External Fire Protection	19.39	30,000	20.70	30,000	9.63	30,000	9.63	30,000	0	0	0	0	8.000	0	0	
External Electrical Light and Power	78.88	122,000	82.82	120,000	52.63	164,000	52.63	164,000	0	0	0	0	30.000	23.16	27,000	
External Communications	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
External Special Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
External Services Subtotal	195.86	303,000	216.01	313,000	148.23	465,000	148.23	465,000	0	203.00	15.92	16,000	301.03	351,000	0	
External Alterations and Renovations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUB TOTAL	2,833.23	4,383,000	2,231.88	3,234,000	2,075.74	6,468,000	2,075.74	6,468,000	0	1,938.00	1,752.24	1,761,000	3,256.00	2,792.45	1,433,000	
Allowance for 5 Star Green Rating (3%)	85.33	132,000	67.63	96,000	62.58	195,000	62.58	195,000	0	0	0	0	84.05	98,000	0	
Preliminaries (13.5%)	393.02	608,000	310.56	450,000	288.83	900,000	288.83	900,000	0	262.00	236.82	238,000	388.51	453,000	0	
Locality Loading (2%)	68.58	103,000	52.45	76,000	60.98	190,000	60.98	190,000	0	44.00	39.80	40,000	65.04	77,000	0	
NET PROJECT COST	3,278.15	5,226,000	2,662.53	3,888,000	2,488.13	7,753,000	2,488.13	7,753,000	0	2,244.00	2,028.86	2,038,000	3,321.85	3,884,000	0	
Design Contingency (5%)	163.91	261,300	123.13	180,650	124.41	392,650	124.41	392,650	0	113.00	36.00	36,000	533.000	583,000	0	
Unforeseen Ground Conditions - excluded	0	0	0	0	0	0	0	0	0	0	0	0	192.11	224,000	0	
Construction Contingency (5%)	180.35	279,000	153.21	222,000	143.13	448,000	143.13	448,000	0	137.00	118.00	118,000	201.54	235,000	0	
Clients Costs (1 item)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Public Art (excluded)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Loose Furniture and Equipment (excluded)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional Fees and Disbursements (12%)	496.44	768,000	384.06	571,000	366.17	1,141,000	366.17	1,141,000	0	348.000	294.53	296,000	516.30	602,000	0	
GROSS PROJECT COST	4,561.73	7,057,000	3,376.67	10,503,000	3,076.67	10,503,000	3,07									

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

### Scope

We have performed an audit of the Annual Cost Review of Yanchep Two Rocks Development Contribution Plan ("DCP") and reviewed the methodology used in calculating and estimating the costs for the remaining DCP works, to establish the accuracy of the Annual Cost Review of Yanchep Two Rocks DCP as per the requirement under the District Planning Scheme No. 2 ("DPS 2") and the State Planning Policy 3.6 ("SPP 3.6") and provide independent certification of such costs. Our audit of the Annual Cost Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2 and SPP 3.6.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

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

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the DCP costs incurred, estimated for remaining development works, and proposed CPD rate of \$4,287.83 (as per DPS 2 CPD formula) were fairly stated and in compliance to DPS 2 and SPP 3.6.

#### **Basis of accounting and restriction of distribution**

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

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

*William Buck*

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

*CM*

Conley Manifis  
Director

Dated this 23rd day of August 2022

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**PS04-10/22 East Wanneroo Cells 1-9 Developer Contribution Arrangement  
Annual Review of Costs (2022-2023)**

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File Ref: 5734V08 – 22/348676  
Responsible Officer: Director Planning and Sustainability  
Attachments: 21

**Issue**

To consider the 2022-2023 Annual Review of the Cell Costs for the East Wanneroo Cells 1-9 Development Contribution Plans.

**Background**

The City's District Planning Scheme No. 2 (DPS 2) provides the statutory basis for the administration and management of developer contributions, including general and specific works delivered by the City using funds collected through the Developer Contributions Plans (DCPs). The Cell Work expenditure may also include a component of other funding sources, including municipal funding and State/Federal grants.

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

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

The last Annual Review for Cells 1-9 was approved by Council on 7 December 2021 (PS03-12/21), where the following ICPL rates and land valuations were approved for the 2021-2022 review period. The below ICPL rates and land valuation will remain current until such time as Council adopts an annual review for the next period.

- Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,870,000;
- Cell 2 - ICPL rate of \$24,880 and Land Valuation of \$1,870,000;
- Cell 3 - ICPL rate of \$18,083 and Land Valuation of \$1,880,000;
- Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$1,930,000;
- Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,010,000;
- Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,070,000;
- Cell 7 - \$11.12 per/m2 and Land Valuation of \$2,140,000;
- Cell 8 - \$31.54 per/m2 and Land Valuation of \$2,040,000; and
- Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,010,000.

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

**Detail**

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



## Land Valuation

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

East Wanneroo Cell	Current Agreed Land Valuation (2021-2022) \$/ha		Proposed Land Valuation (2022-2023) \$/ha		Change in Land Valuation \$/ha
	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	Percentage Increase
1 (Ashby/Tapping)	\$ 1,870,000	\$ 2,057,000.00	\$ 1,980,000	\$2,178,000	6%
2 (Sinagra)	\$ 1,870,000	\$ 2,057,000.00	\$ 1,980,000	\$2,178,000	6%
3 (Wanneroo)	\$ 1,880,000	\$ 2,068,000.00	\$ 1,980,000	\$2,178,000	5%
4 (Pearsall/Hocking)	\$ 1,930,000	\$ 2,123,000.00	\$ 2,040,000	\$2,244,000	6%
5 (Landsdale)	\$ 2,010,000	\$ 2,211,000.00	\$ 2,170,000	\$2,387,000	8%
6 (Madeley/Darch)	\$ 2,070,000	\$ 2,277,000.00	\$ 2,200,000	\$2,420,000	6%
7 (Wangara)	\$ 2,140,000	\$ 2,354,000.00	\$ 2,450,000	\$2,695,000	14%
8 (Wangara)	\$ 2,040,000	\$ 2,244,000.00	\$ 2,250,000	\$2,475,000	10%
9 (Landsdale)	\$ 2,010,000	\$ 2,211,000.00	\$ 2,170,000	\$2,387,000	8%

The recommended change to land values has been included into the Annual Review for each of the Cells (1-9).

### Cell 1 (Ashby/ Tapping)

The Cell is predominately developed with only 3% (94 lots @ ELY) estimated to be remaining. Cell Works are predominately complete with exception of POS compensation of approximately \$1.9 million (plus estimated remaining administration costs of \$96k). In June 2019, Council agreed to return estimated excess funds to all landowners that paid contributions prior to June 2019 and Administration is nearing finalisation of these payments.

The Cell 1 DCP is now at an acceptable level of accuracy, where income and expenditure amounts are generally in alignment. The detailed revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 2**.

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

### Cell 2 (Sinagra)

A large portion of Cell 2 is currently undeveloped with 42% remaining.

Amendment 200 to DPS2 is currently with the WAPC for final approval and it is anticipated that a decision will be made by the Minister for Planning by the end of the year to utilise a lower ELY.

The Annual Review of costs reflects a minor increase in land value and road construction costs for the Cell, resulting in a minor increase in the proposed ICPL rate from \$24,880 to \$26,805.

The detailed revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 3**.

Recommendation - Administration is recommending that the current ICPL rate of \$24,880 be increased to \$26,805 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received to complete the remaining Cell Works.

### **Cell 3 (Wanneroo)**

Cell 3 is predominately developed with only 9% of the land yet to be subdivided.

All POS areas have been acquired with the exception of a small area of Historic POS Credit (credit for POS previously provided, which forms part of the 10% POS provision for the Cell).

The Dundobar Road widening and duplication project is the most significant remaining work for this Cell and is currently scheduled for design and construction in between 2022 and 2025. The proposed increase in the ICPL rate from \$18,083 to 22,275 is required to reflect the increase in acquisition and construction costs for Dundobar Road.

The detailed revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 4**.

Recommendation - Administration is recommending an increase in the ICPL rate from \$18,083 to 22,275 to ensure that adequate funds will be received.

### **Cell 4 (Hocking/ Pearsall)**

Cell 4 is predominately developed with only 4% (200 lots) of the remaining land undeveloped.

There is a reduction in the estimated excess funds for this cell since the last annual from \$9.5 million to \$6.1 million at full development. Whilst excess funds are likely at full development, the extent of these is dependent upon a number of factors, including the escalation of costs for remaining works.

There are two significant land acquisitions yet to be determined for this cell, including POS (Lots 1 and 8 Wanneroo Road) and Lenore Road Reserve (land) from Lot 3 Mary Street.

The annual review has reflected a significantly higher cost for land acquisition due to the current claim for compensation (compulsory taking process for Lot 3 Mary Street). The amount was included to reflect the additional amount that may be required, however it should be noted that only the actual amount (when known) will be charged to the Cell and reflected in the next annual review.

The detailed revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 5**.

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

costs and to ensure that adequate funds will be received and retained to mitigate any potential cost variations for remaining Cell Works.

### **Cell 5 (Landsdale - West)**

This Cell is predominately developed with only 5% (estimated 151 lots) remaining land undeveloped.

The remaining historic POS payments are likely to be finalised in the 2022-2023 financial year period, which will complete the remaining Cell Works for Cell 5.

The revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 6**.

Recommendation - The current ICPL rate of \$30,909 is recommended to be retained to reflect the findings of the Annual Review and to ensure adequate funds received, prior to finalisation of the Cell.

### **Cell 6 (Madeley/Darch)**

This cell is predominately developed with only 10% remaining (estimated 536 lots).

The timing for the acquisition of a 4.8 hectare future POS site will occur in due course and represents the most significant remaining Cell Work (\$11.6 million) and the remaining historic POS payments (\$1.05 million) are likely to be finalised in the 2022-2023 financial year period.

The remaining capital works relate to the realignment of Gngangara Road (shared 50% with Cell 7), and relates to the section between Hartman Drive and Wanneroo Road. The total estimated excess funds of \$14.8 million, includes the remaining estimated (outstanding) contributions of \$13 million predominately from the Driver Road Landfill Site (Parcel Property), which is pending geotechnical and environmental clearances. The City will need to finalise the remaining Cell Works and secure arrangements with the remaining landowners for the outstanding contributions before a return of the estimated excess funds be considered.

The revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 7**.

Recommendation - Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$24,678 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received (and potential excess funds reconciled) to ensure all landowners contribute prior to finalisation of the Cell.

### **Cell 7 (Wangara Industrial - West)**

This cell is significantly developed with only 27% remaining (27 hectares remaining).

The remaining capital works primarily relate to the realignment of Gngangara Road (shared 50% with Cell 6), which includes one major land acquisition to be completed to facilitate the construction of Gngangara Road between Hartman Drive and Wanneroo Road. Administration is currently in discussions with the landowner to progress the acquisition in a timely manner.

There has been a minor reduction in the contribution rate from \$11.12 to \$9.81 per square metre, which is mainly due to a slightly lower Gngangara Road construction cost estimate from approximately \$4.3 million to \$4.0 million (50% share of total cost). This reduction is a result of a detailed review of the cost elements by Administration, which applied the proper

interpretation of Cell Works to the detailed schedule of works. In addition, a future drainage sump along Hartman Drive has been deleted and the drainage requirements accommodated within an existing sump, thereby reducing the costs by approximately \$230,000.

The revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 8**.

Recommendation - The Cell contribution rate be reduced from \$11.12 to \$9.81 per square metre to reflect the findings of the annual review.

### **Cell 8 (Wangara Industrial – East)**

This cell is significantly developed with only 20% remaining (38 hectares remaining).

The remaining capital works relate to the upgrade and construction of Gngangara Road (Hartman to Mirrabooka). There are several land acquisitions to be completed to facilitate the construction of this section and Administration is currently in discussions with several landowners to progress the acquisition in a timely manner.

Gngangara Road construction costs were previously based on a dual carriageway, however a dual carriageway is not required until 2041, and as such (on the grounds of need and nexus) the cost estimate has now been reduced to reflect a single carriageway construction cost.

The revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 9**.

Recommendation - The Cell contribution rate be reduced from \$31.54 to \$25.51 per square metre to reflect the findings from the annual review.

### **Cell 9 (Landsdale – East)**

This Cell is predominately developed with only 12% remaining (309 lots estimated remaining).

The Cell has over \$25 million in remaining expenditure, including POS acquisition and development of a new community facility building (land and building).

In the previous annual review a potential excess in funds was identified to occur at full development of the Cell. The estimated excess was based on future estimated income being received and the cost of completing the Cell Works being fixed. An estimated excess of \$4.6 million was identified last year, however this has reduced to a potential excess of \$2.9 million. The reduction is due to an increase in construction costs for the remaining Cell Works. The potential excess is also dependent upon a further \$9.2 million in contributions being received from remaining landowners, and as such, excess funds do not currently exist in this Cell and any potential excess funds will be subject to variations in remaining costs and estimated income.

The revised cost estimates for the remaining Cell Works, including the salient aspects of the Annual Review are depicted in **Attachment 10**.

Recommendation – The ICPL rate of \$29,947 should be retained to reflect the findings of the Annual Review and ensure that adequate funds will be received.

### **Internal Transactional Review**

The City has previously completed and reported on the Internal Transactional Review findings as part of the Annual Review process. The review analysed all project expenditure to

ensure the costs charged were consistent with the proper interpretation of Cell Works as defined by DPS 2. At this time, the review excluded some expenditure items that should potentially be charged to some Cell accounts due to lack of information. Administration has now reviewed the outstanding items by scrutinising individual project task numbers and descriptions. The Internal Transactional Review is now recommending that the following cost elements be recouped from the relevant Cell accounts, plus interest (refer **Attachment 11** for details):

- Minor cost elements previously excluded from (PR1768) – Hepburn Ave dual carriageway from Motivation Dr to Alexander Dr to Cells 5, 6 and 9 (\$21,286.48).
- Cost elements (such as additional kerbing) that were previously excluded from (PR1067) - Dual Carriageway from Ocean Reef Road to Motivation Dr to Cells 7 and 8 (\$108,137.31)
- Minor cost elements previously excluded from (PR1066) - Alexander Drive Dual Carriageway to Cell 9 (\$2,419.14)

The Internal Transactional Review still has one matter remaining, which relates to Cell Works that were prefunded by developers. In this regard, additional works may have been funded by subdividers that were not reimbursed from the Cell account under the proper interpretation of Cell Works. This aspect will be further investigated and included into the next annual review process.

#### **Gnangara Road Realignment and Construction (Wanneroo Road to Mirrabooka Avenue)**

- In December 2021, Council adopted the Capital Expenditure Plans (CEP) for the relevant Cells, which refers to the construction for Gnangara Road (western section) by 2028 and Gnangara Road (east) by 2026. In March 2022 (report AS01-03/22), Council approved a revised construction schedule, which refers to a dual carriageway not being required until 2031 (west section) and 2041 (eastern section). The extended timeframes were based on traffic modelling and included a range of options relating to timing and scope of the required works.

With regard to the above, the DCP funding needs to consider the extent of works that can be reasonably charged to Cell 8 in accordance with principle of need and nexus. This is particularly relevant given the dual carriageway works for the eastern section will now not be required until 2041, which is 10 years after the anticipated operational period of Cell 8 (2031). The construction cost estimates in the annual review have been revised to reflect only a single carriageway cost estimate for Cell 8 (eastern section of Gnangara Road). This has resulted in a reduction in the cost estimate for this section of road, as reflected in the annual review. The CEP has also been revised to reflect a construction date by 2031 for the first carriageway, with the second carriageway listed in the LTFP for 2041.

- Administration has prepared a revised design for the eastern section of Gnangara Road, which includes additional road widening areas (refer **Attachment 12**). The additional areas have been included into the revised cost estimates for Cell 8. It is noted that the Cell 8 DCP is still responsible (under DPS2) to acquire all the land, earthworks and service relocation costs required to accommodate a dual carriage, as shown in the land requirement plan.
- Administration has identified that the MRS Reservations (east and west sections) do not reflect the land requirements or the latest design plans for Gnangara Road. This has occurred due to the ongoing revision of the road designs and associated land requirements over the last 20 years. To reconcile the MRS with the actual land requirements, it is recommended that Council request the Minister for Planning to



reflect the revised land requirement plans for Gngangara Road in a future Omnibus Amendment to the MRS.

### **Outstanding Developer Balances**

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

Developer Balances were noted and included in the Annual Reviews in 2019 and were reported to Council. The balances related to over 40 landowner transactions (all prior to 2006), where a particular landowner has either a surplus or shortfall in contributions. On 7 December 2021 Council (report PS02-12/21) approved a range of actions to finalise the outstanding balances, including:

- *Return \$228,500 (plus interest) from the relevant DCP accounts to those landowners defined in Attachment 1 that paid more than the required contribution;*
- *Retain balances of \$648,799 within Cells 3, 4, 5 and 6 pending closure, at which time the outstanding balance shall be offset against the landowner's return of excess funds; and*
- *Utilise the East Wanneroo Cell 5 ICPL contribution rate approved by the Minister of Planning to reconcile the outstanding balance of \$320,298.*

In relation to the above actions, Administration has contacted all landowners entitled to a return and is progressively making the returns, subject to verification and validation of entitlement. Retained balances are now being accrued in the DCP financial system and will be offset against the landowners excess returns upon finalisation of the Cell; and the Cell 5 balances has now been reconciled by using the Ministers appeal determination values for the relevant landowners.

### **Historic POS Payments**

At the meeting of Council on 7 December 2021 (PS01-12/21), Council resolved to pay landowners (subject to verification of land ownership) the remaining Historic POS Credits for the East Wanneroo Cells 1, 3, 5 and 6. The historic POS credit would normally be offset against a landowner's contributions towards the required infrastructure at the time of subdivision, however Council has now approved the finalisation of the credits to be made as a payment; rather than awaiting the landowner to subdivide. The purpose of the payment is to prioritise and where possible finalise the outstanding Cell Works obligations, which will enable the City to progress the timely closure of each cell.

Administration has contacted relevant landowners and the majority of entitled landowners have entered into agreements with the City to receive payment for the historic POS credit. The City will continue to liaise with landowners and it is anticipated that all payments will be finalised within the 2022-2023 financial year period. All payments for historic POS made prior to 30 June 2022 are included in the audited expenditure to date and any remaining payments identified in the annual review as a remaining expenditure in the Cell Work Cost.

### **State Planning Policy 3.6 Annual Status Report**

SPP 3.6 requires the City to apply additional monitoring and reporting requirements, including an annual status report. An annual status reports is prepared by the City for each DCP and provides an overview of the progress on the delivery of infrastructure specified in the DCP.

Specifically, the status report is required to include:

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

The City commenced publishing of annual status reports in 2021, which are prepared and published as soon as possible after the final adoption of the annual review.

The status report reflects the progress of the infrastructure provision against the Capital Expenditure Plan (CEP), which now forms part of the Annual Review requirements for each Cell. This enables reporting to occur in relation to the delivery timeframes of the infrastructure against those defined in the DCP.

The CEP reflects the City's Capital Works programme and Long Term Financial Plan, which includes reasonable assumptions on the timing for landowner development.

### **Auditing**

To support the Annual Review, William Buck was engaged to perform audits to ensure the accuracies of the calculated ICPL rates. The relevant audit reports were finalised and delivered to the City in August 2022. The audit reports are set out in **Attachments 13 to 21**.

### **Consultation**

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

### **Comment**

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

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

- Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,980,000;
- Cell 2 - ICPL rate of \$26,805 and Land Valuation of \$1,980,000;
- Cell 3 - ICPL rate of \$22,275 and Land Valuation of \$1,980,000;
- Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$2,040,000;
- Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,170,000;
- Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,200,000;
- Cell 7 - Contribution rate of \$9.81 per/m<sup>2</sup> and Land Valuation of \$2,450,000;
- Cell 8 - Contribution rate of \$25.51 per/m<sup>2</sup> and Land Valuation of \$2,250,000; and
- Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,170,000.

The audit reports (refer **Attachments 13-21**) have confirmed that the adjusted contribution rates associated with Cells 2, 3, 7 and 8 are fairly stated and in compliance with DPS 2.

The Audit findings for Cells 1, 4, 5, 6 and 9 reflect a low or negative contribution rate, which is a consequence of the potential excess funds in these Cells. Given these cells are predominately developed, Council has previously determined that the ICPL rates should be retained at the current rate pending finalisation of the remaining Cell Works; and the collection of outstanding contributions from remaining landowners.

Administration is prioritising the completion of the remaining Cell Works and will make recommendations to Council on closing a cell, including a methodology to secure remaining contributions from landowners yet to contribute and reconciling the cell accounts in accordance with the requirements of DPS2 (e.g. return of any excess funds). This is the same approach that was agreed in the previous years Annual Review.

It should also be noted that potential excess funds do not currently exist in most cells and are dependent upon the collection of outstanding contributions from the remaining landowners. Further, as these Cells have outstanding Cell Works, there is a risk that the remaining costs could increase or remaining income not be received.

Upon completion of the Cell Works and arrangements made with the remaining landowners to secure their contributions, the City will initiate closure of the Cells and return of any excess funds to contributing landowners in accordance with the requirements of DPS2. In this regard, it should be noted that in accordance with the provisions in DPS2, excess funds in a Cell are not required to be returned until all the land in the Cell has been developed and contributions received.

## Statutory Compliance

In line with DPS 2, the completion of the Annual Review as outlined in this report will satisfy the City's statutory obligations to complete Annual Reviews for the 2022/2023 financial year.

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

## Strategic Implications

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

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

*5.1 - Develop to meet current need and future growth*

## Risk Management Considerations

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

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic Risk Registers. The Annual review of the DCP will assist in addressing the impacts of the strategic risk relating to Long Term Financial Planning as it will ensure that appropriate budget monitoring, timing and provisions are considered. In

addition, the strategic risk relating to Stakeholder Relationships will apply as a key element in the DCP review process to maintain effective engagement with relevant stakeholders.

## **Policy Implications**

Nil

## **Financial Implications**

The East Wanneroo Cell 1-9 developer contribution arrangements are subject to an Annual Review process to ensure that the cost contribution amount is correctly set to ensure the collection of sufficient funds to cover the cost of infrastructure items.

To support the Annual Review (Cells 1-9), William Buck was engaged to perform audit to ensure the accuracies of the calculated ICPL rate. The relevant audit reports were finalised and delivered to the City in August 2022 (refer **Attachments 13 to 21**).

As supported by the Audit, Administration has reviewed the City's position in relation to DCPs and recommends that some infrastructure which has previously been funded through City's municipal accounts can now be funded by the relevant DCP account, resulting in \$199,142.78 (including interest) of municipal recoupment for the 2021-2022 financial year (refer **Attachment 11**).

Subject to the agreement of Council to the recommendations of the Audit and the revision of costs, it may be necessary for Administration to make adjustments to the Long Term Financial Plan to reflect the revised DCP funding allocations.

## **Voting Requirements**

Simple Majority

**Moved Cr Baker, Seconded Cr Treby**

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

- 1. NOTES the outcome of the 2022/23 Annual Review of Cells 1 to 9 as depicted in Attachment 2 to 10;**
- 2. ADVERTISES the Revised Cost Estimates and the Estimated Infrastructure Cost Per Lot for the East Wanneroo Cell 1-9 for a period of 42 days in accordance with District Planning Scheme No. 2, as depicted in Attachments 2-10 and depicted below:**
  - a) Cell 1 - ICPL rate of \$18,019 and Land Valuation of \$1,980,000;**
  - b) Cell 2 - ICPL rate of \$26,805 and Land Valuation of \$1,980,000;**
  - c) Cell 3 - ICPL rate of \$22,275 and Land Valuation of \$1,980,000;**
  - d) Cell 4 - ICPL rate of \$23,328 and Land Valuation of \$2,040,000;**
  - e) Cell 5 - ICPL rate of \$30,909 and Land Valuation of \$2,170,000;**
  - f) Cell 6 - ICPL rate of \$24,678 and Land Valuation of \$2,200,000;**
  - g) Cell 7 - Contribution rate of \$9.81 per/m2 and Land Valuation of \$2,450,000;**
  - h) Cell 8 - Contribution rate of \$25.51 per/m2 and Land Valuation of \$2,250,000; and**
  - i) Cell 9 - ICPL rate of \$29,947 and Land Valuation of \$2,170,000.**

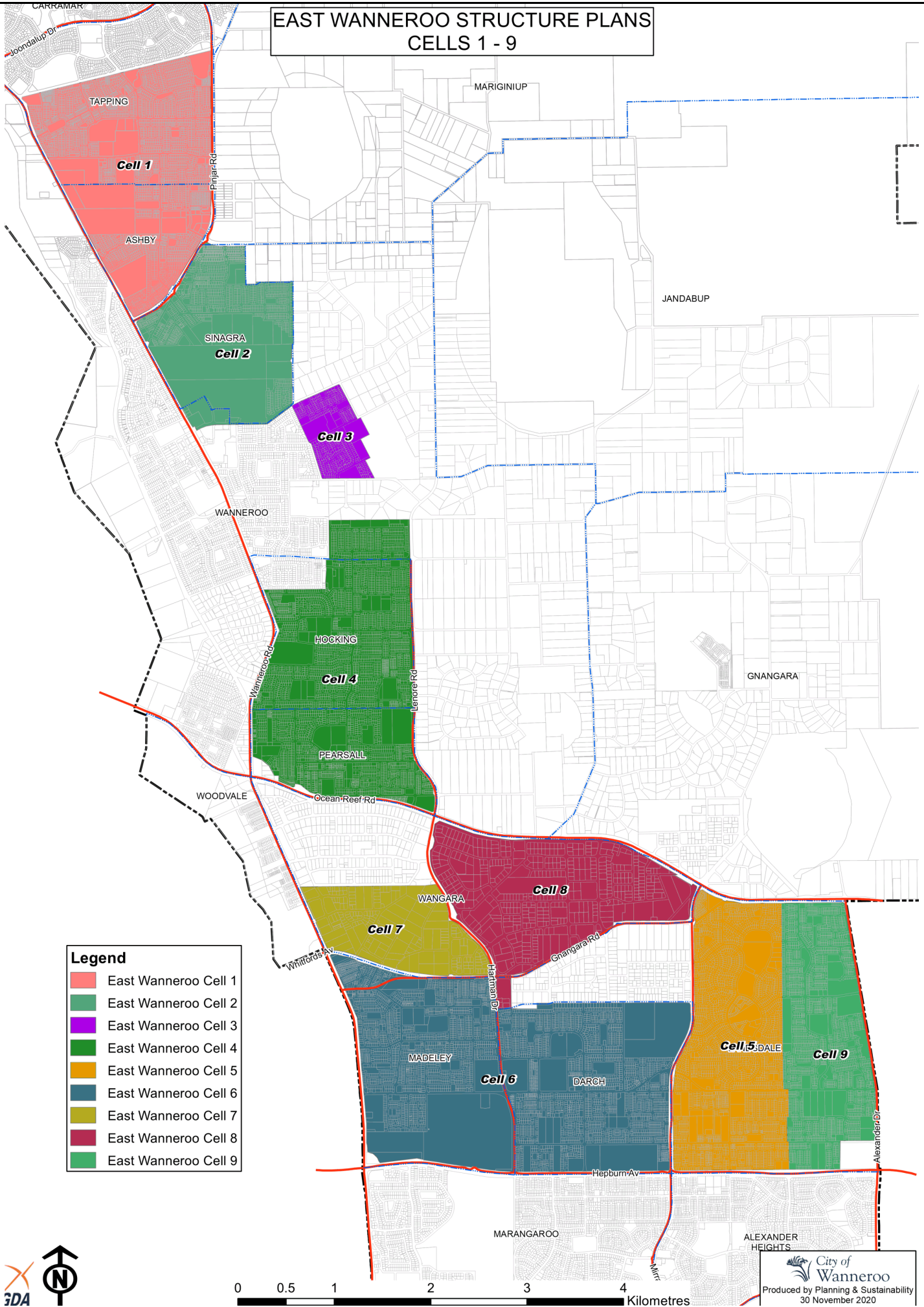
3. **ADVERTISES** the revised average englobo values (including solatium) per hectare for the East Wannon Cell 1-9 for a period of 28 days in accordance with District Planning Scheme No. 2.
4. **REQUEST** the Minister for Planning to include the revised Gngara Road Land Requirement Plans as depicted in Attachment 12 into an MRS Omnibus Amendment.
5. **NOTES** that Developer Contribution Plan Status Reports will be prepared and published on the City's website upon final approval of the Annual Reviews to comply with the operational requirements of State Planning Policy 3.6; and
6. **NOTES** the findings of the 2022/23 Annual Review's Internal Transactional Review for Cells 1-9 as corrected for the Cells for the 2021/2022 financial year to action the municipal recoupment of \$199,142.78 (including interest) from the relevant East Wannon Cell accounts, as depicted in Attachment 11.

**CARRIED UNANIMOUSLY**

*Attachments:*

1	Attachment 1 - Cells 1-9 Consolidated Location Plan	19/162679
2	Attachment 2 - Cell 1 Income & Expenditure (2022-2023)	22/321631
3	Attachment 3 - Cell 2 Income & Expenditure (2022-2023)	22/321634
4	Attachment 4 - Cell 3 Income & Expenditure (2022-2023)	22/330578
5	Attachment 5 - Cell 4 Income and Expenditure (2022-2023)	22/321637
6	Attachment 6 - Cell 5 Income and Expenditure (2022-2023)	22/321639
7	Attachment 7 - Cell 6 Income & Expenditure (2022-2023)	22/321642
8	Attachment 8 - Cell 7 Income & Expenditure (2022-2023)	22/321643
9	Attachment 9 - Cell 8 Income & Expenditure (2022-2023)	22/321645
10	Attachment 10 - Cell 9 Income & Expenditure (2022-2023)	22/321648
11	Attachment 11 - Internal Transactional Review Findings	22/356271
12	Attachment 12 - Gngara Road Land Requirement Plan (Revised)	22/342337
13	Attachment 13 - Final Cell 1_Annual Cost Review_Audit Report 2022	22/324689
14	Attachment 14 - Final Cell 2_Annual Cost Review_Audit Report 2022	22/324692
15	Attachment 15 - Final Cell 3_Annual Cost Review_Audit Report 2022	22/324696
16	Attachment 16 - Final Cell 4_Annual Cost Review_Audit Report 2022	22/324700
17	Attachment 17 - Final Cell 5_Annual Cost Review_Audit Report 2022	22/324701
18	Attachment 18 - Final Cell 6_Annual Cost Review_Audit Report 2022	22/324704
19	Attachment 19 - Final Cell 7_Annual Cost Review_Audit Report 2022	22/324707
20	Attachment 20 - Final Cell 8_Annual Cost Review_Audit Report 2022	22/324709
21	Attachment 21 - Final Cell 9_Annual Cost Review_Audit Report 2022	22/324713

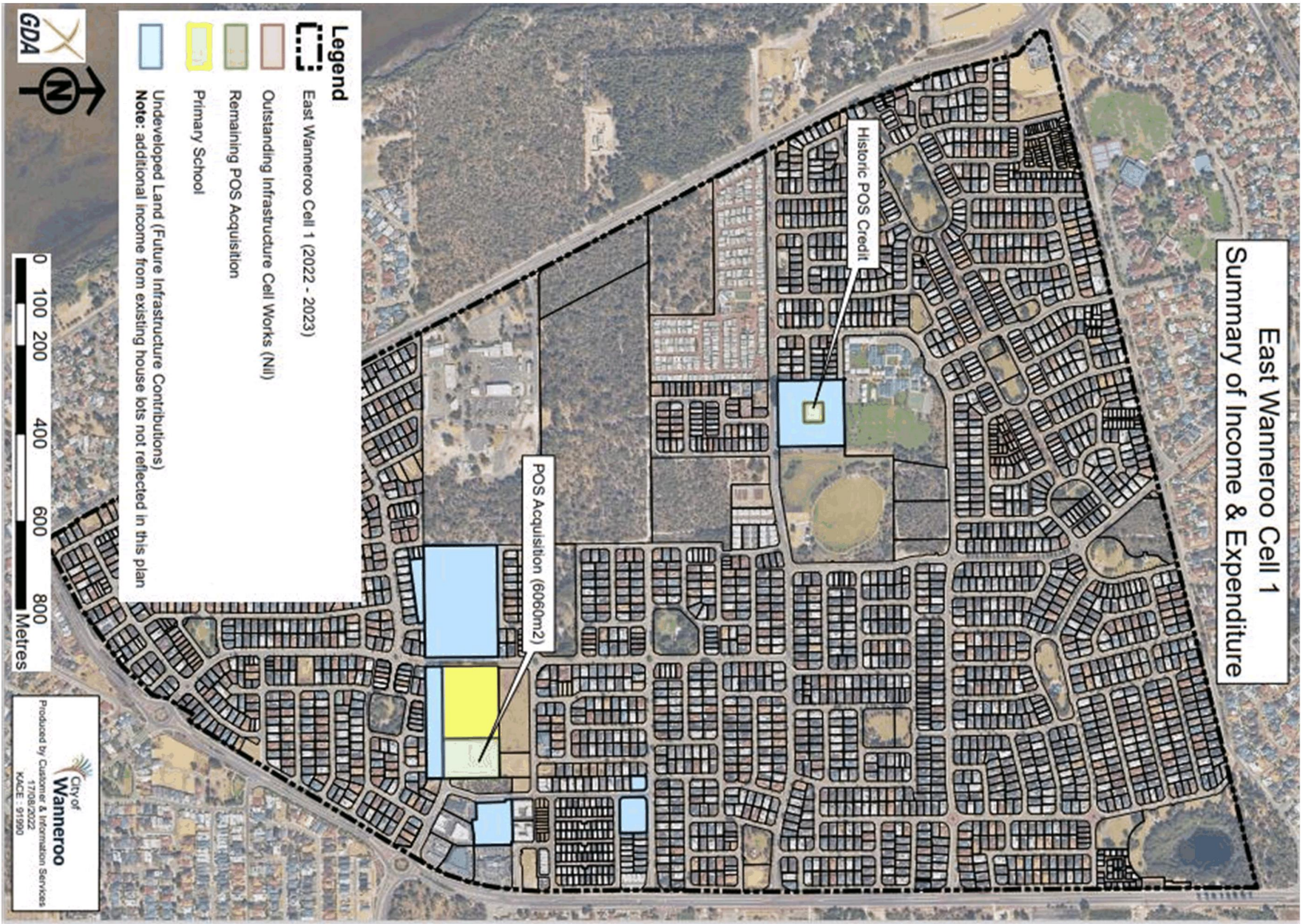




EAST WANNEROO CELL 1 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
Total		\$ 59,377,657	
Total		\$ 2,034,832	
Total Expenditure/Costs (Gross Costs)		\$ 61,412,489	
<b>Income</b>			
		-\$ 61,242,098	
		-\$ 1,675,767	
Total Estimated Income		-\$ 62,917,865	
<b>Estimated Cell Balance at Full Development</b>			
Net Excess/Shortfall at Current ICPL (\$18,018)		-\$ 1,505,377	
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot		\$ 18,019.00	
Proposed Infrastructure Cost Per lot		\$ 18,019.00	

CELL 1 - CAPITAL EXPENDITURE PLAN (CEP) 2022-2023					
Land		Area	2022/23	2023/24	Total
Outstanding POS Acquisition					
TOTAL		0.6060	\$ -	\$ 1,319,868.00	\$ 1,319,868.00
Outstanding Historical POS Acquisition					
TOTAL			\$ 590,436.00		\$ 590,436.00
Assessed Value Including 10% Solatium		Lot Yield Summary from Cell 1 ELY (whole Cell)		12,384,013	





**Cell 1 – Salient Issues (Ashby/ Tapping)**

- The Cell is predominately developed with only 3% (94 lots @ ELY) estimated to be remaining.
- The City has completed all construction works and the only outstanding expenditure relates to POS compensation of approximately \$1.9 million (plus estimated remaining administration costs of \$96k).
- Only two remaining landowners are affected by POS compensation, which consists of a historic POS credit of approximately \$590k (credit for POS previously provided and forms part of the Cell 1 POS provision) and a POS acquisition of 6,060 m2 with an estimated acquisition value of \$1,319,858 (subject to adoption of the revised land valuation).
- In June 2019, Council identified that an estimated excess of contributions would occur at full development of Cell 1 (\$26,772,872) and agreed to return a portion (88%) of the estimated excess funds to all landowners that paid contributions prior to June 2019. Landowners that contributed after this date received a benefit through a reduced contribution rate. In February 2022, Council resolved to return the remaining portion of the estimated excess funds (12%) and Administration is now finalising these payments, subject to the completion of an acceptance and acknowledgement agreement and landowner verification of identity and entitlement check.
- The Cell 1 DCP is now at an acceptable level of accuracy, where income and expenditure amounts are generally in alignment. In this regard, the Cell 1 balance (as at June 2022) was \$1,864,442 and the remaining expenditure is estimated to be \$1,910,304.
- There is an estimated remaining income of approx. \$1,675,767 for Cell 1 based on the ELY. Upon completion of the remaining Cell Work and reconciling of the accounts, any additional excess funds will be returned to the landowners as part of the closure of the cell. The finalisation and closure will also require the City to secure any remaining contribution payments from landowners that are yet to subdivide their property.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022.
- The detailed revised cost estimates for the remaining Cell Works are depicted in **Attachment 2**.

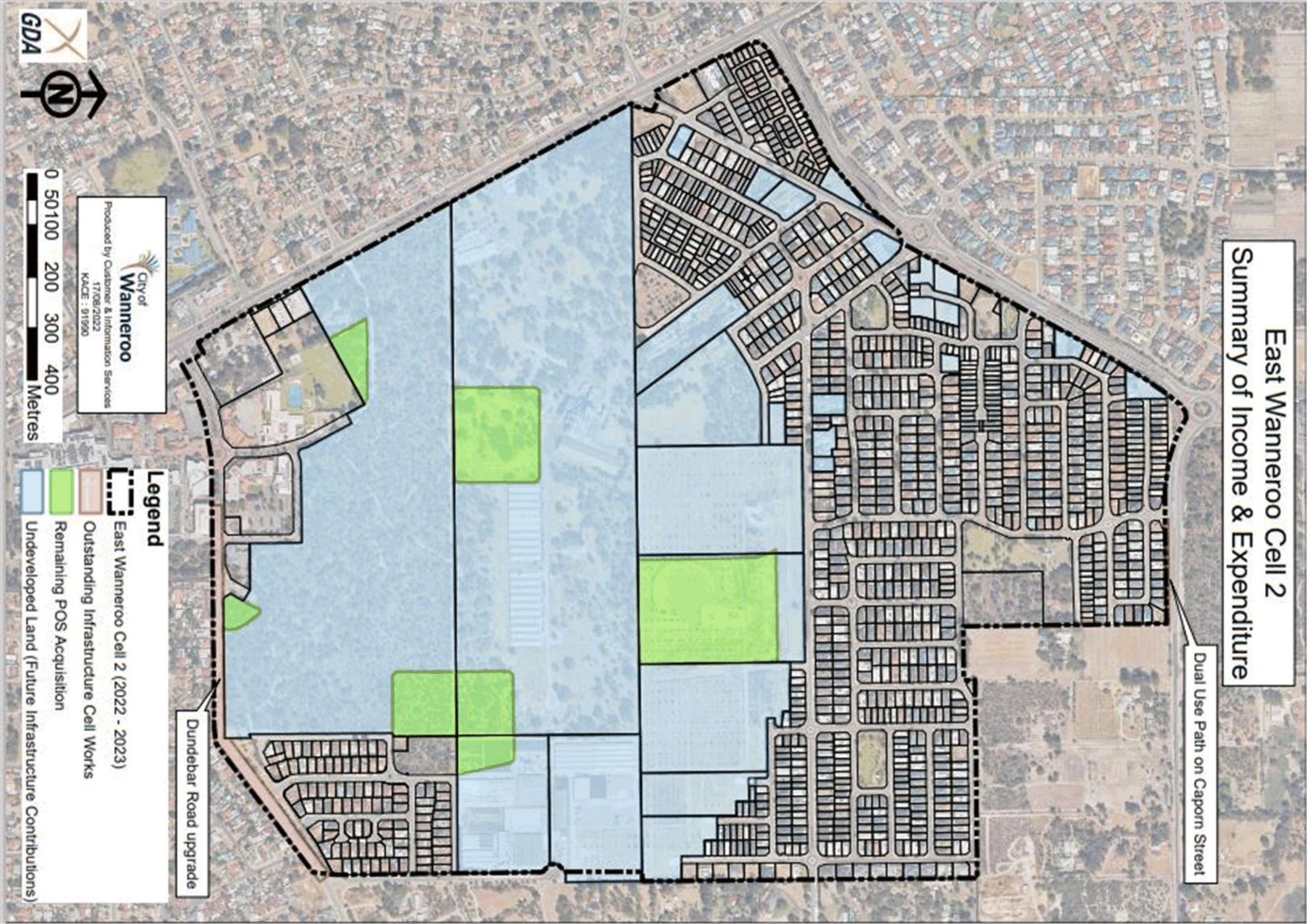
Recommendation - Administration recommends that the Cell 1 ICPL rate be retained at \$18,018.64 to ensure contribution rates are set at an appropriate level to ensure adequate funds are received to complete the remaining Cell Works.



EAST WANNEROO CELL 2 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	6,135,611	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	6,749,233	Land Acquisition and Construction Costs
Administration Costs	\$	530,932	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>13,415,776</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	28,510,891	Approx 13.1 ha
District Distributor Roads	\$	5,296,966	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	169,820	Estimated for 4 years
<b>Total</b>	<b>\$</b>	<b>33,977,678</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>47,393,453</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	23,215,195	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>23,215,195</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$24,880 at ELY of 902	-\$	22,441,760	902 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>45,656,955</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	47,393,453	
Total Combined Estimated Income	-\$	45,656,955	
<b>Net Excess/Shortfall at Current ICPL (\$24,880)</b>	<b>-\$</b>	<b>1,736,498</b>	Shortfall resulting in an increase in the ICPL from \$24,880 to \$26,805
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	24,880	
Proposed Decrease in ICPL Required to Achieve adequate funds to Deliver the Cell Works	\$	1,925	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>26,805</b>	

**CELL 2 - CAPITAL EXPENDITURE PLAN (CEP) 2022-2023**

Land	Area	2022/23	2023/24	2024/25	2025/26	Total
<b>Outstanding POS Acquisition</b>						
Lot 19 (80) Vincent Rd	51772		11275941.6			
Lot 1665 (1040) Wanneroo rd	30404	\$ 6,621,991.20				
Lot 1665 (1040) Wanneroo rd	11362		\$ 2,474,643.60			
Lot 13 (39) Griffith Rd	6974			1518937.2		
Lot 9000 (1000) Wanneroo Road	30392			\$ 6,619,377.60		
<b>TOTAL</b>	<b>130904</b>	<b>\$ 6,621,991.20</b>	<b>\$ 13,750,585.20</b>	<b>\$ 8,138,314.80</b>		<b>\$ 28,510,891.20</b>
<b>Outstanding DDR Widening</b>						
Lot 1657 Dundobar Road	2948	\$ 642,074.40				
24 Dundobar Rd	85	\$ 18,513.00				
<b>TOTAL</b>	<b>3033</b>	<b>\$ 660,587.40</b>				<b>\$ 660,587.40</b>
<b>Outstanding Capital Works - Internal Audit</b>						
Dundobar Road single carriageway from Civic/Friars Drv to Griffiths Road including Path Civic Drive to Griffiths Road		\$ 169,000.00		\$ 1,725,060.00	\$ 2,686,260.00	
New pathway on Caporn St, Sinagra - San Teodoro Ave to eastern cell boundary				\$ 10,000.00	\$ 46,059.00	
<b>TOTAL</b>		<b>\$ 169,000.00</b>	<b>\$ -</b>	<b>\$ 1,735,060.00</b>	<b>\$ 2,732,319.00</b>	<b>\$ 4,636,379.00</b>
<b>Assessed Value</b>	\$ 1,980,000.00	<b>Lot Yield Summary from Cell 2 ELY (whole Cell)</b>			Actual	1222
<b>Including 10% Solatium</b>	\$ 2,178,000.00	Total Area of Cell			Remaining ELY (9 per/ha)	902
		Deductions			Interest Received to date	2,290,600
2021 Contribution Rate	\$ 24,880	Net Area			Remaining Area	42%
2022 Contribution Rate	\$ 26,805	ELY				
		1623				



### Cell 2 – Salient Issues (Sinagra)

- A large portion of Cell 2 is currently undeveloped with 42% remaining. This is mainly due to the Ingham's Poultry Farm Buffer (applied through the Cell 2 Agreed Structure Plan), which sterilised land within 500 metres of the poultry operation from being subdivided or developed for residential use.
- An amendment to the Agreed Structure was lodged on behalf of Stockland to formally remove the buffer (Amendment 19 to ASP 3), which was approved by the WAPC on 13 May 2022.
- It is anticipated that Cell 2 will develop rapidly in the coming years due to the removal of the Poultry Farm Buffer and due to most major landholdings having obtained subdivision approval from the WAPC.
- The City recently received an application to amend DPS2 (Amendment 200) to introduce a higher estimated lot yield from 9 lots per hectare to 15 lots per hectare for Cell 2. The estimated lot yield forms the basis for the calculation of the Infrastructure Contribution Rate (ICPL) for this Cell. At the meeting of Council on 14 June 2022 (PS01/06/22), Council considered public submissions and resolved to support the amendment. The amendment is currently with the WAPC for final approval and it is anticipated that a decision will be made by the Minister for Planning by the end of the year. Consideration for the higher ELY and associated contribution rates will occur upon final approval of Amendment 200. In this regard, Council will need to consider a reduced contribution rate for remaining landowners and a potential return of funds to previous contributors that paid on a contribution rate that was calculated using the lower ELY.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022.
- The Annual Review of costs reflects a minor increase in land value and road construction costs. The cost factors translate into an increase in the remaining Cell Works costs from \$31,865,748 to \$33,977,678.
- The detailed revised cost estimates for the remaining Cell Works are depicted in **Attachment 3**.

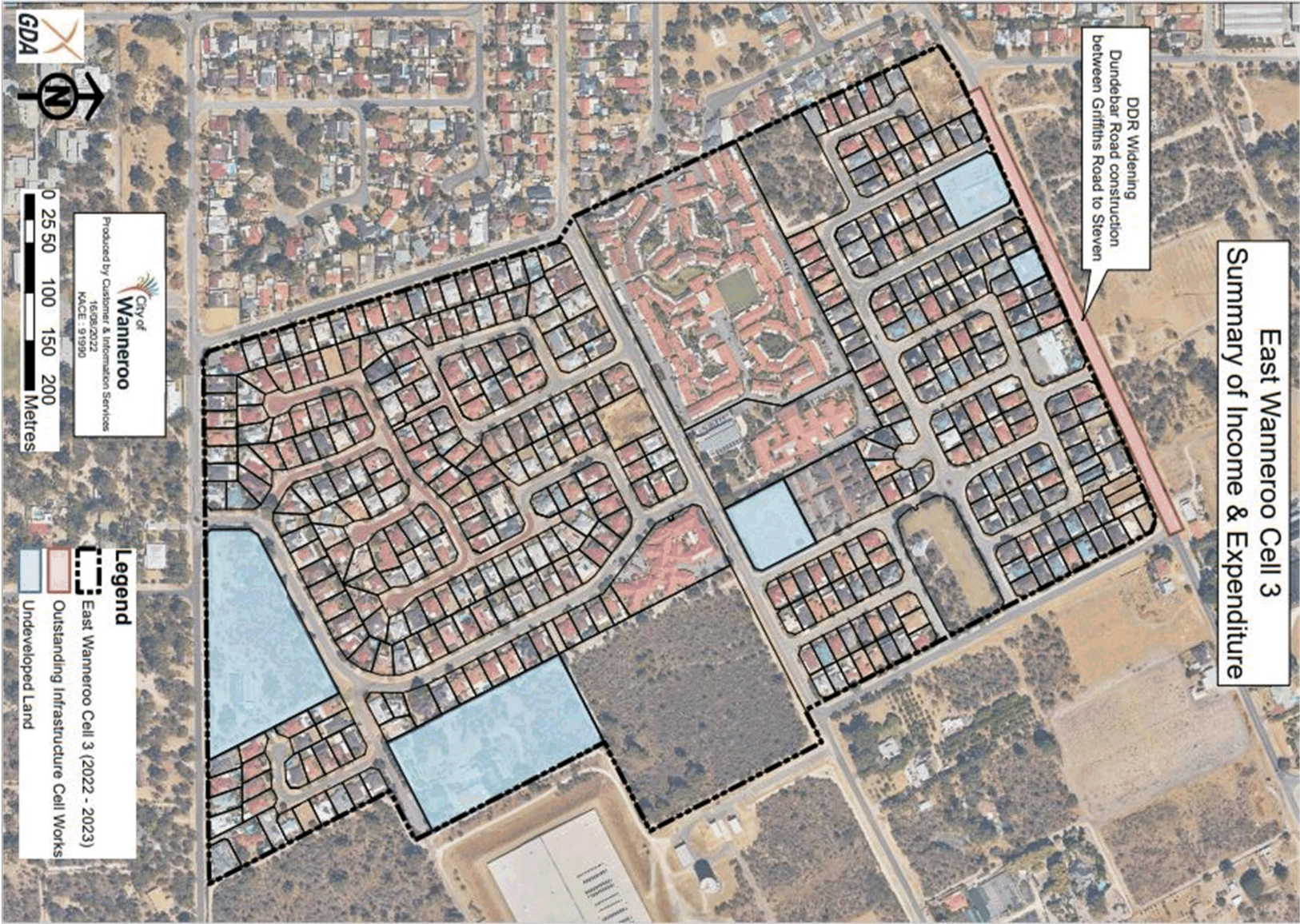
Recommendation - Administration is recommending that the current ICPL rate of \$24,880 be increased to \$26,805 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received to complete the remaining Cell Works.



EAST WANNEROO CELL 3 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	706,898	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	423,676	Land Acquisition and Construction Costs
Administration Costs	\$	340,750	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>1,471,325</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	76,428	Approx 386m2
District Distributor Roads	\$	1,499,688	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	76,911	Estimated for 3 years
<b>Total</b>	<b>\$</b>	<b>1,653,027</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>3,124,352</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	2,121,959	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>2,121,959</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$18,083 at ELY of 45	-\$	813,735	45 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>2,935,694</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	3,124,352	
Total Combined Estimated Income	-\$	2,935,694	
<b>Net Excess/Shortfall at Current ICPL (\$18,083)</b>	<b>-\$</b>	<b>188,658</b>	Shortfall resulting in an increase in the ICPL rate from \$18,083 to \$22,275
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	18,083	
Proposed Increase in ICPL Required to Achieve adequate funds to Deliver	\$	4,192	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>22,275</b>	



CELL 3 - CAPITAL EXPENDITURE PLAN (CEP) 2022-2023						
Land		Area	2022/23	2023/24	2024/25	Total
<b>Outstanding Historical POS Acquisition</b>						
Lot 68 (71) High Road		386	\$ 76,428.00			
<b>Total</b>		<b>386</b>	<b>\$ 76,428.00</b>	<b>\$ -</b>		<b>\$ 76,428.00</b>
<b>Outstanding DDR Acquisition</b>						
Lot 91 (173) Dundebur Rd		631	\$ 68,715.90			
Lot 92 (161) Dundebur Rd		639	\$ 69,587.10			
Lot 93 (143) Dundebur Rd		492	\$ 53,578.80			
Lot 94 (133) Dundebur Rd		546	\$ 59,459.40			
Lot 95 (113) Dundebur Rd		1224	\$ 133,293.60			
<b>Total</b>		<b>3532</b>	<b>\$ 384,634.80</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 384,634.80</b>
<b>Outstanding Capital Works - Internal Audit</b>						
Dundebur Road single carriageway from Griffiths Road to Steven Street incl of streetlights at intersections			\$ 32,495.00	\$ 416,783.00	\$ 665,775.00	
<b>TOTAL</b>			<b>\$ 32,495.00</b>	<b>\$ 416,783.00</b>	<b>\$ 665,775.00</b>	<b>\$ 1,115,053.00</b>
<b>Assessed Value</b>	\$ 1,980,000.00	<b>Lot Yield Summary from Cell 3 ELY (whole Cell)</b>				
<b>Including 10%</b>	\$ 2,178,000.00	Total Area of Cell	48.916	Actual		458
<b>Solatium</b>		Deductions	10.23	Remaining ELY (9 per/ha)		45
2021 Contribution Rate	\$ 18,083.00	Net Area	38.686	Interest Received to date	\$ 757,740.11	
2022 Contribution Rate	\$ 22,275.00	ELY	<b>348</b>	Remaining Land		9.83%



### Cell 3- Salient Issues (Wanneroo)

- Cell 3 is predominately developed with only 9% of the land yet to be subdivided.
- All POS areas have been acquired with the exception of a small area of Historic POS Credit (credit for POS previously provided, which forms part of the 10% POS provision for the Cell). The City is currently liaising with the affected landowners to make payment. On 30 June 2022 there was one outstanding payment that is reflected in the Cell 3 annual review as remaining POS expenditure.
- The Dundebur Road widening and duplication project is the most significant remaining cost for this Cell, which is currently scheduled for design and construction in between 2022 and 2025. However, the construction of this road will be dependent upon land acquisition from the northern side of Dundebur Road, which was recently zoned Urban Deferred in the Metropolitan Region Scheme. In this regard, Cell 3 has a 50% obligation towards the acquisition and construction of the abutting section of Dundebur Road with the additional funding to be obtained through the implementation of a new DCP associated with the East Wanneroo District Structure Plan for the land on the northern side of Dundebur Road. It may be necessary for the City to seek contributions from these landowners through conditions of subdivision or other arrangement if a DCP has not been prepared. Alternatively, the City could consider pre-funding the costs (currently estimated at \$1.5 million for land and construction) and seek reimbursement from the Urban Deferred landowners for this work in the future.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022
- The detailed revised cost estimates for the remaining Cell Works are depicted in **Attachment 4**.

Recommendation - Administration is recommending an increase in the ICPL rate from \$18,083 to 22,275 to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received.

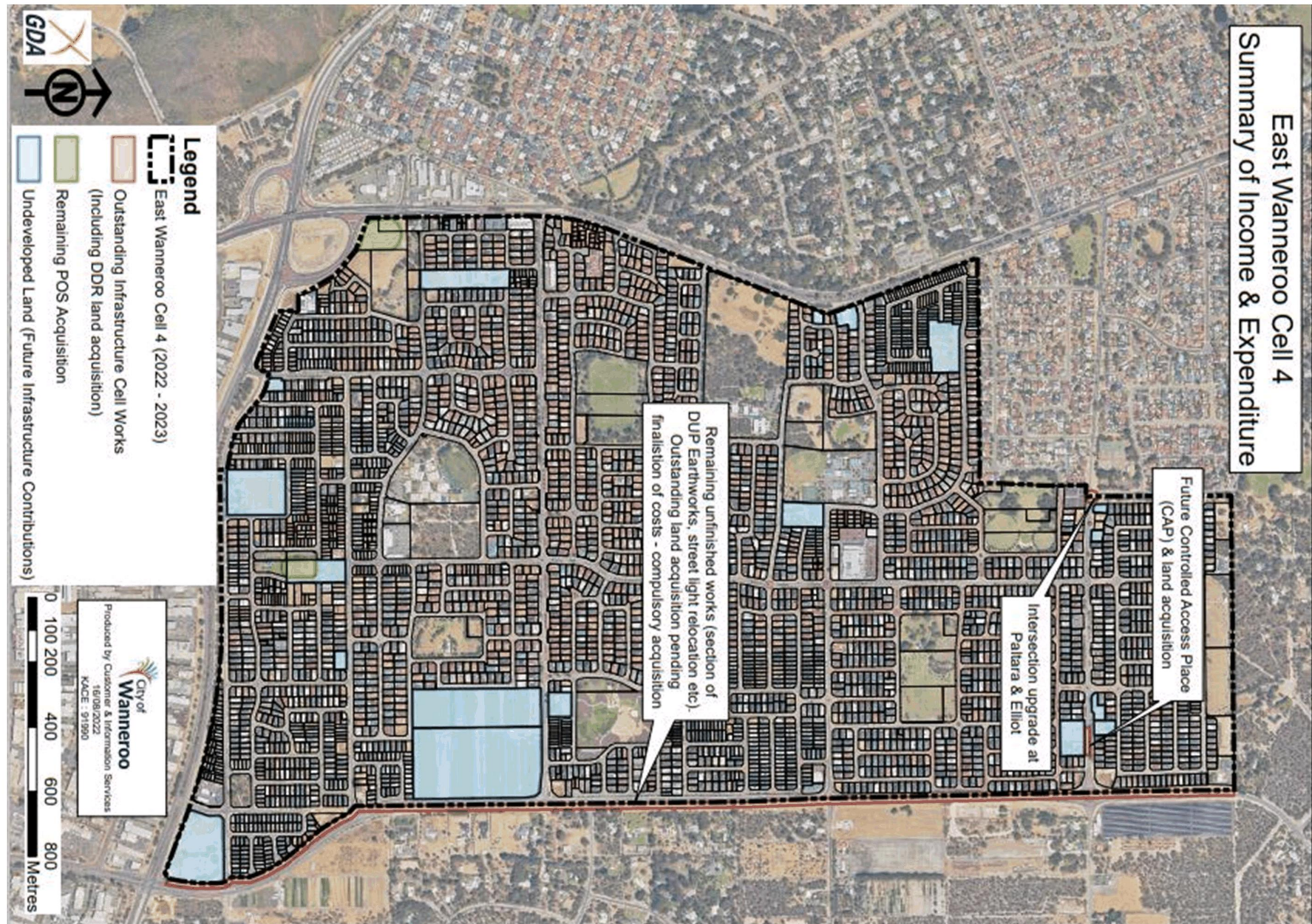


EAST WANNEROO CELL 4 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	24,215,966	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	30,826,978	Land Acquisition and Construction Costs
Administration Costs	\$	2,513,330	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>57,556,274</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	3,806,991	Approx 1.4 ha (Additional Cost Estimated for Compulsory Taking)
District Distributor Roads	\$	6,261,628	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	501,932	Estimated for 4 years
<b>Total</b>	<b>\$</b>	<b>10,570,550</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>68,126,824</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	69,529,598	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>69,529,598</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$23,328 at ELY of 200	-\$	4,665,600	200 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>74,195,198</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	68,126,824	
Total Combined Estimated Income	-\$	74,195,198	
<b>Net Excess/Shortfall at Current ICPL (\$23,328)</b>	<b>\$</b>	<b>6,068,374</b>	Potential Excess (includes future contributions of \$6.1 million). Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	23,328	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>23,328</b>	

**CELL 4 - CAPITAL EXPENDITURE PLAN (CEP) 2022-2023**

Land			Area	2022/23	2023/24	2024/25	2025/26	Total
<b>Outstanding POS Acquisition</b>								
Pt Lot 1 Wanneroo Road			3189	\$ 858,733.92				
Pt Lot 8 Wanneroo Road			8077	\$ 2,174,974.56				
Lot 10 Kemp Street			3446		\$ 773,282.40			
<b>TOTAL</b>			<b>14712</b>	<b>\$ 3,033,708.48</b>	<b>\$ 773,282.40</b>			<b>\$ 3,806,990.88</b>
<b>Outstanding DDR Acquisition</b>								
Lot 1001 (154) Elliot Road EHL			419			\$ 94,023.60		
Lot 3 (185) Mary Street	Final payment for land compensation - Lenore Road			\$ 4,620,000.00				
<b>Total</b>			<b>419</b>	<b>\$ 4,620,000.00</b>	<b>\$ -</b>	<b>\$ 94,023.60</b>	<b>\$ -</b>	<b>\$ 4,714,023.60</b>
<b>Outstanding Capital Works</b>								
Elliot Road - Intersection works at Paltara Way/Elliot Road and CAPS				\$ 16,000.00	\$ 454,000.00			
Lenore Road - Unfinished earthworks, streetlight relocations and DUP on Lenore Road						\$ 949,286.33		
Lenore Road – Elliot Rd to northern bdry Cell 4 (actually Stockholm Rd) Dual Use Path				\$ 5,000.00	\$ 65,746.00			
Environmental Offset costs up to end of operational period				\$ 27,789.25	\$ 29,782.32			
<b>TOTAL</b>				<b>\$ 48,789.25</b>	<b>\$ 549,528.32</b>	<b>\$ 949,286.33</b>	<b>\$ -</b>	<b>\$ 1,547,603.90</b>
Assessed Value	\$	2,040,000	<b>Lot Yield Summary from Cell 4 ELY (whole Cell)</b>					
Including 10%	\$	2,244,000	Total Area of Cell	393.72	Actual		4337	
Solatium			Deductions	17.09	Remaining ELY (9 per/ha)		200	
Current Contribution Rate	\$	23,328	Net Area	376.63	Interest Received to date	\$	8,512,406.77	
			ELY	3390	Remaining Land		4.61%	





#### Cell 4 Salient Issues (Hocking/ Pearsall)

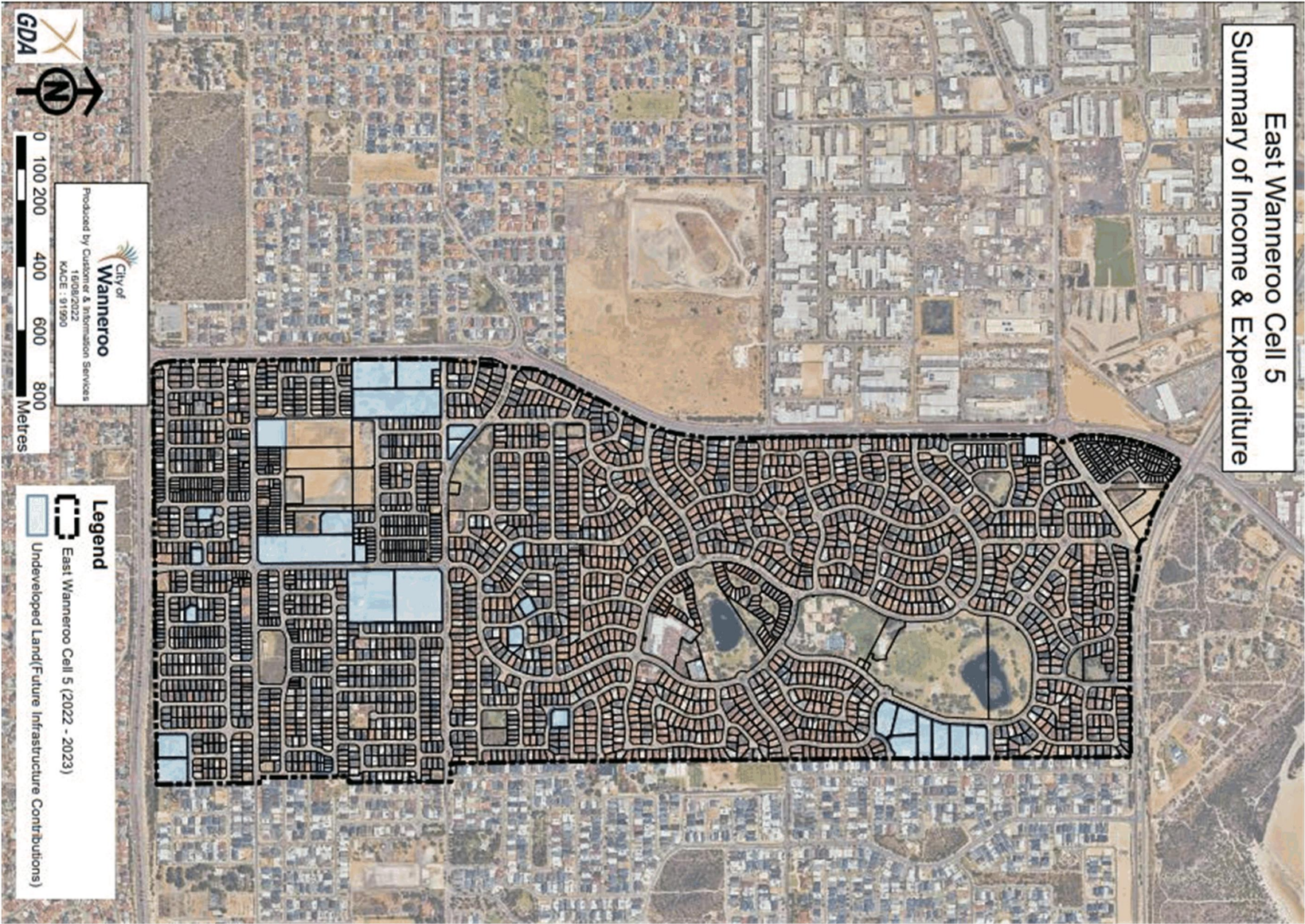
- Cell 4 is predominately developed with only 4% (200 lots) of the remaining land undeveloped.
- There is a significant reduction in the estimated excess funds for this cell since the last annual from \$9.5 million to \$6.1 million at full development. Whilst excess funds are likely at full development, the extent of these is dependent upon a number of factors, including the escalation of costs for remaining works.
- There are two significant land acquisitions yet to be determined for this cell, including POS (Lots 1 and 8 Wanneroo Road) and Lenore Road Reserve (land) from Lot 3 Mary Street. Lots 1 and 8 were compulsorily acquired by MRWA as part of the regional road acquisition for the intersection of Ocean Reef Road/Wanneroo Road. The MRWA is yet to advise the City of the final costs associated with this acquisition and therefore the assessed value, plus 20% has been utilised for this estimated cost until the value has been finalised and agreed. The acquisition for Lenore Road is occurring under the *Land Administration Act 1997* (legal process for acquisition). There is a significant risk of variation to these estimated acquisition costs. In this regard, the acquisition value will be determined by negotiation or court proceedings and is not limited by the land valuation approved in the Annual Review process. The compensation and legal costs can be higher and the timeframe for resolution of the final costs protracted.
- The annual review has reflected a significantly higher cost for land acquisition due to the current claim for compensation (compulsory taking process for Lot 3 Mary Street). The revised amount is approximately \$2.6 million higher than that previously included and reflects the remaining claim amount, as advised by the City's solicitors (Castledine Gregory). The amount was included to reflect the additional amount that may be required, however it should be noted that only the actual amount (when known) will be charged to the Cell and reflected in the next annual review.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022
- The detailed revised cost estimates for the remaining Cell Works are depicted in **Attachment 5**.

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

EAST WANNEROO CELL 5 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
Expenditure to Date (Actuals)			
Public Open Space (10%)	\$	19,543,346	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	18,838,289	Land Acquisition and Construction Costs
Administration Costs	\$	2,037,848	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>40,419,484</b>	
Remaining Expenditure (Estimated) - Annual Review			
Public Open Space (10%)	\$	854,980	Approx .4 ha
District Distributor Roads	\$	-	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	99,566	Estimated for 2 years
<b>Total</b>	<b>\$</b>	<b>954,546</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>41,374,030</b>	
<b>Income</b>			
Payments Made to Date			
Contributions and Interest	-\$	44,464,206	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>44,464,206</b>	
Gross Estimated Remaining Income			
Estimated Contributions at Current ICPL of \$30,909 at ELY of 151	-\$	4,667,259	151 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>49,131,465</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	41,374,030	
Total Combined Estimated Income	-\$	49,131,465	
<b>Net Excess/Shortfall at Current ICPL (\$30,909)</b>	<b>\$</b>	<b>7,757,435</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	30,909	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>30,909</b>	



CELL 5 - CAPITAL EXPENDITURE PLAN (CEP) 2022-2023					
Land		Area	2022/23	2023/24	Total
<b>Outstanding Historical POS Acquisition</b>					
Lot 120 (19) Rangeview		991	\$ 215,047.00		
Lot 58 (187) Landsdale Rd		1494	\$ 324,198.00		
Lot 62 (28) Rangeview		1455	\$ 315,735.00		
<b>Total</b>		<b>3940</b>	<b>\$ 854,980.00</b>		<b>\$ 854,980.00</b>
<b>Assessed Value</b>	\$ 2,170,000.00	<b>Lot Yield Summary from Cell 5 ELY (whole Cell)</b>			
<b>Including 10% Solatium</b>	\$ 2,387,000.00	Total Area of Cell	288.17	Actual	2908
		Deductions	13.8	Remaining ELY (9 per/ha)	151
Current Contribution	\$ 30,909.00	Net Area	274.37	Interest Received to date	\$ 4,801,512.54
		ELY	<b>2469</b>	Remaining Land	5%





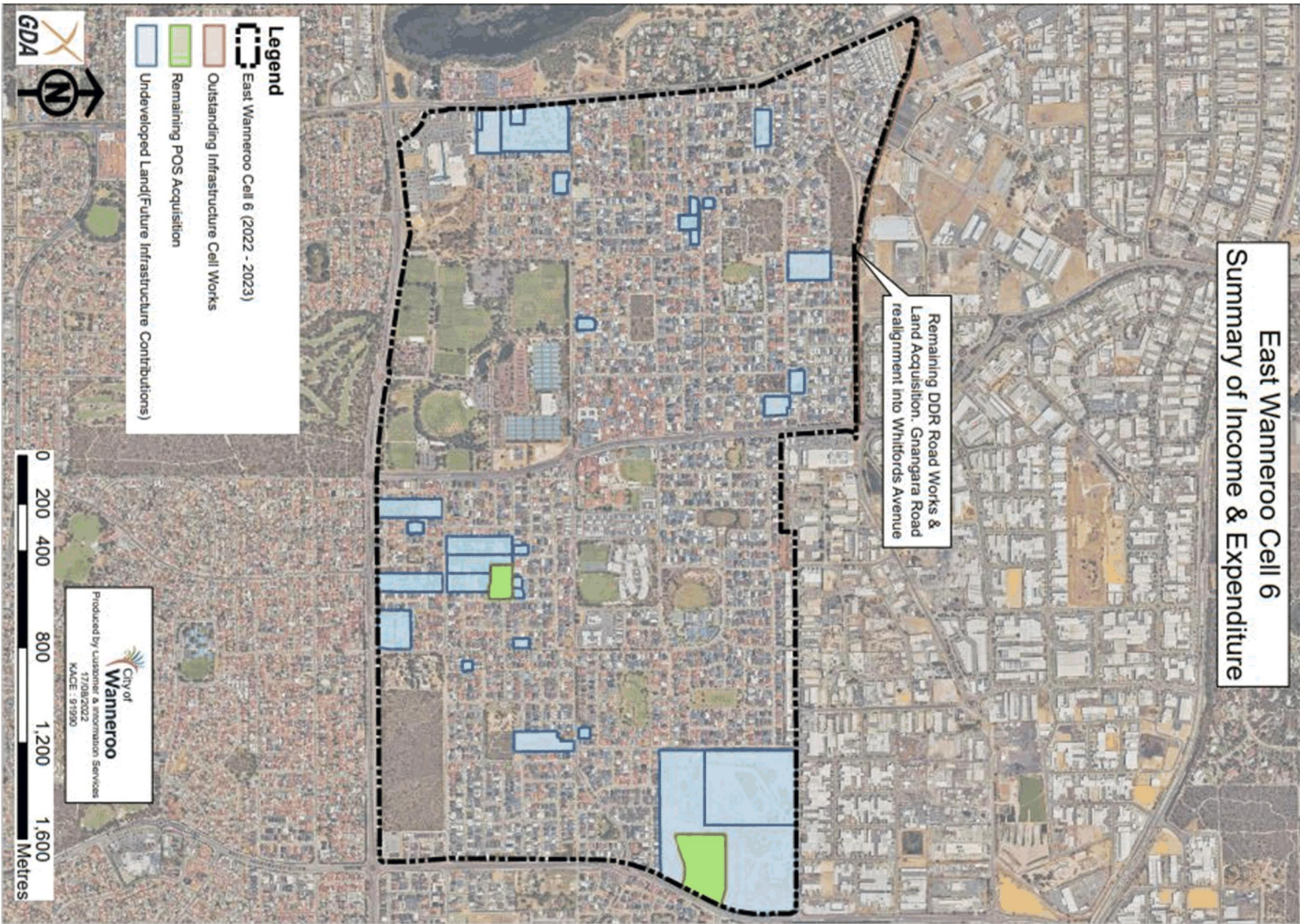
**Cell 5 – Salient Issues (Landsdale - West)**

- This cell is predominately developed with only 5% (estimated 151 lots) remaining land undeveloped.
- Excess funds are likely at full development, the extent of the excess is dependent upon the final costs associated with the remaining payments for Historic POS and receipt of remaining contributions from remaining landholdings.
- The remaining historic POS payments are likely to be finalised in the 2022-2023 financial year period, which will complete the remaining Cell Works for Cell 5.
- The total estimated excess funds of \$7.7 million, includes the remaining estimated (outstanding) contributions of \$4.7 million. These contributions are yet to be received and cannot be included into any potential return of excess funds. The City will need to pursue and secure arrangements with the remaining landowners for the remaining contributions before a return of the estimated excess funds can be progressed.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022
- The revised cost estimates for the remaining Cell Works are depicted in **Attachment 6**.

Recommendation - Administration is not recommending a return of excess funds until the remaining Cell Works have been completed and greater certainty can be established for the remaining income. The current ICPL rate of \$30,909 is recommended to be retained to reflect the findings of the Annual Review and to ensure adequate funds received (and potential excess funds reconciled) to ensure all landowners contribute prior to finalisation of the Cell.

EAST WANNEROO CELL 6 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	29,202,332	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	26,257,519	Land Acquisition and Construction Costs
Administration Costs	\$	1,196,097	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>56,655,948</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	15,898,124	Approx 6.6 ha
District Distributor Roads	\$	4,739,224	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	467,397	Estimated for 9 years
<b>Total</b>	<b>\$</b>	<b>21,104,745</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>77,760,692</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	79,619,203	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>79,619,203</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$24,678 at ELY of 526	-\$	12,980,628	526 Lots at Estimated Lot Yield of 9 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>92,599,831</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	77,760,692	
Total Combined Estimated Income	-\$	92,599,831	
<b>Net Excess/Shortfall at Current ICPL (\$24,678)</b>	<b>\$</b>	<b>14,839,139</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	24,678	
<b>Proposed Infrastructure Cost Per lot</b>	<b>\$</b>	<b>24,678</b>	

CELL 6 - CAPITAL EXPENDITURE PLAN (CEP) 2022-2023												
Land		Area	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2031/31	Total
Outstanding POS Acquisition												
Lot 2 (26) Driver Road	48142	\$ 11,650,364.00										
Lot 31 Landsdale Road	2770				\$ 670,340.00							
Lot 32 Landsdale Road	7790				\$ 1,885,180.00							
Lot 9500 (264) Kingsway - Previously Lot 13	2670	\$ 646,140.00										
TOTAL	61372	\$ 12,296,504.00	\$ -	\$ 2,555,520.00								\$ 14,852,024.00
Outstanding Historical POS Acquisition												
Lot 37 EVANDALE ROAD	1463	\$ 321,860.00										
Lot 13 KINGSWAY	1221	\$ 268,620.00										
Lot 13 KINGSWAY	174	\$ 38,280.00										
Lot 820 LANDSDALE ROAD	802	\$ 176,440.00										
Lot 47 WANNEROO ROAD	1095	\$ 240,900.00										
Total	4755	\$ 1,046,100.00										\$ 1,046,100.00
Outstanding DDR Acquisition												
Lot 16 Windsor RD	6137		\$ 742,577.00									
Total	6457		\$ 742,577.00								\$ 742,577.00	
Outstanding Capital Works - Internal Audit												
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive		\$ 150,000.00							\$ 2,044,000.00	\$ 1,802,646.50		
TOTAL		\$ 150,000.00	\$ -	\$ -	\$ -				\$ 2,044,000.00	\$ 1,802,646.50	\$ 3,996,646.50	
Assessed Value	\$ 2,200,000.00	Lot Yield Summary from Cell 6 ELY (whole Cell)										
Including 10%	\$ 2,420,000.00			Total Area of Cell	598.35	Actual	4634					
Solatium				Deductions	151.31	Remaining ELY (9 per/ha)	526					
Contribution Rate	\$ 24,678.00			Net Area	447.04	Interest Received to date	\$ 11,692,912.52					
				ELY	4023	Remaining Land	10.19%					





### Cell 6 – Salient Issues (Madeley/Darch)

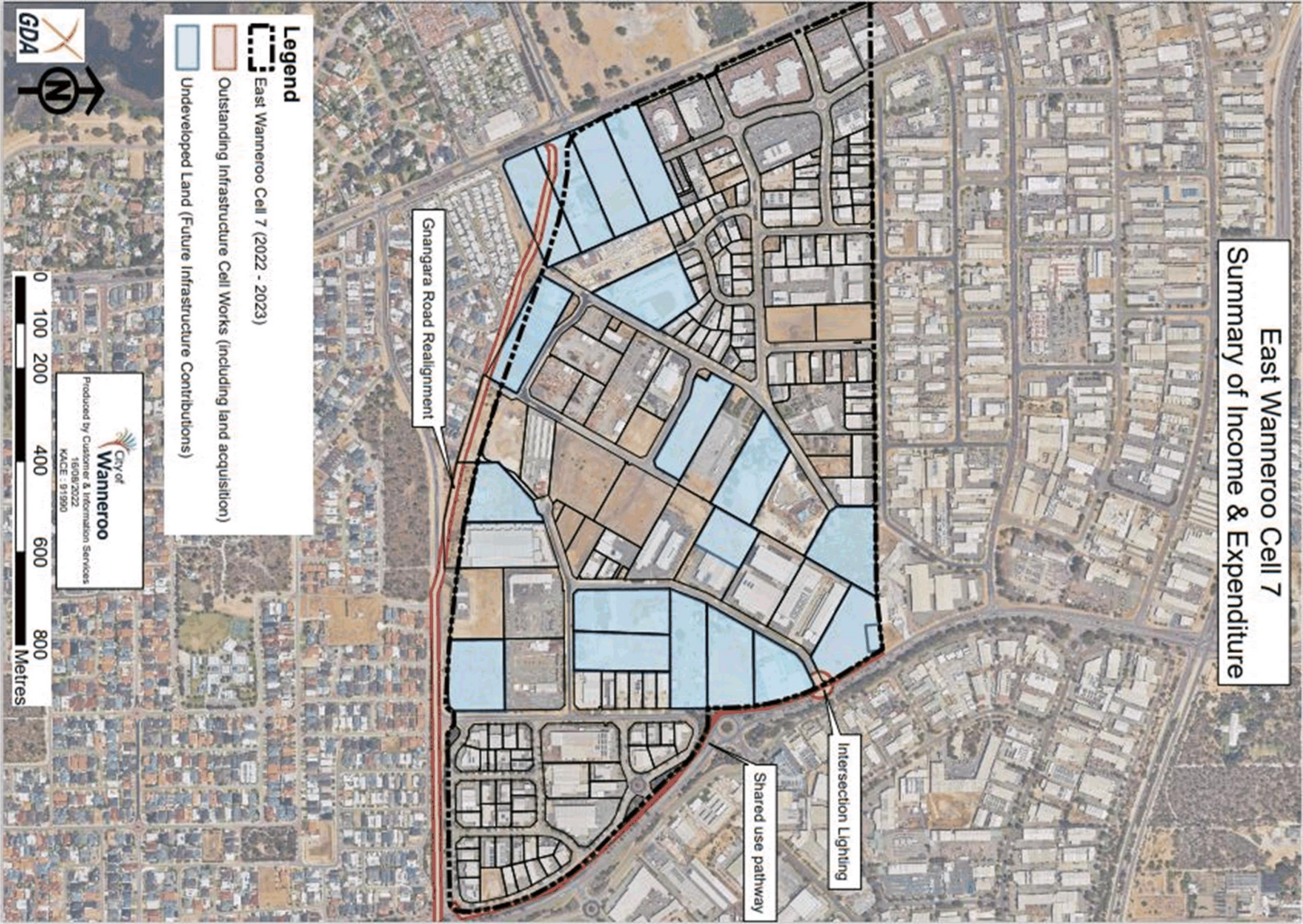
- This cell is predominately developed with only 10% remaining (estimated 536 lots).
- The Darch landfill precinct, Kingsway Caravan Park and Landsdale Plant Nursery are the largest remaining landholdings in this Cell.
- The Kingsway Caravan Park and Landsdale Plant Nursery are ongoing historical land uses and Landfill Precinct is being remediated and progressively subdivided in accordance with conditions imposed by DWER as part of the subdivision process
- Greater certainty in relation to future income is required due to the existence of the historical land uses.
- The timing for the acquisition of a 4.8 hectare future POS site will occur in due course represents the most significant remaining Cell Work (\$11.6 million).
- The remaining historic POS payments (\$1.05 million) are likely to be finalised in the 2022-2023 financial year period.
- The remaining capital works relate to the realignment of Gngangara Road (shared 50% with Cell 7), which has one remaining land acquisition to be completed to facilitate the construction of this section road (between Hartman Drive and Wanneroo Road) by 2031. Also refer the Gngangara Road heading in this section of the report.
- The total estimated excess funds of \$14.8 million, includes the remaining estimated (outstanding) contributions of \$13 million. These contributions are yet to be received and relate to landholdings that currently have operational land uses (historic) and therefore cannot be included into any potential return of excess funds. The City will need to finalise the remaining Cell Works and secure arrangements with the remaining landowners for the outstanding contributions before a return of the estimated excess funds can be considered.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022.
- The Annual Review for Cell 6 is included as **Attachment 7**.

Recommendation - Administration is not recommending a return of excess funds until greater certainty can be established on the final costs and remaining income. The current ICPL rate of \$24,678 is recommended to be retained to reflect the findings of the Annual Review of costs and ensure that adequate funds will be received (and potential excess funds reconciled) to ensure all landowners contribute prior to finalisation of the Cell.



EAST WANNEROO CELL 7 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	528,500	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	4,064,415	Land Acquisition and Construction Costs
Administration Costs	\$	753,953	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>	<b>\$</b>	<b>5,346,868</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	-	
District Distributor Roads	\$	5,093,377	Remaining construction and acquisition costs
Administration Costs	\$	561,555	Estimated for 9 years
<b>Total</b>	<b>\$</b>	<b>5,654,932</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>11,001,800</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	8,311,339	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>8,311,339</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$11.12 per ha of 27.64	-\$	3,073,268	27.64 ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>11,384,607</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	11,001,800	
Total Combined Estimated Income	-\$	11,384,607	
<b>Net Excess/Shortfall at Current ICPL (\$11.12)</b>	<b>\$</b>	<b>382,807</b>	Excess resulting in a reduction in the ICPL rate
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per m2	\$	11.12	
Proposed Decrease in ICPL per m2 Required to Deliver the Cell Works	-\$	1.39	
<b>Proposed Infrastructure Cost Per m2</b>	<b>\$</b>	<b>9.73</b>	

CELL 7 - CAPITAL EXPENDITURE PLAN (CEP)												
Land	Area	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	2031/31	Total	
<b>Outstanding DDR Acquisition</b>												
Lot 16 Windsor RD	6137		\$ 826,960.75									
Lot 111 (17) Luisini Road	572		\$ 77,077.00									
<b>Total</b>	<b>6709</b>		<b>\$ 904,037.75</b>								<b>\$ 904,037.75</b>	
<b>Outstanding Capital Works - Internal Audit</b>												
Gnangara Road - New Realignment between Wanneroo Rd to Hartman Drive		\$ 150,000.00							\$ 2,044,000.00	\$ 1,802,646.50	\$ 3,996,646.50	
New shared pathway ORR to Gnangara Rd				\$ 167,692.50							\$ 167,692.50	
Sump construction on Hartman Drive		\$ 25,000.00	\$ -								\$ 25,000.00	
<b>TOTAL</b>		<b>\$ 175,000.00</b>		<b>\$ 167,692.50</b>					<b>\$ 2,044,000.00</b>	<b>\$ 1,802,646.50</b>	<b>\$ 4,189,339.00</b>	
Assessed Value	\$ 2,450,000.00	Lot Yield Summary from Cell 7 ELY (whole Cell)										
Including 10%	\$ 2,695,000.00	Total Area of Cell			128.8	Actual	73.6842					
Solatum		Deductions			27.48	Remaining ha	27.64					
2021 Contribution Rate	\$ 11.12	Net Developable Area			101.32	Interest Received to date	\$ 1,250,169.75					
2022 Contribution rate	\$ -					Land Remaining	27.28%					



**Cell 7 – Salient Issues (Wangara Industrial - West)**

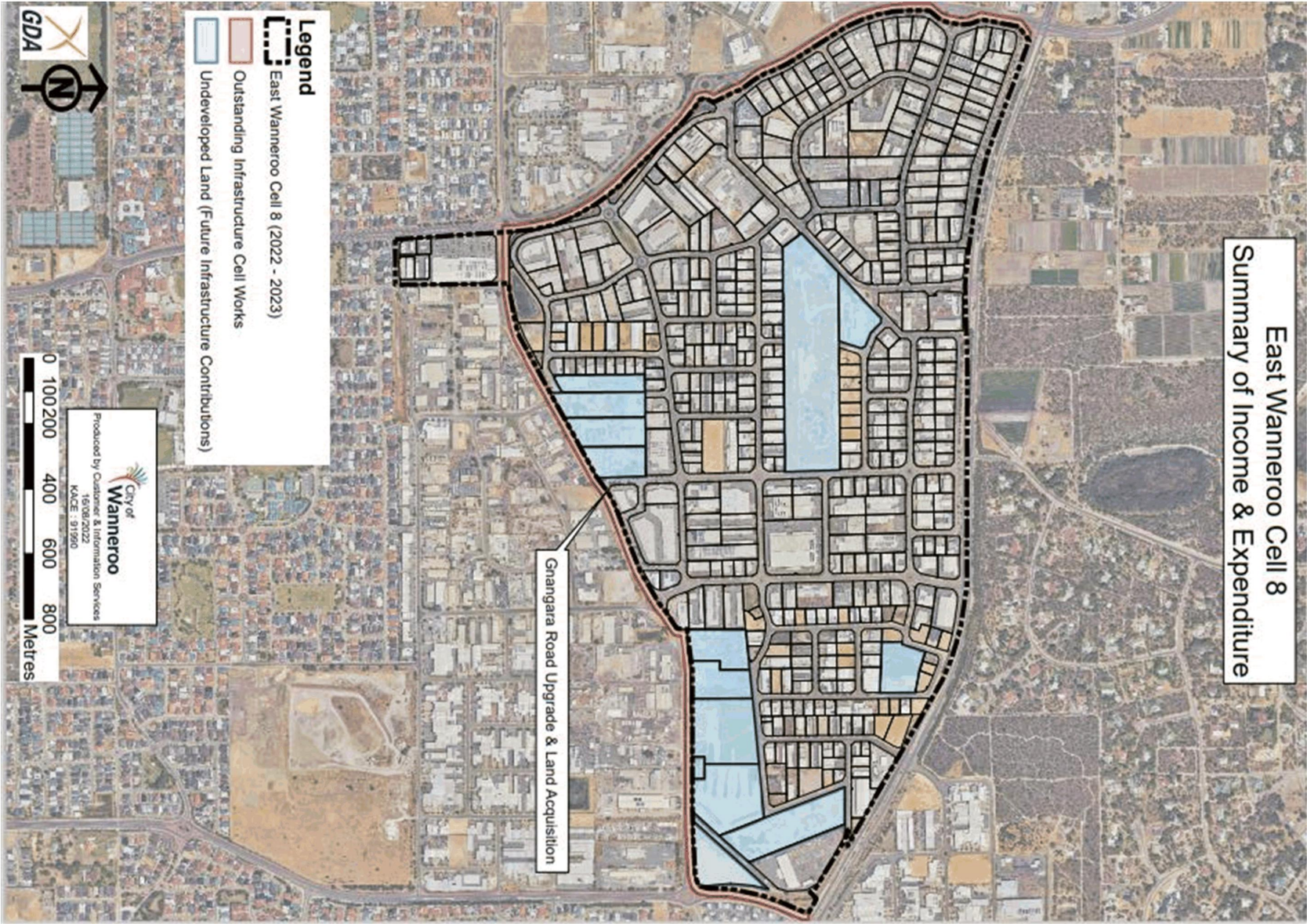
- This cell is significantly developed with only 27% remaining (27 hectares remaining).
- The remaining capital works relate to the realignment of Gngara Road (shared 50% with Cell 6).
- There is one major remaining land acquisition to be completed to facilitate the construction of a section road (between Hartman Drive and Wanneroo Road) by 2031. Administration is currently in discussions with the landowner to progress the acquisition in a timely manner.
- There has been a minor reduction in the contribution rate due to a reduction in the remaining estimated costs for Gngara Road, due to a further refinement of the construction cost estimates.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022.
- The Annual Review for Cell 7 is included in **Attachment 8**.

Recommendation - The Cell contribution rate be reduced from \$11.12 to \$9.73 per square metre to reflect the findings of the annual review.

EAST WANNEROO CELL 8 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)		\$ 44,220	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads		\$ 22,109,776	Land Acquisition and Construction Costs
Administration Costs		\$ 2,412,406	Salary Recoupment, Legal Fees, Consultants
<b>Total</b>		<b>\$ 24,566,402</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)		\$ -	
District Distributor Roads		\$ 14,034,407	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs		\$ 527,850	Estimated for 10 years
<b>Total</b>		<b>\$ 14,562,257</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>		<b>\$ 39,128,660</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest		-\$ 29,409,078	All Income (funds) Received (includes interest)
<b>Total</b>		<b>-\$ 29,409,078</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$31.54 per m2		-\$ 12,014,879	38 ha
<b>Total Estimated Income</b>		<b>-\$ 41,423,957</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)		\$ 39,128,660	
Total Combined Estimated Income		-\$ 41,423,957	
<b>Net Excess/Shortfall at Current ICPL (\$31.54)</b>		<b>\$ 2,295,298</b>	Reduction in ICPL Rate
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per m2		\$ 31.54	
Proposed Increase in ICPL per m2 to Deliver the Cell Works		-\$ 6.03	
<b>Proposed Infrastructure Cost Per m2</b>		<b>\$ 25.51</b>	



CELL 8 - CAPITAL EXPENDITURE PLAN (CEP)												
Land	Area	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
<b>Outstanding DDR Acquisition</b>												
Lot 7 (217) Gngara RD	1130	\$ 335,610										
Lot 16 (229) Gngara RD	1317	\$ 391,149										
Lot 6 (239) Gngara Road	1701	\$ 420,998										
Lot 111 (17) Luisini Road	572		\$ 70,785									
Lot 601 (341) Gngara Road	228	\$ 28,215										
Lot 703 (359) Gngara Road	45	\$ 5,569										
Lot 19 (220) Gngara Road	89	\$ 11,014										
Lot 200 (2) Cowle Street	189	\$ 23,389										
<b>Total</b>	<b>5271</b>	<b>\$ 1,215,943</b>	<b>\$ 70,785</b>									<b>\$ 1,286,728</b>
<b>Outstanding Capital Works - Internal Audit</b>												
Gngara Road - New Realignment between Hartman Drive to Mirrabooka		\$ 100,000								\$ 5,054,076	\$ 6,952,049	
Sump construction on Hartman Drive		\$ 25,000										
New shared pathway ORR to Gngara Rd			\$ 448,862	\$ 167,693								
<b>TOTAL</b>		<b>\$ 125,000</b>	<b>\$ 448,862</b>	<b>\$ 167,693</b>						<b>\$ 5,054,076.16</b>	<b>\$ 6,952,048.84</b>	<b>\$ 12,747,680</b>
<b>Assessed Value</b>												
<b>Including 10%</b>	\$ 2,250,000.00	<b>Lot Yield Summary from Cell 8 ELY (whole Cell)</b>										
<b>Solatum</b>	\$ 2,475,000.00	Total Area of Cell 243.55 Actual 145.6529										
2021 Contribution Rate	\$ 31.54	Deductions 60.55 Remaining ha 38										
2022 Contribution Rate	\$ 25.51	Net Developable Area 183 Interest Received to date \$ 2,415,193.03										
		Remaining Land 21%										



**Cell 8 – Salient Issues (Wangara Industrial – East)**

- This cell is significantly developed with only 20% remaining (38 hectares remaining).
- The remaining capital works relate to the upgrade and construction of Gngara Road (Hartman to Mirrabooka).
- There are land acquisitions to be completed to facilitate the construction of this section road (between Hartman Drive and Mirrabooka Avenue) by 2031. Administration is currently in discussions with several landowners to progress the acquisition in a timely manner.
- A reduction in the contribution rate from \$31.54 to \$25.51 per/m2 is primarily associated with a decrease in the estimated cost for the remaining Cell Works, and in particular, the construction costs for the eastern section of Gngara Road. In this regard, the City has previously applied costs associated with a dual carriageway, however, a recent traffic analysis has indicated that the duplication will not be required until 2041. Administration has therefore reviewed the allocation of the cost to the Cell based on need and nexus (as required by SPP3.6) which resulted in only single carriageway construction costs being applied (full earthworks, service relocation and a single carriageway pavement etc).
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022.
- The Annual Review of the Cell is included in **Attachment 9**.

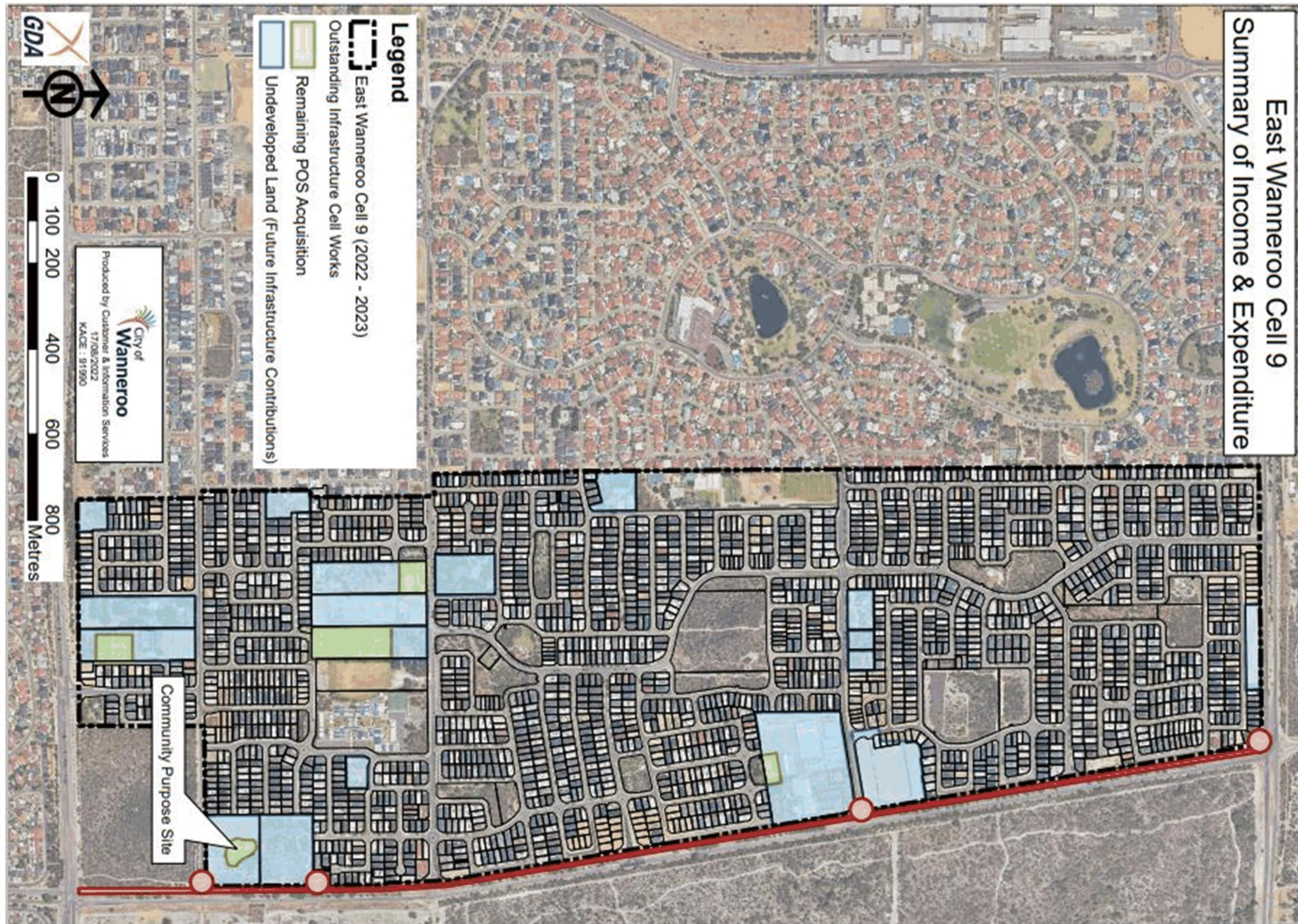
Recommendation - The Cell contribution rate be reduced from \$31.54 to \$25.51 per square metre to reflect the findings from the annual review.

EAST WANNEROO CELL 9 - ANNUAL REVIEW 2022		Amounts (\$)	COMMENTS
<b>Expenditure</b>			
<b>Expenditure to Date (Actuals)</b>			
Public Open Space (10%)	\$	46,634,888	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$	7,753,227	Land Acquisition and Construction Costs
Administration Costs	\$	1,386,025	Salary Recoupment, Legal Fees, Consultants
<b>Total expenditure to date</b>	<b>\$</b>	<b>55,774,140</b>	
<b>Remaining Expenditure (Estimated) - Annual Review</b>			
Public Open Space (10%)	\$	12,502,645	Approx 4.5 ha and POS Development
District Distributor Roads	\$	12,553,662	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$	214,612	Estimated for 4 years
<b>Total</b>	<b>\$</b>	<b>25,270,919</b>	
<b>Total Expenditure/Costs (Gross Costs)</b>	<b>\$</b>	<b>81,045,060</b>	
<b>Income</b>			
<b>Payments Made to Date</b>			
Contributions and Interest	-\$	74,705,584	All Income (funds) Received (includes interest)
<b>Total</b>	<b>-\$</b>	<b>74,705,584</b>	
<b>Gross Estimated Remaining Income</b>			
Estimated Contributions at Current ICPL of \$29,947 at ELY of 309	-\$	9,253,623	309 Lots at Estimated Lot Yield of 13 Per/Ha
<b>Total Estimated Income</b>	<b>-\$</b>	<b>83,959,207</b>	
<b>Estimated Cell Balance at Full Development</b>			
Total Combined Expenditure/Costs (Gross Costs)	\$	81,045,060	
Total Combined Estimated Income	-\$	83,959,207	
<b>Net Excess/Shortfall at Current ICPL (29,947)</b>	<b>\$</b>	<b>2,914,147</b>	Potential Excess. Retain ICPL to enable an appropriate level of contributions to be charged and a level of fairness in the return of excess to contributing landowners.
<b>Revised ICPL Rate</b>			
Current Infrastructure Cost Per Lot	\$	29,947	
Proposed Infrastructure Cost Per lot	\$	29,947	



CELL 9 - CAPITAL EXPENDITURE PLAN (CEP)												
Land		Area	2022/23		2023/24		2024/25		2025/26		Total	
Outstanding POS Acquisition												
Lot 58/601 (15) Queensway Road		2271			\$ 542,088							
Lot 163 (460) Kingsway		4842	\$ 1,155,785									
Lot 165 (474) Kingsway		13449					\$ 3,852,332					
Lot 150 (322) Landsdale		4970	\$ 1,186,339									
TOTAL			25532	\$ 2,342,124	\$ 542,088	\$ 3,852,332					\$ 6,736,544	
Outstanding POS Development												
POS 5 Lot 58/601 (15) Queensway Road		2271			\$ 223,921							
POS 11 Lot 163 (460) Kingsway		4842	\$ 516,157									
POS 12 Lot 165 (474) Kingsway		13449					\$ 1,382,557					
POS 12 Lot 1/166 (484) Kingsway		19690	\$ 744,926		\$ 1,364,754							
POS 13 Lot 150 (322) Landsdale		4970	\$ 490,042									
POS 1 Kennerton Park			\$ 240,000									
POS 3 Strybing Park			\$ 79,466									
POS 4 Thaxter Park			\$ 50,000									
Total			45222	\$ 2,120,591	\$ 1,588,675	\$ 1,382,557						
Outstanding Buffer land and landscaping												
Lot 56/57 Alexander Drive		784	\$ 33,516									
Lot 56/57 Alexander Drive		900	\$ 253,305									
Lot 601/58 (15) Queensway Road		1200			\$ 337,740							
Lot 60 (475) Alexander Drive		574	\$ 24,539									
Lot 9001/61 (459) Alexander Drive		589	\$ 25,180									
Total			4047	\$ 336,539	\$ 337,740							\$ 674,279
Outstanding DDR Works												
Gnangara Rd/Alexander Dr intersection					\$ 552,000							
Alexander Drive - east - Drainage Site		1359					\$ 324,393					
Alexander Drive Dual Use Path (2800m)			\$ 1,523,241		\$ 1,526,341							
Alexander Dr/Queensway		465	\$ 110,996									
Alexander Dr/Sedano Glade (extension)		954	\$ 779,720									
Alexander Dr/Landsdale Road		449	\$ 107,176									
Total			3227	\$ 2,521,133	\$ 2,078,341	\$ 324,393					\$ 4,923,867	
Outstanding Capital Works												
Community Purpose Building inclusive of land		5000	\$ 1,193,500		\$ 50,000		\$ 250,000		\$ 6,136,295			
Environmental Offset costs up to end of operational period												
TOTAL			5000	\$ 1,193,500	\$ 50,000	\$ 250,000	\$ 6,136,295					\$ 7,629,795
Assessed Value		\$ 2,170,000.00	Lot Yield Summary from Cell 9 ELY (whole Cell)									
Including 10% Solatium		\$ 2,387,000.00	Total Area of Cell					215.55	Actual	2238		
			Deductions					33.9643	Remaining ELY	309		
Current Contribution Rate		\$ 29,947.00	Net Area					181.5857	Interest Received to date	\$	2,917,560.18	
			ELY					2361	Land Remaning	12%		





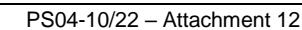
**Cell 9 (Landsdale – East)**

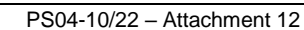
- This Cell is predominately developed with only 12% remaining (309 lots).
- The Cell has over \$25 million in remaining expenditure, including POS acquisition and development of a new community facility building (land and building).
- In the previous annual review a potential excess in funds was identified to occur at full development of the Cell. The estimated excess was based on future estimated income being received and the cost of completing the Cell Works being fixed (which cannot be guaranteed).
- In this Cell, contribution rates have been retained at \$29,947 pending completion of the works and reconciling of all income and expenditure. In this regard, an estimated excess of \$4.6 million was identified last year, however this has reduced to a potential excess of \$2.9 million. The reduction is due to a significant escalation in construction costs for the remaining Cell Works. The potential excess is also dependent upon a further \$9.2 million in contributions being received from remaining landowners.
- The Annual Review includes updated financial transactions incurred since the last Annual Review for the period between 1 July 2021 and 30 June 2022
- The Annual Review for this Cell is included in **Attachment 10**.

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

Internal Transactional Review (Adjustments Actioned into current year Financials – 2021/22)				
Cell	Interpretation of Schedule 6 of DPS 2	Interest Adjustments	Total net recoupment to Municipal	Details of adjustments
5	5,826.47	1,843.91	7,670.38	Hepburn Ave dual carriageway from Motivation Dr to Alexander Dr - previously undefined works
6	11,670.41	3,693.36	15,363.77	Hepburn Ave dual carriageway from Motivation Dr to Alexander Dr - previously undefined works
7	34,398.64	18,700.46	53,099.10	Hartman Drive Wangara - Dual Carriageway from Ocean Reef Road to Motivation Dr - previously undefined works
8	73,738.97	40,087.42	113,826.39	Hartman Drive Wangara - Dual Carriageway from Ocean Reef Road to Motivation Dr - previously undefined works
9	6,208.75	2,974.39	9,183.14	Alexander Drive – Dual Carriageway, Hepburn Ave dual carriageway from Motivation Dr to Alexander Dr - previously undefined works
	131,843.24	67,299.54	199,142.78	









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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 1 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 1 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

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

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$1,832.15 from its current calculated ICPL rate of negative \$32,343.34 were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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

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

*William Buck*

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

*CM*

Conley Manifis  
Director

Dated this 23rd day of August 2022

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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 2 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 2 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations in order to design audit procedures that are appropriate in the

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circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

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

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

**Limitation on the scope**

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

**Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$26,805.16 from its current calculated ICPL rate of \$24,879.80 were fairly stated and in compliance to DPS 2.

**Basis of accounting and restriction of distribution**

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

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



Conley Manifis  
Director

Dated this 23rd day of August 2022



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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 3 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 3 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations in order to design audit procedures that are appropriate in the

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circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

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

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

#### **Limitation on the scope**

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

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$22,275.39 from its current calculated ICPL rate of \$18,082.90 were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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

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*William Buck*

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

*CM*

Conley Manifis  
Director

Dated this 23rd day of August 2022

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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 4 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 4 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022 and estimated costs for future years, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 4, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 4.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has included a discretionary 20% compulsory undertaking charge of \$505,618.08 for Public Open Space ("POS") land acquisition cost estimation for Lot 1 and Lot 8 Wanneroo Road of Cell 4, based on City's estimate on historical transactions with the landowner of Lot 1 and Lot 8 Wanneroo Road. The City has not included a compulsory undertaking charge for the rest of the Lots of POS land acquisition cost estimation for Cell 4, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable for all lots subjected to compulsory acquisition may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.
- The estimated future costs of the cell include costs associated with the legal dispute arising from land compensation for Lenore Road. We have relied on the cost estimates of \$4,620,000 as provided to the City by the law firm Castledine Gregory and is not independently verified by William Buck.

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$7,013.87 from its current calculated ICPL rate of negative \$22,679.25 were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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



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William Buck

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

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Conley Manifis  
Director

Dated this 23rd day of August 2022

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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 5 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 5 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022, estimated costs for future years, and prior year adjustments affecting cell costs for financial year 2011/12 while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations in order to design audit procedures that are appropriate in the

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circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

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

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

**Limitation on the scope**

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

**Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$20,464.74 from its current calculated ICPL rate of negative \$15,627.63 were fairly stated and in compliance to DPS 2.

**Basis of accounting and restriction of distribution**

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

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



Conley Manifis  
Director  
Dated this 23rd day of August 2022

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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 6 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 6 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022, estimated costs for future years and prior year adjustments affecting cell costs for financial year 2011/12, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

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

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of negative \$3,533.29 from its current calculated ICPL rate of negative \$3,708.64 were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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

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*William Buck*

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

*CM*

Conley Manifis  
Director

Dated this 23rd day of August 2022

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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 7 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 7 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022, estimated costs for future years and prior year adjustments affecting cell costs for financial years 2008/09, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

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

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPM rate of \$10.81 per square metre from its current calculated ICPM rate of \$11.12 per square metre were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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

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

*William Buck*

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

*CM*

Conley Manifis  
Director

Dated this 23rd day of August 2022



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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 8 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 8 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022, estimated costs for future years and prior year adjustments affecting cell costs for financial years 2008/09, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 8, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 8.
- While DPS 2 allows compulsory undertaking charges, DPS 2 does not specify the value or percentages to be applied, and the City has included a discretionary 20% compulsory undertaking charge of \$121,126.50 for District Distributor Roads ("DDR") land acquisition cost estimation for Lot 7 and Lot 16 Ngarara Road of Cell 8, based on City's estimate on historical transactions with the landowner of Lot 7 and Lot 16 Ngarara Road. The City has not included a compulsory undertaking charge for the rest of the Lots of District Distributor Roads ("DDR") land acquisition cost estimation for Cell 8, for which the basis of estimation cannot be reasonably established with the available information. The City recognises that the actual amount payable for all lots subjected to compulsory acquisition may significantly vary depending on the particular circumstances of the land and landowners at the time of acquisition.

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPM rate of \$26.18 per square metre from its current calculated ICPM rate of \$31.54 per square metre were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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

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

*William Buck*

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

*CM*

Conley Manifis  
Director

Dated this 23rd day of August 2022

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

### Scope

We have performed an audit of the Annual Cost Review of cell costs for Cell 9 and reviewed the methodology used in calculating and estimating cell costs for the remaining cell works, to establish the accuracy of the Annual Cost Review of Cell 9 as per the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our Annual Review for 2022/23 covered actual transactions from 1 July 2021 to 30 June 2022, estimated costs for future years and prior year adjustments affecting cell costs for financial years 2006/07 and 2011/12, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

### The City's Responsibilities

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

### Compliance with Independence and Other Ethical Requirements

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

### Auditor's Responsibilities

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

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

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

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

#### **Limitation on the scope**

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

#### **Audit Opinion**

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and the calculated ICPL rate of \$20,516.10 from its current calculated ICPL rate of \$15,422.69 were fairly stated and in compliance to DPS 2.

#### **Basis of accounting and restriction of distribution**

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

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

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

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

A handwritten signature in black ink that appears to be 'CM'.

Conley Manifis  
Director

Dated this 23rd day of August 2022

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**PS05-10/22      Local Planning Policies 4.1 and 4.13 Review and Environment Policy**

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File Ref: 34620 – 22/345273  
Responsible Officer: Director Planning and Sustainability  
Attachments: 9

**Issue**

For Council to consider the review of the Environmental Policy, Local Planning Policy 4.1 Wetlands (LPP 4.1), and Local Planning Policy 4.13 Caves and Karstic Features (LPP 4.13).

**Background**

The City of Wanneroo's local planning policies (LPPs) are prepared pursuant to Part 2, Division 2 of the deemed provisions for local planning schemes (deemed provisions), as contained within Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). Under the Regulations, the deemed provisions form part of the City's District Planning Scheme No. 2 (DPS 2).

Administration has identified that LPP 4.1 and 4.13 are due for review. Review of the LPPs ensures that they remain compliant with legislation, are aligned with the City's strategic objectives and provide sound, effective and up-to-date guidance in determining planning proposals. The Environmental Policy approved by Council in 2019 is an ISO 14001 requirement for the Environmental Management System (EMS) to demonstrate the City's commitment to the EMS, and the function of an EMS in protecting the environment.

**Detail**

LPP 4.1 and LPP 4.13 are both due for review by 16 October 2022, and this report provides recommendations for the review on each, respectively. Additionally, the Environment Policy was due for review by 24 September 2022.

**Local Planning Policy 4.1: Wetlands**

A copy of the City's current LPP 4.1 is provided in **Attachment 1**.

LPP 4.1 was approved by Council on 16 October 2018. The policy applies to all planning proposals that affect or are affected by natural wetlands, and articulates the City's position on wetland protection and management to be considered by applicants and the City in the design, assessment, and determination of scheme amendments, structure plans, detailed area plans, subdivision applications and development applications.

The objectives of the policy are to ensure development within the City appropriately protects and manages the environmental attributes of wetlands, and recognises the value and benefit of wetlands to the environment and community.

Administration's review of the current LPP 4.1 concludes that to date it remains technically relevant and fit-for-purpose. However, there are outdated references to Developer Contribution Plan (DCP) based provisions in the policy that no longer apply (i.e. redundant to current DCP procedures with respect to compensation concerning wetlands), and to government departments (i.e. the Department of Environment and Conservation (DEC)). Changes are now made to refer instead to the Department of Biodiversity and Conservation (DBCA), which has replaced the DEC. These changes have been tracked and are presented in **Attachment 2**. The amended final version of LPP 4.1 with all recommended changes incorporated is presented in **Attachment 3**.



The City considers that other than these minor amendments, the technical content of LPP 4.1 can remain as is, and it is recommended that the next review date be extended by four years to 16 October 2026, which is the approach the City has taken with other policy reviews. It is noted that if there are changes that require to be made to the LPP these can occur before the next review date.

#### Local Planning Policy 4.13: Caves and Karstic Features

A copy of the City's current LPP 4.13 is provided in **Attachment 4**.

LPP 4.13 applies to planning proposals that affect or are affected by caves or karstic features. The LPP outlines the City's information requirements for investigation and management of caves and karstic features in the design, assessment and determination of structure plans, subdivision applications, and development applications.

The objectives of the policy are to conserve caves and significant karstic features for their geological, cultural and environmental values, and to minimise risk to people and property in karstic hazard areas.

Administration's review of the current LPP 4.13 concludes that to date it remains technically relevant and fit-for-purpose. There are no references or terminologies to be updated. The City considers LPP 4.13 can remain as is, and it is recommended that the next review date be extended by four years to 16 October 2026. This change is presented in **Attachment 5**. The revised policy with new review date is presented in **Attachment 6**.

#### Environment Policy

A copy of the City's Environment Policy is provided in **Attachment 7**.

The Environmental Policy was prepared as part of the City's draft EMS. An Environmental Policy is an ISO 14001 requirement for the preparation and ongoing implementation of an EMS.

The objective of the policy is to demonstrate the City's commitment to protecting and enhancing its natural environment and incorporating the principles of ecologically sustainable development throughout its operations and business activities. The policy is to be implemented through continual improvement of the EMS, the implementation of the Local Environmental Strategy, and subsidiary environmental strategies, plans, procedures and guidelines.

The City's review of the current Environmental Policy concludes that it continues to be technically relevant and fit-for-purpose, except for reference to the now superseded Strategic Community Plan 2017/18-2026/27 (SCP) objectives. The Policy is now updated with the objectives of the new SCP 2021-2031. These changes are presented in **Attachment 8**. The recommended final version of the Environmental Policy with all changes incorporated is presented in **Attachment 9**.

The Environmental Policy differs from the LPPs in that it is not prepared under the deemed provisions of the City's DPS 2, however is a policy of Council (as empowered under the Local Government Act) and follows the Council policy format. The initiative to prepare this policy in 2019 was in response to the ISO 14001 guidelines for preparation of an EMS. It is noted the EMS is a dynamic 'living system' that is constantly administered and updated as necessary, and hence from time to time it may be appropriate to update the Environmental Policy.

The City considers that the next review date of the Environmental Policy should be 26 September 2026.

## Consultation

As the changes to the policies are minor and principally confined to extending the review dates, advertising the policies is not required. In the future, when a review may result in significant changes the draft policies will be referred to Council's Environmental Advisory Group (EAG) prior to being presented to Council for consideration.

## Comment

The deemed provisions prescribe that an LPP can be prepared on any matter related to the planning and development of the Scheme area, be based on sound town planning (or other endorsed/statutory based) principles, and address either strategic or operational considerations in relation to matters to which the policy(s) applies.

Other than for a number of minor changes and amended review dates all policies are sound, technically relevant and fit-for-purpose.

## Statutory Compliance

Amendments and revocations of local planning policies can be undertaken pursuant to Part 2, Division 2 of the deemed provisions for local planning schemes, contained in Schedule 2 of 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:

*4 ~ A sustainable City that balances the relationship between urban growth and the environment*

*4.2 - Manage and protect local Biodiversity*

## Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Low
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

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

## Policy Implications

The LPPs and Environmental Policy are to continue subject to the recommended new review dates, updated references to a renamed state government agency (in the case of LPP 4.1), and the objectives of the new SCP (in the case of the Environmental Policy).

## Financial Implications

The costs of reviewing and amending LPPs and the Environmental Policy are covered by the City's operational budget.

## Voting Requirements

Simple Majority

**Moved Cr Wright, Seconded Cr Cvitan****That Council:-**

1. Pursuant to Clause 5 and Clause 4(4) of the deemed provisions for local planning schemes contained in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015:
  - a) AGREES that proposed amendments to the following local planning policies are minor and do not warrant advertising:
    - i. Local Planning Policy 4.1: Wetlands, as provided in Attachment 3; and
    - ii. Local Planning Policy 4.13: Caves and Karstic Features, as provided in Attachment 6;
  - b) PROCEEDS with the amendments to the local planning policies as referred to in (1 a) above.
2. PROCEEDS with the amendments to the Environment Policy, as provided in Attachment 9, pursuant of Council's powers under the *Local Government Act*.

**CARRIED UNANIMOUSLY***Attachments:*

1 	Attachment 1 - Local Planning Policy 4.1: Wetlands - ADOPTED 16 OCTOBER 2018	18/498470[v1]
2 	Attachment 2 - Local Planning Policy 4.1: Wetlands (tracked changes)	22/352918
3 	Attachment 3 - Local Planning Policy 4.1: Wetlands - Reviewed Sept 2022	18/498470[v2]
4 	Attachment 4 - Local Planning Policy 4.13 Caves and Karstic Features - ADOPTED 16 OCTOBER 2018	18/498418[v1]
5 	Attachment 5 - Local Planning Policy 4.13 Caves and Karstic Features - Review Tracked Changes - Sept 2022	22/351707
6 	Attachment 6 - Local Planning Policy 4.13 Caves and Karstic Features - Reviewed Sept 2022	18/498418[v2]
7 	Attachment 7 - Environment Policy (Council)	19/225699[v1]
8 	Attachment 8 - Environment Policy Review - Tracked Changes - Sept 2022	22/346634
9 	Attachment 9 - Environment Policy - Reviewed Sept 2022	19/225699[v2]



## Policy Manual

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### Local Planning Policy 4.1: Wetlands

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<b>Policy Owner:</b>	Planning & Sustainability
<b>Contact Person:</b>	Coordinator Strategic Environmental Planning
<b>Date of Approval:</b>	16 October 2018 PS02-10/18

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## PART 1

### Policy Development

This policy has been prepared under the provisions of Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

### Application and purpose

This policy applies to all planning proposals that affect or are affected by natural wetlands.

The policy clearly articulates Council's position on wetland protection and management in the context of planning proposals, and is to be considered by applicants, Administration, and Council in the design, assessment, and determination of:

- Scheme amendments
- Structure plans
- Detailed area plans
- Subdivision applications
- Development applications

### Objective

To ensure development within the City of Wanneroo appropriately protects and manages the environmental attributes of wetlands.

To ensure development within the City of Wanneroo recognises the value and benefit of wetlands to the local environment and community.

### Structure

The policy is divided into three parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: General Policy Provisions, which includes general requirements that apply to all planning proposals.

- Part 3: Planning Proposals, which provides specific requirements that relate to particular planning proposals.

Schedule 1 provides a list of supporting information required to support specific planning proposals. Schedules 2 and 3 provide visual representation of specific wetland buffer and public open space allocation concepts discussed in Sections 7 and 8. Schedule 4 provides further detail on wetland identification and re-evaluation processes.

## **PART 2**

### **General Policy Provisions**

#### **1. Definitions**

- 1.1. Wetlands are defined as areas of seasonally, intermittently or permanently waterlogged or inundated land whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland, tidal flat or estuary.
- 1.2. Artificial wetlands and waterbodies are excluded from the definition of wetlands.
- 1.3. A wetland buffer is the designated area adjoining a wetland that is managed to protect the wetlands ecosystems health.
- 1.4. The wetland management category is assigned to a wetland based on an evaluation of its attributes, functions and values. It provides guidance on the nature of management and protection the wetland should be afforded.
- 1.5. Englobo land value is defined as the land value adopted by Council in accordance with an agreed structure plan and/or the District Planning Scheme No 2, on the advice of a licensed valuer and as used to determine the Infrastructure Contributions payable for that structure plan.

#### **2. Wetland Retention**

- 2.1. Wetlands identified as having a high conservation significance as defined by the EPA Guidance Statement No.33 shall be retained in all planning proposals.
- 2.2. Other wetlands shall be retained and protected in accordance with the management category of the particular wetland.
- 2.3. The Management Category of wetlands shall be defined by the Geomorphic Wetlands Swan Coastal Plain dataset, as developed and updated by the Department of Environment and Conservation.
- 2.4. Table 1 sets out the requirements for the retention of wetlands, based on their management category.



Table 1: Management Categories and required retention

Management Category	General Description	Retention Requirements
Conservation	Wetlands support a high level of ecological attributes and functions.	Must be retained in all development or subdivision proposals.
Resource Enhancement	Wetlands that may have been partially modified but still support substantial ecological attributes and functions.	Must be retained in all development or subdivision proposals unless it is demonstrated that limited ecological value will be retained through retention and protection of the wetland; <b>and</b> restoration of ecological value is cost prohibitive and the area would provide for limited community appreciation.
Multiple Use	Wetlands with few important ecological attributes and functions remaining.	Shall be retained as part of stormwater management practices where possible.

### 3. Wetland Mapping Modification

- 3.1. Landowners are entitled to apply to the Department of Environment and Conservation (DEC) to modify the mapping for a wetland's boundary, classification, or management category, by submitting the documentation as described in the DEC's *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset* (Schedule 4-2).

## PART 3

### PLANNING PROPOSALS

#### *Development Applications*

### 4. Separation distance from proposed development or use

- 4.1. An appropriate separation distance between the wetland and the proposed development or use shall be required; the width of the separation distance is dependant on the threat posed by the proposed development or use on the environmental values of the wetland.



## Policy Manual

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- 4.2. "Water Quality Protection Notes" developed by the Department of Water for high-impact uses, including market gardens, orchards, stables, keeping of stock, or other uses as considered appropriate by the City, shall be considered in the determination of appropriate separation distances.
- 4.3. Determination of a managed wetland buffer may be required, in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission, where the City considers a proposal poses a threat to the values of a wetland.

### **5. Conditions of Management**

- 5.1. Specific measures to manage wetlands may be required by the City as a condition of planning approval where impacts on the wetland can be reasonably anticipated due to the nature of the proposed use or development.
- 5.2. Standard conditions for wetland management, commensurate with the threat to the wetland from the proposed development, may include, but are not limited to the following:
  - Preparation of a wetland management plan;
  - Preparation of a nutrient and irrigation management plan;
  - Fencing of stock;
  - Development of stock management plan;
  - Ecological values assessment;
  - Rehabilitation management plan;
  - Wetland buffer study.

### **6. Supporting Information**

- 6.1. An applicant shall provide the necessary information identified under Column – E of Schedule 1 before the City will determine a development application.

#### ***Structure Plans, Detailed Area Plans, and Subdivisions***

### **7. Wetland Confirmation**

- 7.1. Site specific investigation and consultation with the Department of Environment and Conservation to ground-truth and confirm the wetland boundary, classification and management category shall be provided to support local structure planning.
- 7.2. Further survey work may be required to support subdivision if, in the opinion of the City, the current condition of the wetland is inconsistent with its current classification and management category.

### **8. Wetland Buffers**

- 8.1. Wetland buffers are required to be determined, protected, and managed for all wetlands to be protected.

***Natural condition***

- 8.2. Where the wetland and associated buffer are in natural condition, appropriate natural-state wetland buffers shall be determined for conservation category and resource enhancement wetlands in accordance with guidelines prepared by the Western Australian Planning Commission and the Department of Environment and Conservation.
- 8.3. A generic minimum 50-metre natural-state wetland buffer, as recommended by WRC (2001), shall **not** be accepted as a sufficient buffer; the process of 8.2 shall be followed to determine the appropriate buffer.

***Degraded condition***

- 8.4. A compatible-use wetland buffer may be accepted, where consistent with the principles of wetland buffer guidelines developed and adopted by the Western Australian Planning Commission where:
- Upland vegetation associated with the wetland is in a completely degraded state;
  - The proposal demonstrates no threat to the wetland's values; and
  - The proposal results in an overall environmental enhancement compared to traditional wetland buffer treatments.
- 8.5. A compatible-use wetland buffer shall provide sufficient separation of development from a wetland boundary and identify, protect and manage the wetland ecological function, however will allow low-impact uses within the buffer area, including:
- Water sensitive urban design techniques;
  - Appropriate recreational facilities;
  - Amenity landscaping; and
  - Other low-impact uses as determined appropriate by the City in consideration of the advice of the Department of Environment and Conservation.
- 8.6. "Sufficient separation of development" shall be determined by the City on a site-specific basis, consistent with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.
- 8.7. A proposal for a compatible-use wetland buffer shall be supported by:
- a. Analysis of the threats posed by the proposed land use to the values of the wetland in the context of the existing condition of the subject land and wetland;
  - b. A concept plan showing the location of compatible uses to be included within the buffer area, and those areas to be rehabilitated;
  - c. Management plans to manage any threats identified in a), including as relevant but not limited to:
    - Midge management plans;
    - Fertiliser and irrigation management plans;
    - A stormwater management strategy within a Local or Urban Water Management Strategy/Plan demonstrating:

- Onsite retention and treatment of all stormwater up to the one year critical duration rainfall event;
  - Attenuation of peak flows to pre-clearing levels; and
  - The use of appropriate water sensitive urban design structural controls to achieve design criteria.
- d. Other information as required by the wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.

8.8. An example concept plan for a compatible-use buffer is shown in Schedule 2.

## **9. Public Open Space**

- 9.1. Wetlands and wetland buffers may be included in the 8 percent unrestricted and/or 2 percent restricted public open space allocation as provided by *Liveable Neighbourhoods*, in accordance with Clauses 9.2 through 9.6 below.

### ***Wetlands***

- 9.2. Conservation category and resource enhancement wetlands shall not contribute to public open space allocations.
- 9.3. Multiple use wetlands may contribute to restricted open space allocations where they form part of a stormwater management strategy.

### ***Wetland Buffers***

- 9.4. Natural wetland buffers may contribute to restricted open space allocations, where management plans are developed to demonstrate management of the wetland and buffer for conservation purposes.
- 9.5. Compatible-use wetland buffers may contribute to restricted open space allocations where:
- Alternative management techniques demonstrate the protection of the ecological values of the wetland and wetland buffer;
  - A concept plan is developed to demonstrate appropriate recreational use of the area; and
  - It is deemed by the City to provide for efficient use of land.
- 9.6. Where wetland buffers form part of public open space in accordance with Clauses 9.4 and 9.5, the wetland buffer area shall receive 100 percent credit up to a maximum of one-fifth of the minimum 10 percent public open space liability.
- 9.7. An example overall recreational concept, illustrating the above POS allocations, is shown in Schedule 3.



## Policy Manual

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### **10. Urban Water Management**

10.1. If the wetland is identified as conservation category or resource enhancement:

- No flows from up to the one year one hour average recurrent interval rainfall event are to reach the wetland;
- No untreated flows up to the five year average recurrent interval rainfall event are to reach the wetland; and
- Peak flows are to be attenuated to pre-development levels

10.2. Multiple-use wetlands may be used for stormwater detention in accordance with an approved Local Water Management Strategy.

10.3. Proposals for subsurface drainage shall not be supported within the groundwater catchment of a wetland.

### **11. Wetland and Buffer Acquisition**

11.1. Land identified in planning proposals for protection as a wetland or wetland buffer shall be ceded free of cost, unless a developer contribution arrangement is in place for acquisition of that land as a shared cost, in accordance with the following provisions:

- a. For the wetland– the cost of acquiring 100 percent of the designated wetland core, at the rate of 20 percent of the englobo land value for the contribution area, as determined by a licensed valuer;
- b. For the wetland buffer – the cost of acquiring only that amount of land that exceeds the credited restricted public open space liability. The rate of acquisition shall be equivalent to 20 percent of the englobo land value for the contribution area as determined by a licensed valuer.

11.2. The cost of developing and implementing wetland management plans and monitoring programs, in accordance with current guidelines developed by the Department of Environment and Conservation, may be included in developer contribution arrangements.

11.3. Local Structure Plans shall identify whether a developer contribution arrangement is to be proposed to include wetlands, wetland buffers, and/or wetland management plans.

### **12. Supporting Information**

An applicant must provide the necessary information identified under Column – B, C, or D as relevant, of Schedule 1 before the City will consider or support a structure plan, detailed area plan, or subdivision application.





## Policy Manual

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### *Scheme Amendments*

#### **13. Landowner-Initiated Planning**

- 13.1. Where a landowner, group of landowners, or their appointed representatives seek to initiate an amendment to the City's operative District Zoning Scheme, then those persons must provide the necessary information and undertake the relevant tasks identified under Column – A of Schedule 1 before the City will consider initiating such.

**Schedule 1****REQUIRED SUPPORTING INFORMATION**

- Minimum information required to support application
- Information may be required to support application dependant on nature of proposal
- Possible condition of approval

SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEM E AMEND MENT	B LOCAL STRUC TURE PLAN	C DETA ILED AREA PLAN	D SUBDI VISION PROPOS AL	E DEVELO PMENT APPLICA TION
Map illustrating the extent and classification of wetland.	●	●	●	●	●
Site-specific investigations to ground truth the boundary of wetlands.	○	○	○	○	
Site-specific investigations and consultation with the Department of Environment and Conservation to ground truth and confirm the classification of wetlands.	○	○	○	○	
Wetland buffer study in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.	○	○	○	○	○
Separation distance determination in accordance with relevant Water Quality Protection Notes developed by the Department of Water.	○	○	○	○	○
Compatible-use wetland buffer concept plan supported by analysis of risks to wetland.		○	○	○	
Public Open Space schedule depicting requested allocations for wetlands and buffers.		●	●	●	
Public open space concept strategy (including wetland management and passive recreation).	○	●	●	○	
Development contribution arrangement (if proposed) for land value of wetland, wetland buffer in excess of credited restricted open space liability, wetland management plans and monitoring programs.	○	○			

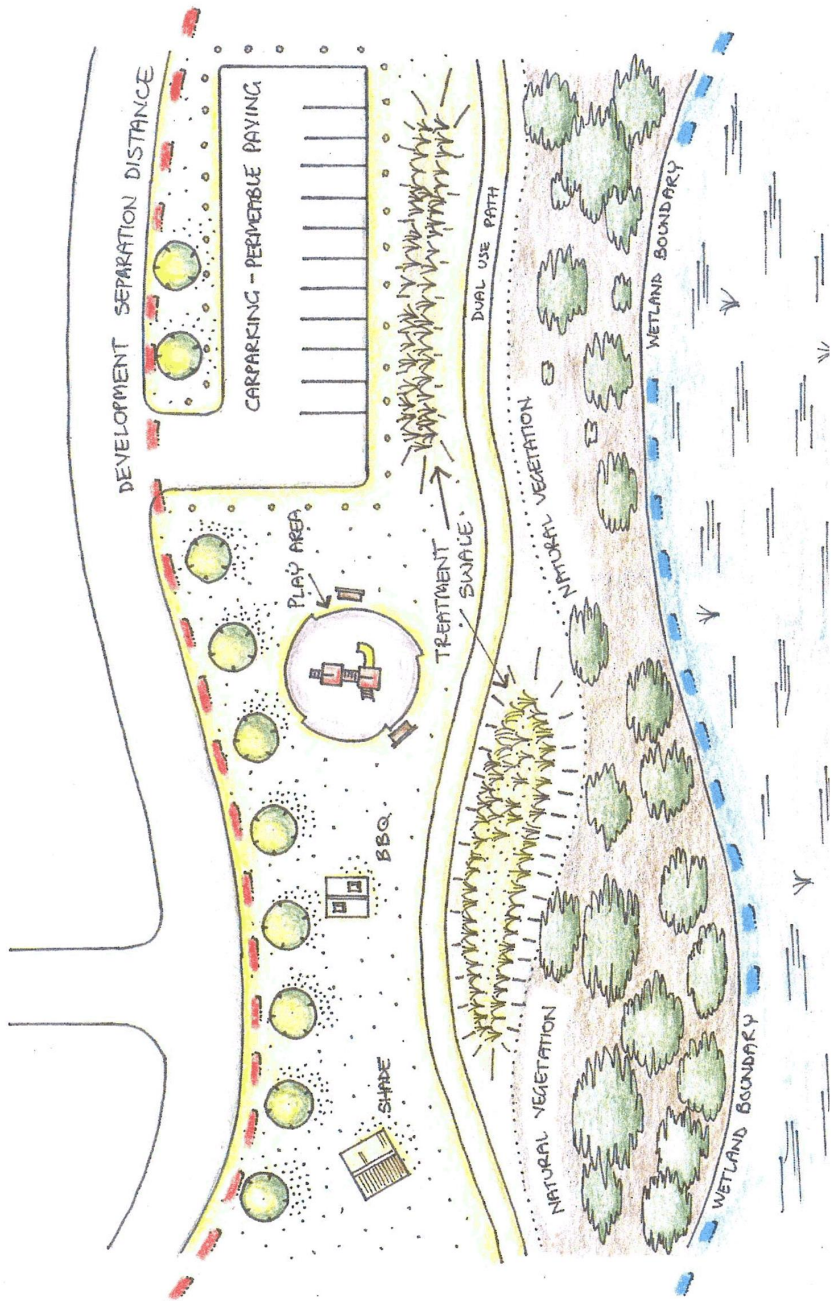


## Policy Manual

SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEM E AMEND MENT	B LOCAL STRUC TURE PLAN	C DETA ILED AREA PLAN	D SUBDIVI SION PROPOS AL	E DEVELO PMENT APPLICA TION
Wetland management and monitoring plans in accordance with current DEC guidelines.				⊙	⊙
Midge management plan.		○	○	○⊙	
Nutrient and irrigation management plan.					⊙
Livestock management plan.					⊙
District Water Management Strategy.	○				
Local Water Management Strategy.	○	●	○		
Urban Water Management Strategy or other drainage management plan.	○			○⊙	⊙
Ecological values assessment.		●			○
Rehabilitation management plan.		●			○

Schedule 2

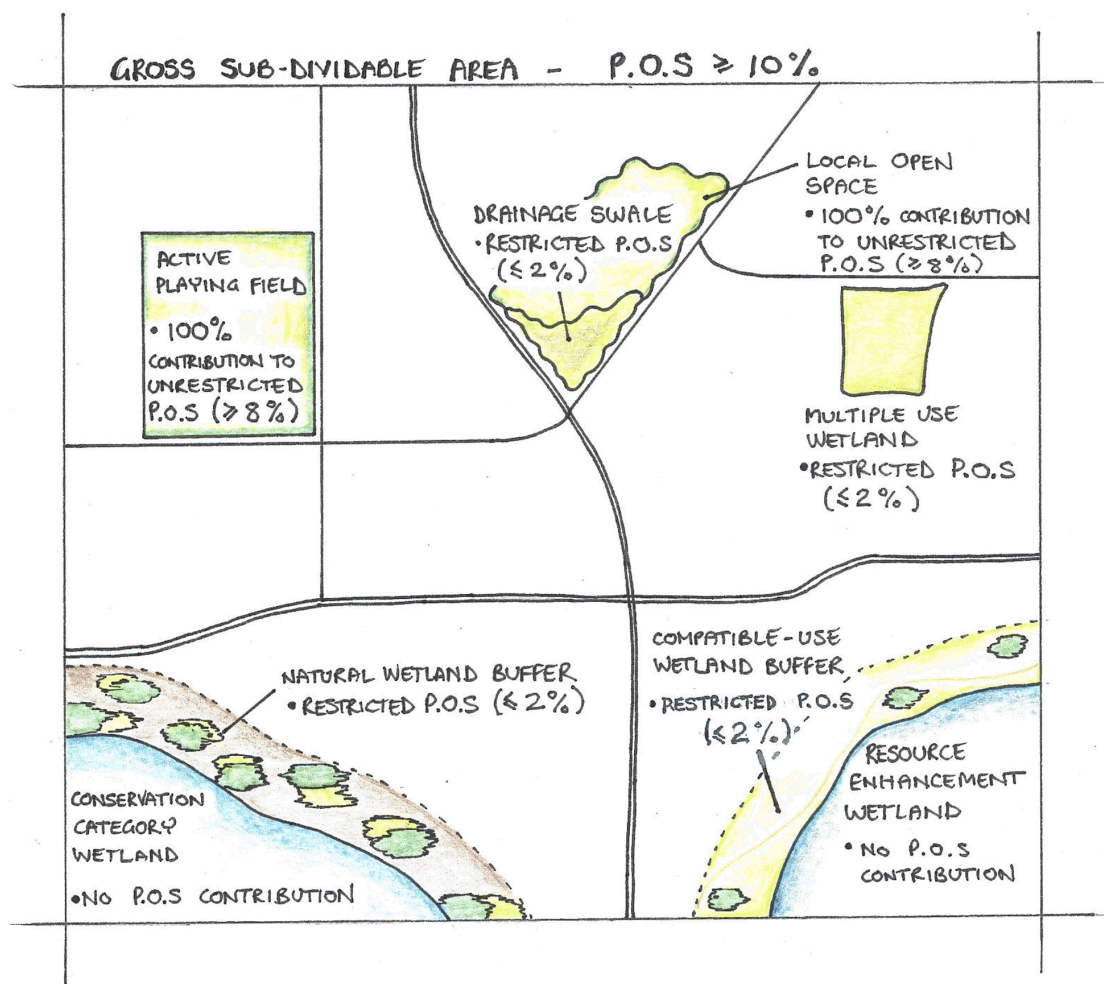
EXAMPLE COMPATIBLE-USE WETLAND BUFFER CONCEPT PLAN



Schedule 2 should be taken as a concept only. Wetland buffer distances, separation distances from development, and potentially acceptable compatible uses will be determined on a case by case basis

## Schedule 3

## EXAMPLE PUBLIC OPEN SPACE CONCEPT







## Policy Manual

### Schedule 4

#### EXPLANATORY NOTES – WETLAND IDENTIFICATION AND RE-EVALUATION

##### 1 - Wetland Identification

Wetland types considered under this Policy include:

- Permanently inundated wetlands (lakes);
- Seasonally inundated wetlands (sumplands);
- Intermittently inundated wetlands;
- Seasonally waterlogged wetlands (damplands); and
- Subterranean wetlands

Areas that are permanently or seasonally inundated may be easily recognised as wetlands. It may, however, be more difficult to identify intermittently inundated or seasonally waterlogged areas are categorised as wetlands.

Mapping information is publicly available to facilitate wetland determination through the Department of Environment and Conservation and can be accessed through <https://www2.landgate.wa.gov.au/mapviewer/bmvf/app/waatlas/> and following the process detailed below:

1. Click 'Add Layer'
2. Click 'Add WMS Layer' and then 'Connect to WMS Server'
3. Expand 'Biology and Ecology' by clicking +
4. Check 'Geomorphic Wetlands Swan Coastal Plain' Box
5. Scroll down, click 'Add WMS Layers'
6. Click 'Search' and add property address.

The City of Wanneroo will also provide property specific wetland mapping information to the public on request.

The mapping, including boundary, classification and management category, may be slightly incomplete or is not currently accurate. Further survey work to identify possible wetlands is unlikely to be required for subdivision or development applications.

Subterranean wetlands have not been mapped, however, it would be expected that the presence of subterranean wetlands would be identified during the karst investigations required during structure planning.

##### 2 - Wetland Mapping Modification

Landowners are entitled to propose a mapping modification and reclassification of a wetland's management category, in accordance with the Department of Environment and Conservation's (DEC) *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset (2007)*, which is located at:

[www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html](http://www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html)



## Policy Manual

The process involved requires the wetland to be assessed by a qualified environmental consultant and reclassification mapping to be completed in accordance with DEC requirements, and for the DEC to consider the reclassification request. Submission of a request should be made to the DEC prior to proposal submission.

While landowners may propose a wetland reclassification at any time, such a proposal would be most logically submitted in support of a proposed local structure plan or subdivision application.

### Responsibility for Implementation

Strategic Land Use Planning and Environment

Version	Next Review	Record No:
1 June 2010 – PS02-06/10	June 2011	TRIM10/1999
2 September 2018	2022	TRIM10/1999



Owner	Planning and Sustainability
Implementation	16 October 201822
Next Review	16 October 20262

PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

Application and Purpose

This policy applies to all planning proposals that affect or are affected by natural wetlands.

The policy clearly articulates Council’s position on wetland protection and management in the context of planning proposals, and is to be considered by applicants, Administration, and Council in the design, assessment, and determination of:

- Scheme amendments
- Structure plans
- Detailed area plans
- Subdivision applications
- Development applications

Objective

To ensure development within the City of Wanneroo appropriately protects and manages the environmental attributes of wetlands.

To ensure development within the City of Wanneroo recognises the value and benefit of wetlands to the local environment and community.

Structure

The policy is divided into three parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: General Policy Provisions, which includes general requirements that apply to all planning proposals.
- Part 3: Planning Proposals, which provides specific requirements that relate to particular planning proposals.

Schedule 1 provides a list of supporting information required to support specific planning proposals. Schedules 2 and 3 provide visual representation of specific wetland buffer and public open space allocation concepts discussed in Sections 7 and 8. Schedule 4 provides further detail on wetland identification and re-evaluation processes.



PART 2 – POLICY PROVISIONS

1. Definitions

- 1.1.

Wetlands are defined as areas of seasonally, intermittently or permanently waterlogged or inundated land whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland, tidal flat or estuary.
- 1.2.

Artificial wetlands and waterbodies are excluded from the definition of wetlands.
- 1.3.

A wetland buffer is the designated area adjoining a wetland that is managed to protect the wetlands ecosystems health.
- 1.4.

The wetland management category is assigned to a wetland based on an evaluation of its attributes, functions and values. It provides guidance on the nature of management and protection the wetland should be afforded.
- 1.5.

~~Englobo land value is defined as the land value adopted by Council in accordance with an agreed structure plan and/or the District Planning Scheme No 2, on the advice of a licensed valuer and as used to determine the Infrastructure Contributions payable for that structure plan.~~

2. Wetland Retention

- 2.1.

Wetlands identified as having a high conservation significance as defined by the EPA Guidance Statement No.33 shall be retained in all planning proposals.
- 2.2.

Other wetlands shall be retained and protected in accordance with the management category of the particular wetland.
- 2.3.

The Management Category of wetlands shall be defined by the Geomorphic Wetlands Swan Coastal Plain dataset, as developed and updated by the Department of Environment and Conservation.
- 2.4.

Table 1 sets out the requirements for the retention of wetlands, based on their management category.

Table 1: Management Categories and required retention

Management Category	General Description	Retention Requirements
Conservation	Wetlands support a high level of ecological attributes and functions.	Must be retained in all development or subdivision proposals.

Resource Enhancement	Wetlands that may have been partially modified but still support substantial ecological attributes and functions.	Must be retained in all development or subdivision proposals unless it is demonstrated that limited ecological value will be retained through retention and protection of the wetland; <b>and</b> restoration of ecological value is cost prohibitive and the area would provide for limited community appreciation.
Multiple Use	Wetlands with few important ecological attributes and functions remaining.	Shall be retained as part of stormwater management practices where possible.

### 3. Wetland Mapping Modification

- 3.1. Landowners are entitled to apply to the ~~Department of Environment and Conservation (DEC)~~ Department of Biodiversity Conservation and Attractions (DBCA) to modify the mapping for a wetland's boundary, classification, or management category, by submitting the documentation as described in the ~~DEC's~~ DBCA's *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset* (Schedule 4-2).

## PART 3 – PLANNING PROPOSALS

### *Development Applications*

#### 4. Separation distance from proposed development or use

- 4.1. An appropriate separation distance between the wetland and the proposed development or use shall be required; the width of the separation distance is dependant on the threat posed by the proposed development or use on the environmental values of the wetland.
- 4.2. "Water Quality Protection Notes" developed by the Department of Water for high-impact uses, including market gardens, orchards, stables, keeping of stock, or other uses as considered appropriate by the City, shall be considered in the determination of appropriate separation distances.
- 4.3. Determination of a managed wetland buffer may be required, in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission, where the City considers a proposal poses a threat to the values of a wetland.



## 5. Conditions of Management

- 5.1. Specific measures to manage wetlands may be required by the City as a condition of planning approval where impacts on the wetland can be reasonably anticipated due to the nature of the proposed use or development.
- 5.2. Standard conditions for wetland management, commensurate with the threat to the wetland from the proposed development, may include, but are not limited to the following:
  - Preparation of a wetland management plan;
  - Preparation of a nutrient and irrigation management plan;
  - Fencing of stock;
  - Development of stock management plan;
  - Ecological values assessment;
  - Rehabilitation management plan;
  - Wetland buffer study.

## 6. Supporting Information

- 6.1. An applicant shall provide the necessary information identified under Column – E of Schedule 1 before the City will determine a development application.

### *Structure Plans, Detailed Area Plans, and Subdivisions*

## 7. Wetland Confirmation

- 7.1. Site specific investigation and consultation with the ~~Department of Environment and Conservation~~DBCA to ground-truth and confirm the wetland boundary, classification and management category shall be provided to support local structure planning.
- 7.2. Further survey work may be required to support subdivision if, in the opinion of the City, the current condition of the wetland is inconsistent with its current classification and management category.

## 8. Wetland Buffers

- 8.1. Wetland buffers are required to be determined, protected, and managed for all wetlands to be protected.

### ***Natural condition***

- 8.2. Where the wetland and associated buffer are in natural condition, appropriate natural-state wetland buffers shall be determined for conservation category and resource enhancement wetlands in accordance with guidelines prepared by the Western Australian Planning Commission and the ~~Department of Environment and Conservation~~DBCA.

- 8.3. A generic minimum 50-metre natural-state wetland buffer, as recommended by WRC (2001), shall **not** be accepted as a sufficient buffer; the process of 8.2 shall be followed to determine the appropriate buffer.

***Degraded condition***

- 8.4. A compatible-use wetland buffer may be accepted, where consistent with the principles of wetland buffer guidelines developed and adopted by the Western Australian Planning Commission where:
- Upland vegetation associated with the wetland is in a completely degraded state;
  - The proposal demonstrates no threat to the wetland's values; and
  - The proposal results in an overall environmental enhancement compared to traditional wetland buffer treatments.
- 8.5. A compatible-use wetland buffer shall provide sufficient separation of development from a wetland boundary and identify, protect and manage the wetland ecological function, however will allow low-impact uses within the buffer area, including:
- Water sensitive urban design techniques;
  - Appropriate recreational facilities;
  - Amenity landscaping; and
  - Other low-impact uses as determined appropriate by the City in consideration of the advice of the ~~Department of Environment and Conservation DBCA~~.
- 8.6. "Sufficient separation of development" shall be determined by the City on a site-specific basis, consistent with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.
- 8.7. A proposal for a compatible-use wetland buffer shall be supported by:
- a. Analysis of the threats posed by the proposed land use to the values of the wetland in the context of the existing condition of the subject land and wetland;
  - b. A concept plan showing the location of compatible uses to be included within the buffer area, and those areas to be rehabilitated;
  - c. Management plans to manage any threats identified in a), including as relevant but not limited to:
    - Midge management plans;
    - Fertiliser and irrigation management plans;
    - A stormwater management strategy within a Local or Urban Water Management Strategy/Plan demonstrating:
      - Onsite retention and treatment of all stormwater up to the one year critical duration rainfall event;
      - Attenuation of peak flows to pre-clearing levels; and
      - The use of appropriate water sensitive urban design structural controls to achieve design criteria.
  - d. Other information as required by the wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.
- 8.8. An example concept plan for a compatible-use buffer is shown in Schedule 2.

## 9. Public Open Space

- 9.1. Wetlands and wetland buffers may be included in the 8 percent unrestricted and/or 2 percent restricted public open space allocation as provided by *Liveable Neighbourhoods*, in accordance with Clauses 9.2 through 9.6 below.

### **Wetlands**

- 9.2. Conservation category and resource enhancement wetlands shall not contribute to public open space allocations.
- 9.3. Multiple use wetlands may contribute to restricted open space allocations where they form part of a stormwater management strategy.

### **Wetland Buffers**

- 9.4. Natural wetland buffers may contribute to restricted open space allocations, where management plans are developed to demonstrate management of the wetland and buffer for conservation purposes.
- 9.5. Compatible-use wetland buffers may contribute to restricted open space allocations where:
- Alternative management techniques demonstrate the protection of the ecological values of the wetland and wetland buffer;
  - A concept plan is developed to demonstrate appropriate recreational use of the area; and
  - It is deemed by the City to provide for efficient use of land.
- 9.6. Where wetland buffers form part of public open space in accordance with Clauses 9.4 and 9.5, the wetland buffer area shall receive 100 percent credit up to a maximum of one-fifth of the minimum 10 percent public open space liability.
- 9.7. An example overall recreational concept, illustrating the above POS allocations, is shown in Schedule 3.

## 10. Urban Water Management

- 10.1. If the wetland is identified as conservation category or resource enhancement:
- No flows from up to the one year one hour average recurrent interval rainfall event are to reach the wetland;
  - No untreated flows up to the five year average recurrent interval rainfall event are to reach the wetland; and
  - Peak flows are to be attenuated to pre-development levels

- 10.2. Multiple-use wetlands may be used for stormwater detention in accordance with an approved Local Water Management Strategy.
- 10.3. Proposals for subsurface drainage shall not be supported within the groundwater catchment of a wetland.

## 11. Wetland and Buffer Acquisition

- 11.1. Land identified in planning proposals for protection as a wetland or wetland buffer shall be ceded free of cost, unless a developer contribution arrangement is in place for acquisition of that land as a shared cost, ~~in accordance with the following provisions:~~
- ~~a. For the wetland – the cost of acquiring 100 percent of the designated wetland core, at the rate of 20 percent of the englobo land value for the contribution area, as determined by a licensed valuer;~~
  - ~~b. For the wetland buffer – the cost of acquiring only that amount of land that exceeds the credited restricted public open space liability. The rate of acquisition shall be equivalent to 20 percent of the englobo land value for the contribution area as determined by a licensed valuer.~~
- 11.2. The cost of developing and implementing wetland management plans and monitoring programs, in accordance with current guidelines developed by the Department of Environment and Conservation, may be included in developer contribution arrangements in accordance with State Planning Policy 3.6: Infrastructure Contributions.
- 11.3. Local Structure Plans shall identify whether a developer contribution arrangement is to be proposed to include wetlands, wetland buffers, and/or wetland management plans.

## 12. Supporting Information

An applicant must provide the necessary information identified under Column – B, C, or D as relevant, of Schedule 1 before the City will consider or support a structure plan, detailed area plan, or subdivision application.

### *Scheme Amendments*

## 13. Landowner-Initiated Planning

- 13.1. Where a landowner, group of landowners, or their appointed representatives seek to initiate an amendment to the City's operative District Zoning Scheme, then those persons must provide the necessary information and undertake the relevant tasks identified under Column – A of Schedule 1 before the City will consider initiating such.

Planning and Sustainability  
Local Planning Policy 4.1  
Wetlands



## Schedule 1

### REQUIRED SUPPORTING INFORMATION

- Minimum information required to support application
- Information may be required to support application dependant on nature of proposal
- ⊖ Possible condition of approval

SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEM E AMEND MENT	B LOCAL STRUC TURE PLAN	C DETA ILED AREA PLAN	D SUBDI VISION PROPOS AL	E DEVELO PMENT APPLICA TION
Map illustrating the extent and classification of wetland.	●	●	●	●	●
Site-specific investigations to ground truth the boundary of wetlands.	○	○	○	○	
Site-specific investigations and consultation with the <a href="#">Department of Environment and Conservation-DBCA</a> to ground truth and confirm the classification of wetlands.	○	○	○	○	
Wetland buffer study in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.	○	○	○	○	○
Separation distance determination in accordance with relevant Water Quality Protection Notes developed by the Department of Water.	○	○	○	○	○
Compatible-use wetland buffer concept plan supported by analysis of risks to wetland.		○	○	○	
Public Open Space schedule depicting requested allocations for wetlands and buffers.		●	●	●	
Public open space concept strategy (including wetland management and passive recreation).	○	●	●	○	
Development contribution arrangement (if proposed) for land value of wetland, wetland buffer in excess of credited restricted open space liability, wetland management plans and monitoring programs.	○	○			



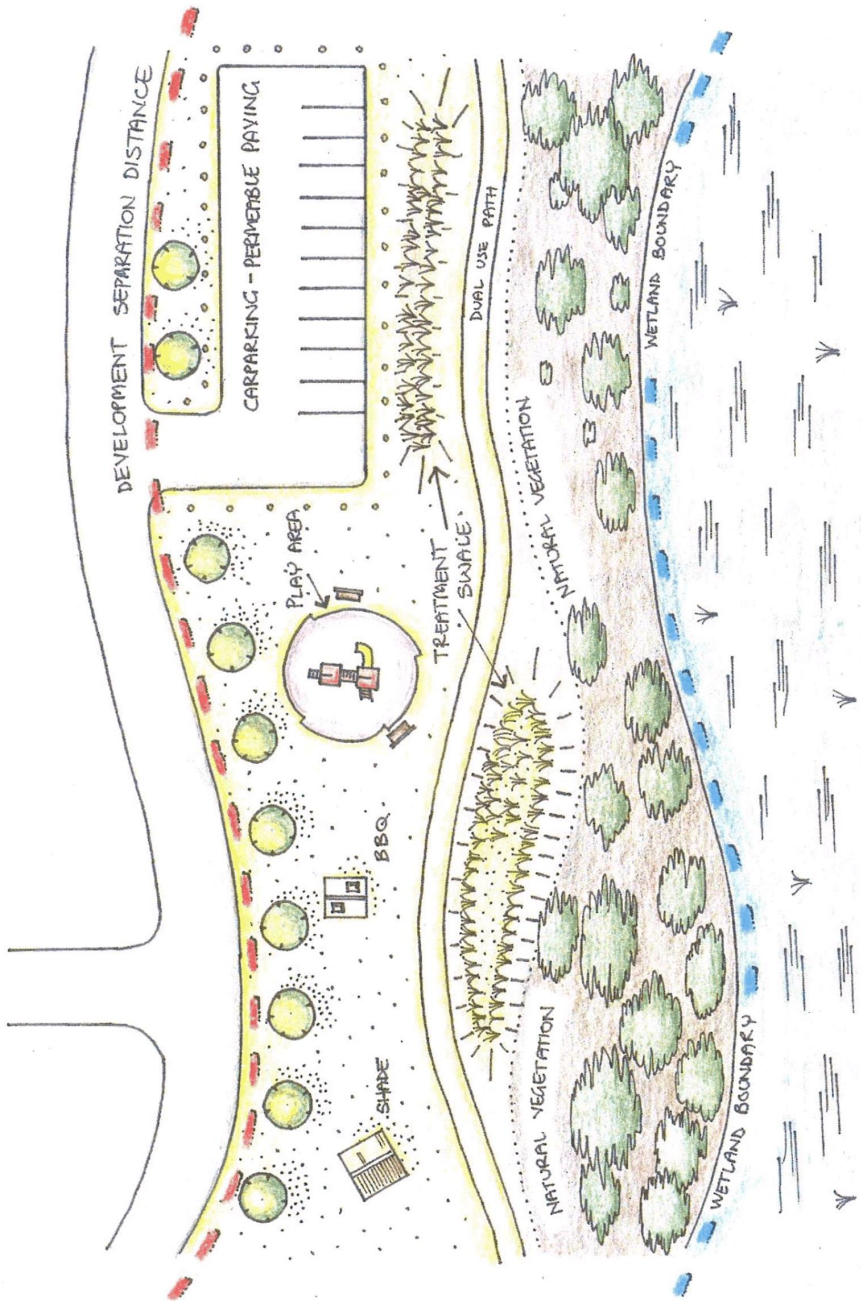
Planning and Sustainability  
Local Planning Policy 4.1  
Wetlands



SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEM E AMEND MENT	B LOCAL STRUC TURE PLAN	C DETA ILED AREA PLAN	D SUBDIVI SION PROPOS AL	E DEVELO PMENT APPLICA TION
Wetland management and monitoring plans in accordance with current <del>DEC</del> -DBCA guidelines.				⊙	⊙
Midge management plan.		○	○	○○	
Nutrient and irrigation management plan.					⊙
Livestock management plan.					⊙
District Water Management Strategy.	○				
Local Water Management Strategy.	○	●	○		
Urban Water Management Strategy or other drainage management plan.	○			○○	⊙
Ecological values assessment.		●			○
Rehabilitation management plan.		●			○

Schedule 2

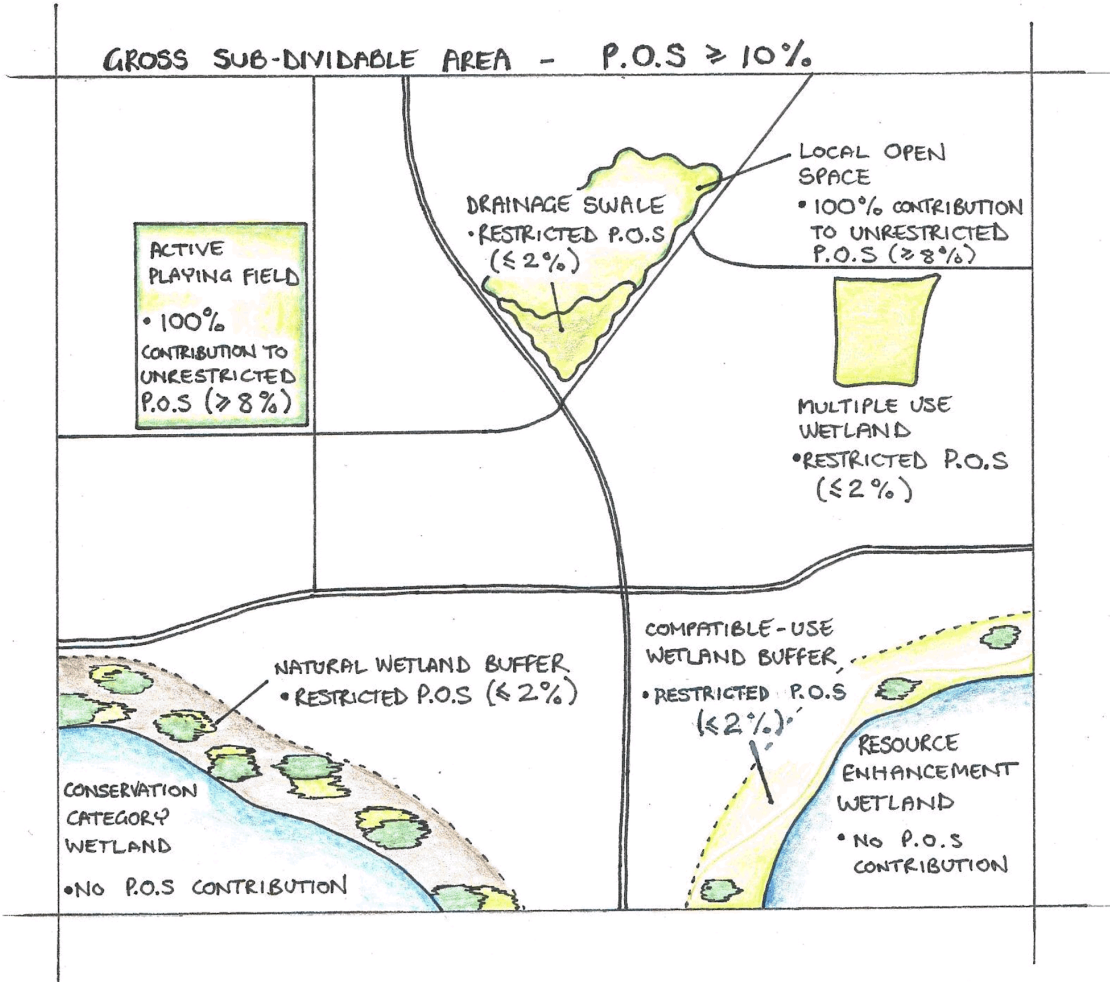
EXAMPLE COMPATIBLE-USE WETLAND BUFFER CONCEPT PLAN



Schedule 2 should be taken as a concept only. Wetland buffer distances, separation distances from development, and potentially acceptable compatible uses will be determined on a case by case basis

Schedule 3

EXAMPLE PUBLIC OPEN SPACE CONCEPT



## Schedule 4

### EXPLANATORY NOTES – WETLAND IDENTIFICATION AND RE-EVALUATION

#### 1 - Wetland Identification

Wetland types considered under this Policy include:

- Permanently inundated wetlands (lakes);
- Seasonally inundated wetlands (sumplands);
- Intermittently inundated wetlands;
- Seasonally waterlogged wetlands (damplands); and
- Subterranean wetlands

Areas that are permanently or seasonally inundated may be easily recognised as wetlands. It may, however, be more difficult to identify intermittently inundated or seasonally waterlogged areas are categorised as wetlands.

Mapping information is publicly available to facilitate wetland determination through the ~~Department of Environment and Conservation DBCA, and can be accessed through~~ <https://www2.landgate.wa.gov.au/mapviewer/bmvf/app/waatlas/> ~~and following the process detailed below:~~

- ~~1. Click 'Add Layer'~~
- ~~2. Click 'Add WMS Layer' and then 'Connect to WMS Server'~~
- ~~3. Expand 'Biology and Ecology' by clicking +~~
- ~~4. Check 'Geomorphic Wetlands Swan Coastal Plain' Box~~
- ~~5. Scroll down, click 'Add WMS Layers'~~
- ~~6-1. Click 'Search' and add property address.~~

The City of Wanneroo will ~~also~~ provide property specific wetland mapping information to the public on request.

The mapping, including boundary, classification and management category, may be slightly incomplete or is not currently accurate. Further survey work to identify possible wetlands is unlikely to be required for subdivision or development applications.

Subterranean wetlands have not been mapped, however, it would be expected that the presence of subterranean wetlands would be identified during the karst investigations required during structure planning.

#### 2 - Wetland Mapping Modification

Landowners are entitled to propose a mapping modification and reclassification of a wetland's management category, in accordance with the Department of Environment and Conservation's (DEC) *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset (2007)*, which is located at:

[www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html](http://www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html)



The process involved requires the wetland to be assessed by a qualified environmental consultant and reclassification mapping to be completed in accordance with DEC requirements, and for the DEC to consider the reclassification request. Submission of a request should be made to the DEC prior to proposal submission.

While landowners may propose a wetland reclassification at any time, such a proposal would be most logically submitted in support of a proposed local structure plan or subdivision application.

Responsibility for Implementation

Strategic Land Use Planning and Environment

[REVISION HISTORY](#)

Version	Next Review	Record No:
1 June 2010 – PS02-06/10	June 2011	TRIM10/1999
2 September 2018	2022	<a href="#">18/498470[v1]</a> <del>TRIM10/1999</del>
<a href="#">3 - October 2022</a>	<a href="#">16 October 2026</a>	<a href="#">18/498470[v2]</a>





Owner	Planning and Sustainability
Implementation	16 October 2022
Next Review	16 October 2026

PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

Application and Purpose

This policy applies to all planning proposals that affect or are affected by natural wetlands.

The policy clearly articulates Council’s position on wetland protection and management in the context of planning proposals, and is to be considered by applicants, Administration, and Council in the design, assessment, and determination of:

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- Structure plans
- Detailed area plans
- Subdivision applications
- Development applications

Objective

To ensure development within the City of Wanneroo appropriately protects and manages the environmental attributes of wetlands.

To ensure development within the City of Wanneroo recognises the value and benefit of wetlands to the local environment and community.

Structure

The policy is divided into three parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: General Policy Provisions, which includes general requirements that apply to all planning proposals.
- Part 3: Planning Proposals, which provides specific requirements that relate to particular planning proposals.

Schedule 1 provides a list of supporting information required to support specific planning proposals. Schedules 2 and 3 provide visual representation of specific wetland buffer and public open space allocation concepts discussed in Sections 7 and 8. Schedule 4 provides further detail on wetland identification and re-evaluation processes.





PART 2 – POLICY PROVISIONS

1. Definitions

- 1.1. Wetlands are defined as areas of seasonally, intermittently or permanently waterlogged or inundated land whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland, tidal flat or estuary.
- 1.2. Artificial wetlands and waterbodies are excluded from the definition of wetlands.
- 1.3. A wetland buffer is the designated area adjoining a wetland that is managed to protect the wetlands ecosystems health.
- 1.4. The wetland management category is assigned to a wetland based on an evaluation of its attributes, functions and values. It provides guidance on the nature of management and protection the wetland should be afforded.

2. Wetland Retention

- 2.1. Wetlands identified as having a high conservation significance as defined by the EPA Guidance Statement No.33 shall be retained in all planning proposals.
- 2.2. Other wetlands shall be retained and protected in accordance with the management category of the particular wetland.
- 2.3. The Management Category of wetlands shall be defined by the Geomorphic Wetlands Swan Coastal Plain dataset, as developed and updated by the Department of Environment and Conservation.
- 2.4. Table 1 sets out the requirements for the retention of wetlands, based on their management category.

Table 1: Management Categories and required retention

Management Category	General Description	Retention Requirements
Conservation	Wetlands support a high level of ecological attributes and functions.	Must be retained in all development or subdivision proposals.

Resource Enhancement	Wetlands that may have been partially modified but still support substantial ecological attributes and functions.	Must be retained in all development or subdivision proposals unless it is demonstrated that limited ecological value will be retained through retention and protection of the wetland; <b>and</b> restoration of ecological value is cost prohibitive and the area would provide for limited community appreciation.
Multiple Use	Wetlands with few important ecological attributes and functions remaining.	Shall be retained as part of stormwater management practices where possible.

### 3. Wetland Mapping Modification

- 3.1. Landowners are entitled to apply to the Department of Biodiversity Conservation and Attractions (DBCA) to modify the mapping for a wetland's boundary, classification, or management category, by submitting the documentation as described in the DBCA's *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset* (Schedule 4-2).

## PART 3 – PLANNING PROPOSALS

### *Development Applications*

### 4. Separation distance from proposed development or use

- 4.1. An appropriate separation distance between the wetland and the proposed development or use shall be required; the width of the separation distance is dependant on the threat posed by the proposed development or use on the environmental values of the wetland.
- 4.2. "Water Quality Protection Notes" developed by the Department of Water for high-impact uses, including market gardens, orchards, stables, keeping of stock, or other uses as considered appropriate by the City, shall be considered in the determination of appropriate separation distances.
- 4.3. Determination of a managed wetland buffer may be required, in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission, where the City considers a proposal poses a threat to the values of a wetland.

### 5. Conditions of Management

- 5.1. Specific measures to manage wetlands may be required by the City as a condition of planning approval where impacts on the wetland can be reasonably anticipated due to the nature of the proposed use or development.
- 5.2. Standard conditions for wetland management, commensurate with the threat to the wetland from the proposed development, may include, but are not limited to the following:
  - Preparation of a wetland management plan;
  - Preparation of a nutrient and irrigation management plan;
  - Fencing of stock;
  - Development of stock management plan;
  - Ecological values assessment;
  - Rehabilitation management plan;
  - Wetland buffer study.

## 6. Supporting Information

- 6.1. An applicant shall provide the necessary information identified under Column – E of Schedule 1 before the City will determine a development application.

### *Structure Plans, Detailed Area Plans, and Subdivisions*

## 7. Wetland Confirmation

- 7.1. Site specific investigation and consultation with the DBCA to ground-truth and confirm the wetland boundary, classification and management category shall be provided to support local structure planning.
- 7.2. Further survey work may be required to support subdivision if, in the opinion of the City, the current condition of the wetland is inconsistent with its current classification and management category.

## 8. Wetland Buffers

- 8.1. Wetland buffers are required to be determined, protected, and managed for all wetlands to be protected.  
**Natural condition**
- 8.2. Where the wetland and associated buffer are in natural condition, appropriate natural-state wetland buffers shall be determined for conservation category and resource enhancement wetlands in accordance with guidelines prepared by the Western Australian Planning Commission and the DBCA.
- 8.3. A generic minimum 50-metre natural-state wetland buffer, as recommended by WRC (2001), shall **not** be accepted as a sufficient buffer; the process of 8.2 shall be followed to determine the appropriate buffer.

### ***Degraded condition***

- 8.4. A compatible-use wetland buffer may be accepted, where consistent with the principles of wetland buffer guidelines developed and adopted by the Western Australian Planning Commission where:
- Upland vegetation associated with the wetland is in a completely degraded state;
  - The proposal demonstrates no threat to the wetland's values; and
  - The proposal results in an overall environmental enhancement compared to traditional wetland buffer treatments.
- 8.5. A compatible-use wetland buffer shall provide sufficient separation of development from a wetland boundary and identify, protect and manage the wetland ecological function, however will allow low-impact uses within the buffer area, including:
- Water sensitive urban design techniques;
  - Appropriate recreational facilities;
  - Amenity landscaping; and
  - Other low-impact uses as determined appropriate by the City in consideration of the advice of the DBCA.
- 8.6. "Sufficient separation of development" shall be determined by the City on a site-specific basis, consistent with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.
- 8.7. A proposal for a compatible-use wetland buffer shall be supported by:
- a. Analysis of the threats posed by the proposed land use to the values of the wetland in the context of the existing condition of the subject land and wetland;
  - b. A concept plan showing the location of compatible uses to be included within the buffer area, and those areas to be rehabilitated;
  - c. Management plans to manage any threats identified in a), including as relevant but not limited to:
    - Midge management plans;
    - Fertiliser and irrigation management plans;
    - A stormwater management strategy within a Local or Urban Water Management Strategy/Plan demonstrating:
      - Onsite retention and treatment of all stormwater up to the one year critical duration rainfall event;
      - Attenuation of peak flows to pre-clearing levels; and
      - The use of appropriate water sensitive urban design structural controls to achieve design criteria.
  - d. Other information as required by the wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.
- 8.8. An example concept plan for a compatible-use buffer is shown in Schedule 2.

## **9. Public Open Space**



- 9.1. Wetlands and wetland buffers may be included in the 8 percent unrestricted and/or 2 percent restricted public open space allocation as provided by *Liveable Neighbourhoods*, in accordance with Clauses 9.2 through 9.6 below.

#### **Wetlands**

- 9.2. Conservation category and resource enhancement wetlands shall not contribute to public open space allocations.
- 9.3. Multiple use wetlands may contribute to restricted open space allocations where they form part of a stormwater management strategy.

#### **Wetland Buffers**

- 9.4. Natural wetland buffers may contribute to restricted open space allocations, where management plans are developed to demonstrate management of the wetland and buffer for conservation purposes.
- 9.5. Compatible-use wetland buffers may contribute to restricted open space allocations where:
- Alternative management techniques demonstrate the protection of the ecological values of the wetland and wetland buffer;
  - A concept plan is developed to demonstrate appropriate recreational use of the area; and
  - It is deemed by the City to provide for efficient use of land.
- 9.6. Where wetland buffers form part of public open space in accordance with Clauses 9.4 and 9.5, the wetland buffer area shall receive 100 percent credit up to a maximum of one-fifth of the minimum 10 percent public open space liability.
- 9.7. An example overall recreational concept, illustrating the above POS allocations, is shown in Schedule 3.

### **10. Urban Water Management**

- 10.1. If the wetland is identified as conservation category or resource enhancement:
- No flows from up to the one year one hour average recurrent interval rainfall event are to reach the wetland;
  - No untreated flows up to the five year average recurrent interval rainfall event are to reach the wetland; and
  - Peak flows are to be attenuated to pre-development levels
- 10.2. Multiple-use wetlands may be used for stormwater detention in accordance with an approved Local Water Management Strategy.

10.3. Proposals for subsurface drainage shall not be supported within the groundwater catchment of a wetland.

## **11. Wetland and Buffer Acquisition**

11.1. Land identified in planning proposals for protection as a wetland or wetland buffer shall be ceded free of cost, unless a developer contribution arrangement is in place for acquisition of that land as a shared cost.

11.2. The cost of developing and implementing wetland management plans and monitoring programs, in accordance with current guidelines developed by the Department of Environment and Conservation, may be included in developer contribution arrangements in accordance with State Planning Policy 3.6: Infrastructure Contributions.

11.3. Local Structure Plans shall identify whether a developer contribution arrangement is to be proposed to include wetlands, wetland buffers, and/or wetland management plans.

## **12. Supporting Information**

An applicant must provide the necessary information identified under Column – B, C, or D as relevant, of Schedule 1 before the City will consider or support a structure plan, detailed area plan, or subdivision application.

### ***Scheme Amendments***

## **13. Landowner-Initiated Planning**

13.1. Where a landowner, group of landowners, or their appointed representatives seek to initiate an amendment to the City's operative District Zoning Scheme, then those persons must provide the necessary information and undertake the relevant tasks identified under Column – A of Schedule 1 before the City will consider initiating such.

### **Schedule 1**

#### **REQUIRED SUPPORTING INFORMATION**

- Minimum information required to support application
- Information may be required to support application dependant on nature of proposal
- ⊙ Possible condition of approval

Planning and Sustainability  
Local Planning Policy 4.1  
Wetlands



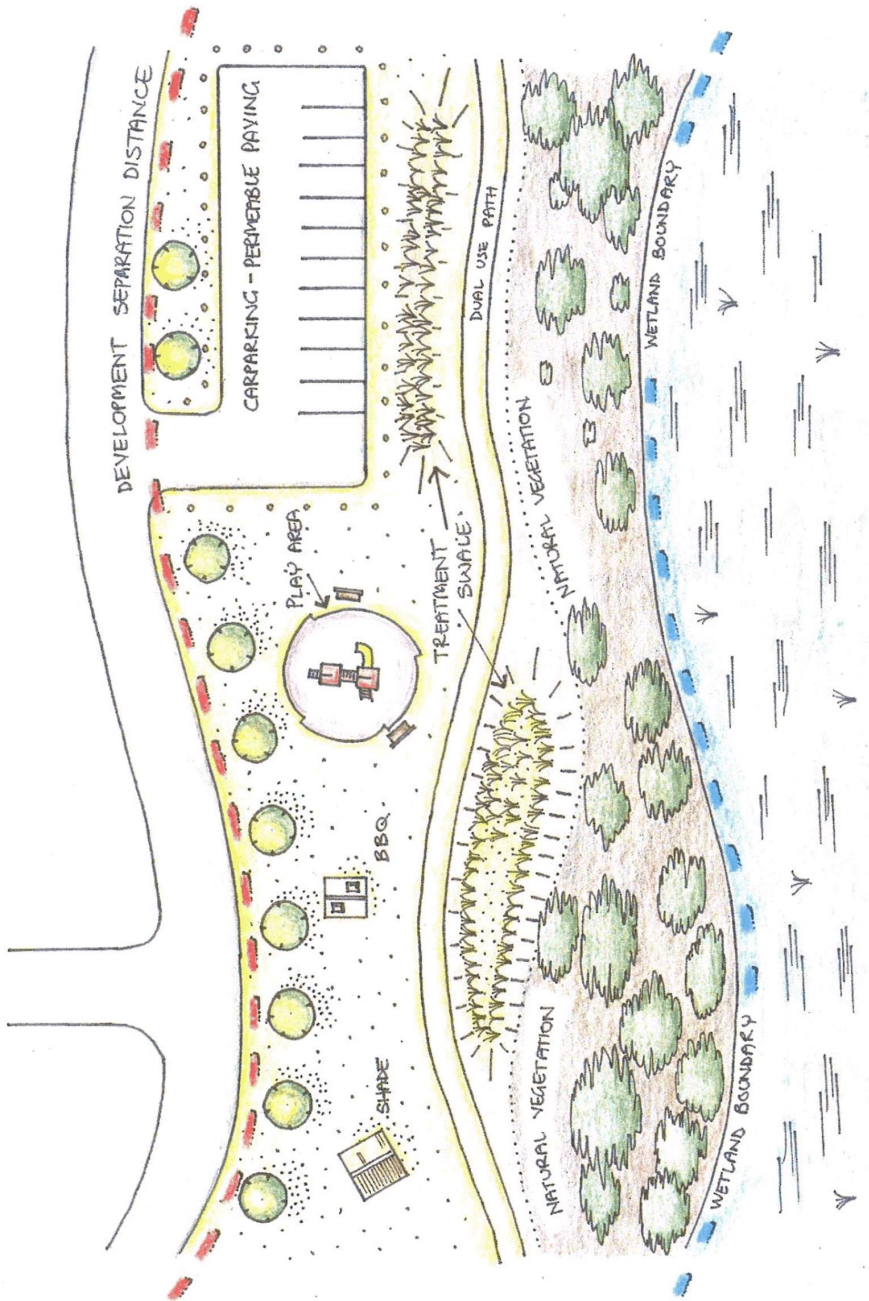
SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEM E AMEND MENT	B LOCAL STRUC TURE PLAN	C DETA ILED AREA PLAN	D SUBDIVI SION PROPOS AL	E DEVELO PMENT APPLICA TION
Map illustrating the extent and classification of wetland.	●	●	●	●	●
Site-specific investigations to ground truth the boundary of wetlands.	○	○	○	○	
Site-specific investigations and consultation with the DBCA to ground truth and confirm the classification of wetlands.	○	○	○	○	
Wetland buffer study in accordance with wetland buffer guidelines developed and adopted by the Western Australian Planning Commission.	○	○	○	○	○
Separation distance determination in accordance with relevant Water Quality Protection Notes developed by the Department of Water.	○	○	○	○	○
Compatible-use wetland buffer concept plan supported by analysis of risks to wetland.		○	○	○	
Public Open Space schedule depicting requested allocations for wetlands and buffers.		●	●	●	
Public open space concept strategy (including wetland management and passive recreation).	○	●	●	○	
Development contribution arrangement (if proposed) for land value of wetland, wetland buffer in excess of credited restricted open space liability, wetland management plans and monitoring programs.	○	○			
Wetland management and monitoring plans in accordance with current DBCA guidelines.				⊙	⊙
Midge management plan.		○	○	○⊙	
Nutrient and irrigation management plan.					⊙
Livestock management plan.					⊙
District Water Management Strategy.	○				



SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEM E AMEND MENT	B LOCAL STRUC TURE PLAN	C DETA ILED AREA PLAN	D SUBDIVI SION PROPOS AL	E DEVELO PMENT APPLICA TION
Local Water Management Strategy.	○	●	○		
Urban Water Management Strategy or other drainage management plan.	○			○⊙	⊙
Ecological values assessment.		●			○
Rehabilitation management plan.		●			○

Schedule 2

EXAMPLE COMPATIBLE-USE WETLAND BUFFER CONCEPT PLAN

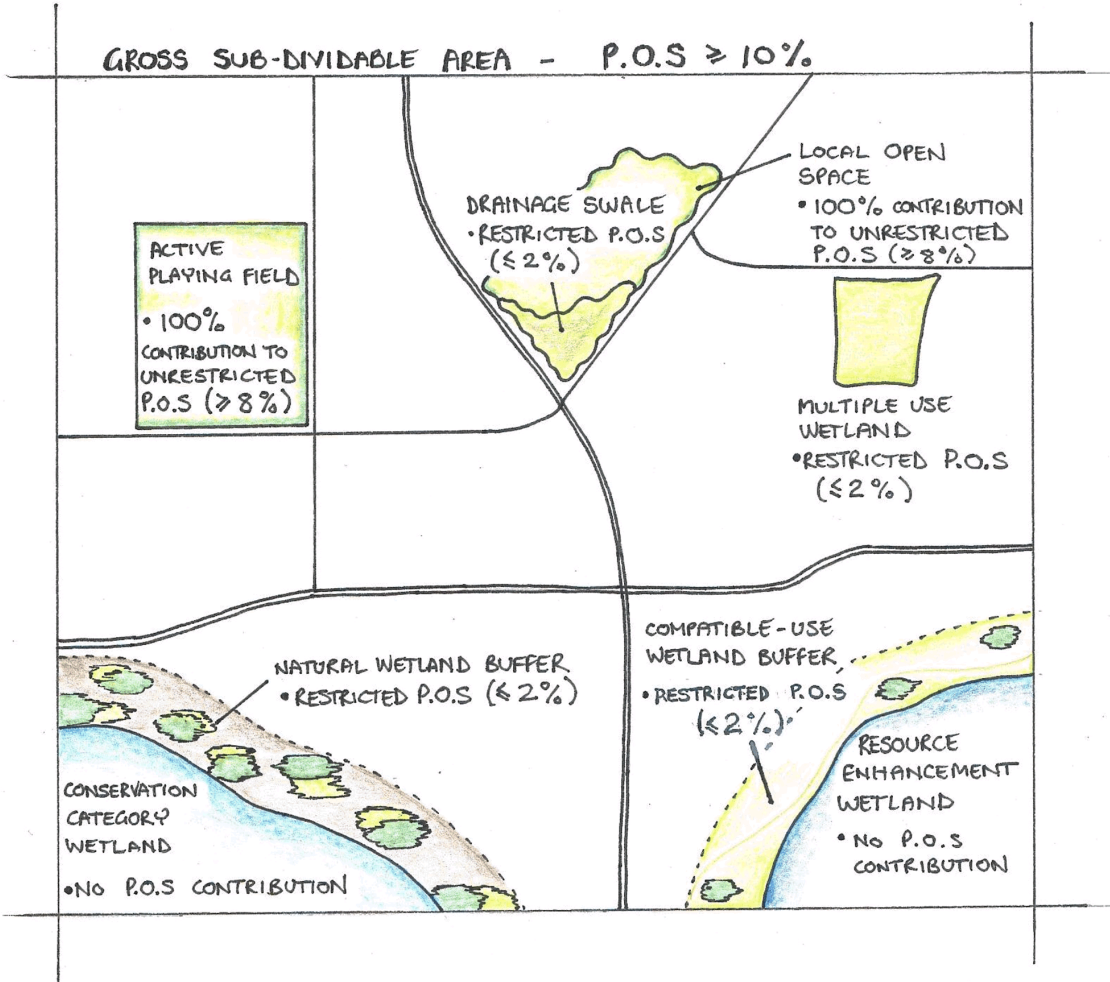


Schedule 2 should be taken as a concept only. Wetland buffer distances, separation distances from development, and potentially acceptable compatible uses will be determined on a case by case basis



Schedule 3

EXAMPLE PUBLIC OPEN SPACE CONCEPT



## Schedule 4

### EXPLANATORY NOTES – WETLAND IDENTIFICATION AND RE-EVALUATION

#### 1 - Wetland Identification

Wetland types considered under this Policy include:

- Permanently inundated wetlands (lakes);
- Seasonally inundated wetlands (sumplands);
- Intermittently inundated wetlands;
- Seasonally waterlogged wetlands (damplands); and
- Subterranean wetlands

Areas that are permanently or seasonally inundated may be easily recognised as wetlands. It may, however, be more difficult to identify intermittently inundated or seasonally waterlogged areas are categorised as wetlands.

Mapping information is publicly available to facilitate wetland determination through the DBCA.

The City of Wanneroo will provide property specific wetland mapping information to the public on request.

The mapping, including boundary, classification and management category, may be slightly incomplete or is not currently accurate. Further survey work to identify possible wetlands is unlikely to be required for subdivision or development applications.

Subterranean wetlands have not been mapped, however, it would be expected that the presence of subterranean wetlands would be identified during the karst investigations required during structure planning.

#### 2 - Wetland Mapping Modification

Landowners are entitled to propose a mapping modification and reclassification of a wetland's management category, in accordance with the Department of Environment and Conservation's (DEC) *Protocol for proposing modifications to the Geomorphic Wetlands Swan Coastal Plain dataset (2007)*, which is located at:

[www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html](http://www.dec.wa.gov.au/management-and-protection/wetlands/guidelines-and-protocols.html)

The process involved requires the wetland to be assessed by a qualified environmental consultant and reclassification mapping to be completed in accordance with DEC requirements, and for the DEC to consider the reclassification request. Submission of a request should be made to the DEC prior to proposal submission.

While landowners may propose a wetland reclassification at any time, such a proposal would be most logically submitted in support of a proposed local structure plan or subdivision application.



REVISION HISTORY

Version	Next Review	Record No:
1 June 2010 – PS02-06/10	June 2011	TRIM10/1999
2 September 2018	2022	18/498470[v1]
3 - October 2022	16 October 2026	18/498470[v2]

AUTHORISATION	16 October 2018 PS02-10/18
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REVIEW	16 October 2022
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## Part 1

### POLICY OPERATION

#### Policy Development

This Policy has been prepared under Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

#### Application and Purpose

This Policy applies to all planning proposals that affect or are affected by Caves or Karstic features.

The purpose of this Policy is to outline the City's information requirements required 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.

Subject to compliance with all other scheme and policy requirements, planning proposals shall not be deemed complete until such time as all relevant information in Column C of **Table 1** of this Policy has been provided to the City.

#### Objective

The objectives of this Policy are to:

1. Conserve caves and significant karstic features for their geological, cultural and environmental values; and
2. Minimise risks to people and property in karst hazard areas.

#### Structure

The Policy contains two parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: Policy Provisions, which includes minimum standard requirements for the assessment and management of all planning proposals in relation to caves and karstic features.

## Part 2

### POLICY PROVISIONS

- 2.1 Karst Risk levels shown in Column A of **Table 1** are defined by the Risk Zone dataset as developed by the Western Australian Speleological Group (WASG) as illustrated in **Figure 1** of this Policy.
- 2.2 Column B of **Table 1** identifies the various planning stages of a particular proposal.
- 2.3 Column C of **Table 1** sets out the minimum requirements for planning information pertaining to karstic features and is dependant on both Karst Risk Level (Column A) and the applicable planning stage of a given planning proposal (Column B). The minimum standard requirements for supporting information as outlined in Column C are further detailed in **Schedule 1** of this Policy.
- 2.4 Column D of **Table 1** sets out the relevant conditions / provisions to be applied to a planning proposal. 'Conditions' relate to Subdivision and Development Applications only, and are derived from the specific planning information required in Column C. Similarly, 'provisions' relate to Local Structure Plans only, and are also derived from the specific planning information required in Column C.
- 2.5 Where there are two or more different karst risk levels across a subject site, the highest risk level will apply.
- 2.6 Where a property is located within 400 metres of a higher karst risk level, the higher risk level will be used when determining the requirements for karst assessment.
- 2.7 The City may, at its discretion, waive the requirements for a 'Geotechnical Report' where the following criteria have been met to the satisfaction of the City:
  - The nature of the proposed development is such that karstic features will pose no impact on the development; or
  - Information provided at prior planning stages is sufficient in determining whether the subject land is capable of the proposed development.



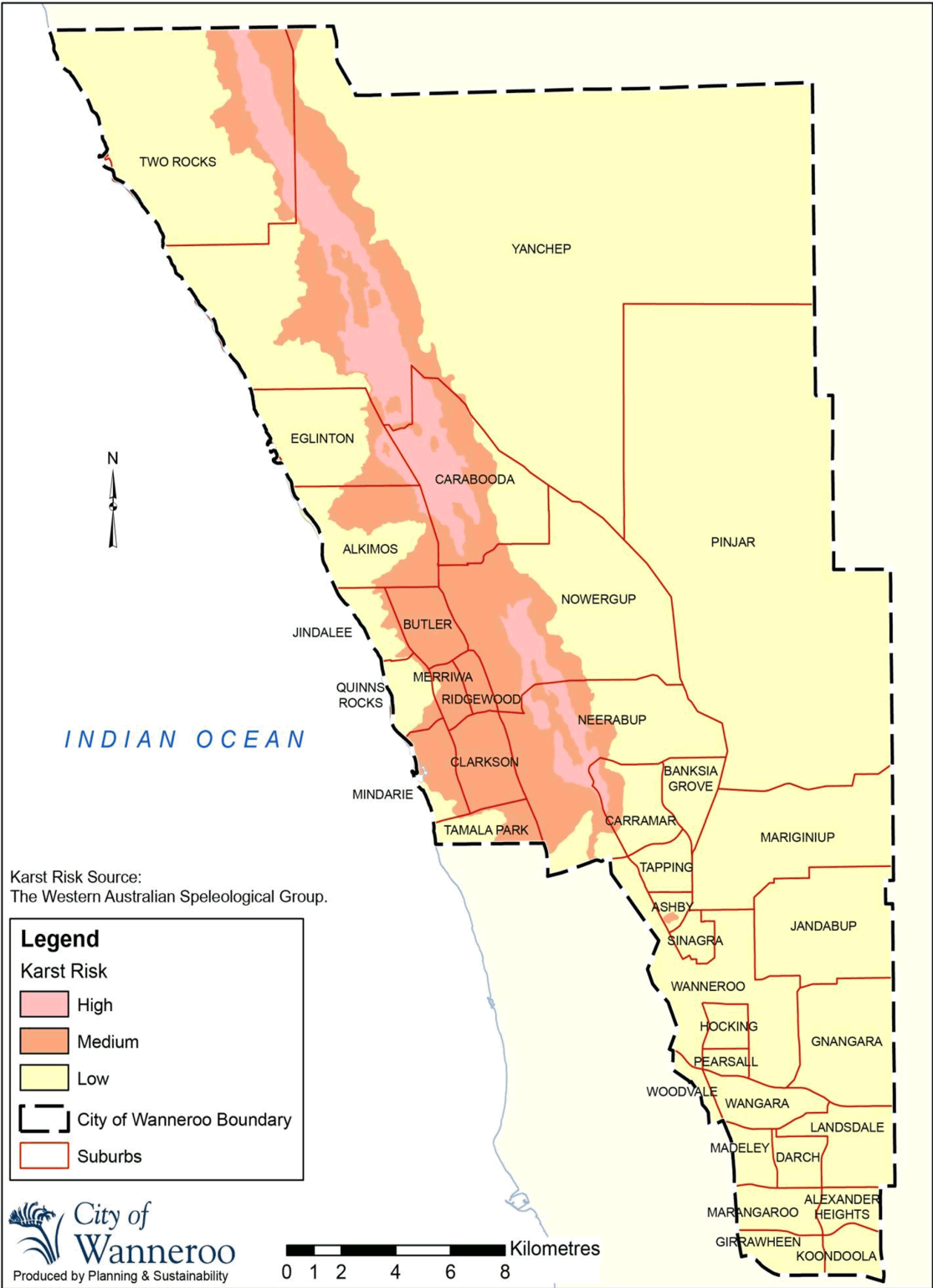
Planning and Sustainability  
Local Planning Policy Framework  
Local Planning Policy 4.13: Caves and Karstic Features



Table 1: Karst Assessment and Management Requirements for Planning Proposals

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Karst Risk Level	Planning Stage	Planning Information	Conditions / Provisions
Low	Local Structure Plan	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.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	The requirement for a "Geotechnical Report" shall be recommended by the City as a condition of Subdivision only where: <ul style="list-style-type: none"> <li>no prior karst assessment has been conducted at Local Structure Plan stage; or</li> <li>where the "Desktop Karst Survey" undertaken at structure planning stage requires one to be prepared.</li> </ul>	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <p><i>'Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i></p> <p><i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)'</i></p>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <p><i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i></p>
	Development Application	A "Geotechnical Report" shall be prepared only where prior planning stages specifically request further karst investigation.	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report: <p><i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i></p>
Medium	Local Structure Plan	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 at Subdivision.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	The requirement for a "Geotechnical Report" shall be recommended by the City as a condition of Subdivision only where: <ul style="list-style-type: none"> <li>structure planning has not been undertaken;</li> <li>a "Desktop Karst Survey" has not been prepared at Local Structure Plan stage;</li> <li>the "Desktop Karst Survey" undertaken at structure planning stage requires one to be prepared; or</li> <li>high risk karstic features have been identified in the "Desktop Karst Survey".</li> </ul>	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <p><i>'Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i></p> <p><i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)'</i></p>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <p><i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i></p>
	Development Application	A "Geotechnical Report" shall be prepared where: <ul style="list-style-type: none"> <li>prior planning stages specifically request further karst investigation; or</li> <li>in the opinion of the City, the proposed development in conjunction with the associated karst risk poses a threat to people, property, or the environment.</li> </ul>	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report: <p><i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i></p>
High	Local Structure Plan	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 at Subdivision.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	A "Geotechnical Report" shall be recommended as a condition of Subdivision by the City in all instances unless investigations carried out in previous planning stages specifically state that this is not required.	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <p><i>'Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i></p> <p><i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)'</i></p>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <p><i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i></p>
	Development Application	A "Geotechnical Report" shall be provided in all instances unless investigations carried out in previous planning stages specifically state that this is not required.	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report: <p><i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i></p>

Figure 1: Karstic Features Risk Zones in the City of Wanneroo



## Schedule 1

### MINIMUM STANDARD REQUIREMENTS FOR SUPPORTING INFORMATION

**3.1 Desktop Karst Survey** – This assessment is a geological study undertaken to determine the risks related to karst landforms. Initial investigations of a 'Desktop Karst Survey' may recommend that on ground geotechnical investigations be undertaken where necessary. The survey is to be prepared to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and is to include the following:

- Analysis of existing site specific field data where it is available, and other existing resources and literature on karst in the specified area including the City's 'Karstic Features Risk Zones' found in Figure 1;
- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Associated mapping showing the extent and severity of karst risk;
- Information pertaining to the capacity for the subject land to support a proposed development;
- Confirmation of the actual karst risk when taking into account existing literature outlined in the above point. Where there is uncertainty as to the on ground karst risk, a field investigation (including drilling/ radar where necessary) will need to be undertaken;
- Recommendations for the management of the site in response to karstic features; and
- Where initial desktop and field investigations indicate the presence of karst, the survey shall include comprehensive geomorphic analysis, exploration drilling and geophysical studies that will result in recommendations for investigations and management measures to be undertaken at future planning stages.

**3.2 Geotechnical Report** – To be prepared to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and to include the following:

- Detailed site investigation including drilling for proposals located within areas of medium or higher karst risk;

- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Anticipated site classification in accordance with 'AS2870: Residential Slabs and Footings' and requirements to improve the classification, in so far as this is relevant to the proposed development;
- Information pertaining to the capacity for the subject land to support a proposed development; and
- Recommendations for the management of the site in response to karstic features.

**3.3 Karstic Features Management Plan** - To be prepared for the entire development area to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and to include the following:

- Detailed site investigation including Ground Penetrating Radar for proposals located within areas of high karst risk;
- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Information pertaining to how the proposed development may affect or be affected by nearby karst features on adjacent or nearby land parcels, and detail on how impacts to off-site karst formations will be mitigated where necessary;
- Detail on the management of significant karstic features identified or to be retained and protected within POS. It must be adequately demonstrated as to how the protection of life, property and significant karstic features is to occur in response to the proposed development; and
- Recommendations provided in karst investigations undertaken in prior planning stages shall be addressed to the satisfaction of the City.





Owner	Planning and Sustainability
Implementation	16 October <del>2018</del> <u>2022</u>
Next Review	16 October <del>2022</del> <u>2026</u>

PART 1 – POLICY OPERATION

Policy Development

This Policy has been prepared under Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

Purpose

The purpose of this Policy is to outline the City’s information requirements required 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.

Subject to compliance with all other scheme and policy requirements, planning proposals shall not be deemed complete until such time as all relevant information in Column C of **Table 1** of this Policy has been provided to the City.

Application

This Policy applies to all planning proposals that affect or are affected by Caves or Karstic features.

Objective

The objectives of this Policy are to:

1. Conserve caves and significant karstic features for their geological, cultural and environmental values; and
2. Minimise risks to people and property in karst hazard areas.

Provision

The Policy contains two parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: Policy Provisions, which includes minimum standard requirements for the assessment and management of all planning proposals in relation to caves and karstic features.



## PART 2 – POLICY PROVISIONS

- 2.1. Karst Risk levels shown in Column A of **Table 1** are defined by the Risk Zone dataset as developed by the Western Australian Speleological Group (WASG) as illustrated in **Figure 1** of this Policy.
- 2.2. Column B of **Table 1** identifies the various planning stages of a particular proposal.
- 2.3. Column C of **Table 1** sets out the minimum requirements for planning information pertaining to karstic features and is dependant on both Karst Risk Level (Column A) and the applicable planning stage of a given planning proposal (Column B). The minimum standard requirements for supporting information as outlined in Column C are further detailed in **Schedule 1** of this Policy.
- 2.4. Column D of **Table 1** sets out the relevant conditions / provisions to be applied to a planning proposal. 'Conditions' relate to Subdivision and Development Applications only, and are derived from the specific planning information required in Column C. Similarly, 'provisions' relate to Local Structure Plans only, and are also derived from the specific planning information required in Column C.
- 2.5. Where there are two or more different karst risk levels across a subject site, the highest risk level will apply.
- 2.6. Where a property is located within 400 metres of a higher karst risk level, the higher risk level will be used when determining the requirements for karst assessment.
- 2.7. The City may, at its discretion, waive the requirements for a 'Geotechnical Report' where the following criteria have been met to the satisfaction of the City:
  - The nature of the proposed development is such that karstic features will pose no impact on the development; or
  - Information provided at prior planning stages is sufficient in determining whether the subject land is capable of the proposed development.

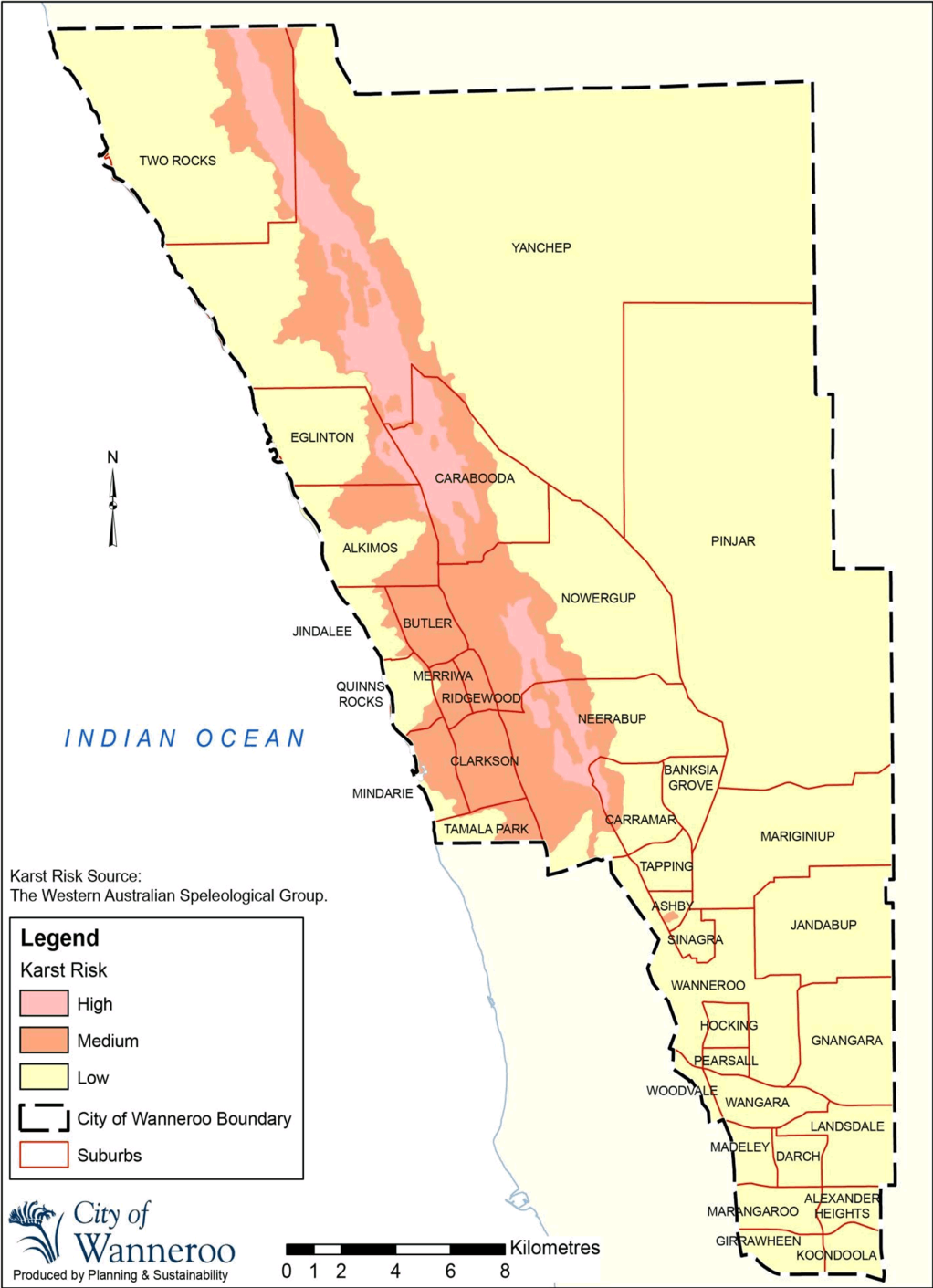
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Table 1: Karst Assessment and Management Requirements for Planning Proposals

COLUMN A Karst Risk Level	COLUMN B Planning Stage	COLUMN C Planning Information	COLUMN D Conditions / Provisions
Low	Local Structure Plan	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.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	The requirement for a "Geotechnical Report" shall be recommended by the City as a condition of Subdivision only where: <ul style="list-style-type: none"> <li>no prior karst assessment has been conducted at Local Structure Plan stage; or</li> <li>where the "Desktop Karst Survey" undertaken at structure planning stage requires one to be prepared.</li> </ul>	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <i>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i> <i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)</i>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i>
	Development Application	A "Geotechnical Report" <b>shall be prepared only</b> where prior planning stages specifically request further karst investigation.	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report": <i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i>
Medium	Local Structure Plan	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 at Subdivision.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	The requirement for a "Geotechnical Report" shall be recommended by the City as a condition of Subdivision only where: <ul style="list-style-type: none"> <li>structure planning has not been undertaken;</li> <li>a "Desktop Karst Survey" has not been prepared at Local Structure Plan stage;</li> <li>the "Desktop Karst Survey" undertaken at structure planning stage requires one to be prepared; or</li> <li>high risk karstic features have been identified in the "Desktop Karst Survey".</li> </ul>	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <i>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i> <i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)</i>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i>
	Development Application	A "Geotechnical Report" <b>shall be prepared where:</b> <ul style="list-style-type: none"> <li>prior planning stages specifically request further karst investigation; or</li> <li>in the opinion of the City, the proposed development in conjunction with the associated karst risk poses a threat to people, property, or the environment.</li> </ul>	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report": <i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i>
High	Local Structure Plan	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 at Subdivision.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	A "Geotechnical Report" shall be recommended as a condition of Subdivision by the City in all instances unless investigations carried out in previous planning stages specifically state that this is not required.	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <i>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i> <i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)</i>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i>
	Development Application	A "Geotechnical Report" <b>shall be provided in all instances</b> unless investigations carried out in previous planning stages specifically state that this is not required.	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report": <i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i>

Figure 1: Karstic Features Risk Zones in the City of Wanneroo



## Schedule 1

### MINIMUM STANDARD REQUIREMENTS FOR SUPPORTING INFORMATION

**3.1 Desktop Karst Survey** – This assessment is a geological study undertaken to determine the risks related to karst landforms. Initial investigations of a 'Desktop Karst Survey' may recommend that on ground geotechnical investigations be undertaken where necessary. The survey is to be prepared to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and is to include the following:

- Analysis of existing site specific field data where it is available, and other existing resources and literature on karst in the specified area including the City's 'Karstic Features Risk Zones' found in Figure 1;
- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Associated mapping showing the extent and severity of karst risk;
- Information pertaining to the capacity for the subject land to support a proposed development;
- Confirmation of the actual karst risk when taking into account existing literature outlined in the above point. Where there is uncertainty as to the on ground karst risk, a field investigation (including drilling/ radar where necessary) will need to be undertaken;
- Recommendations for the management of the site in response to karstic features; and
- Where initial desktop and field investigations indicate the presence of karst, the survey shall include comprehensive geomorphic analysis, exploration drilling and geophysical studies that will result in recommendations for investigations and management measures to be undertaken at future planning stages.

**3.2 Geotechnical Report** – To be prepared to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and to include the following:

- Detailed site investigation including drilling for proposals located within areas of medium or higher karst risk;

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- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Anticipated site classification in accordance with 'AS2870: Residential Slabs and Footings' and requirements to improve the classification, in so far as this is relevant to the proposed development;
- Information pertaining to the capacity for the subject land to support a proposed development; and
- Recommendations for the management of the site in response to karstic features.

**3.3 Karstic Features Management Plan** - To be prepared for the entire development area to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and to include the following:

- Detailed site investigation including Ground Penetrating Radar for proposals located within areas of high karst risk;
- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Information pertaining to how the proposed development may affect or be affected by nearby karst features on adjacent or nearby land parcels, and detail on how impacts to off-site karst formations will be mitigated where necessary;
- Detail on the management of significant karstic features identified or to be retained and protected within POS. It must be adequately demonstrated as to how the protection of life, property and significant karstic features is to occur in response to the proposed development; and
- Recommendations provided in karst investigations undertaken in prior planning stages shall be addressed to the satisfaction of the City.

#### REVISION HISTORY

<u>Version</u>	<u>Next Review</u>	<u>Record No.</u>
<u>1</u>	<u>16/10/2022</u>	<u>18/498418[v1]</u>
<u>2</u>	<u>16/10/2026</u>	<u>18/498418[v2]</u>





Owner	Planning and Sustainability
Implementation	16 October 2022
Next Review	16 October 2026

PART 1 – POLICY OPERATION

Policy Development

This Policy has been prepared under Clause 3 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2.

Purpose

The purpose of this Policy is to outline the City’s information requirements required 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.

Subject to compliance with all other scheme and policy requirements, planning proposals shall not be deemed complete until such time as all relevant information in Column C of **Table 1** of this Policy has been provided to the City.

Application

This Policy applies to all planning proposals that affect or are affected by Caves or Karstic features.

Objective

The objectives of this Policy are to:

1. Conserve caves and significant karstic features for their geological, cultural and environmental values; and
2. Minimise risks to people and property in karst hazard areas.

Provision

The Policy contains two parts:

- Part 1: Policy Operation, which includes the policy context and objectives.
- Part 2: Policy Provisions, which includes minimum standard requirements for the assessment and management of all planning proposals in relation to caves and karstic features.

## PART 2 – POLICY PROVISIONS

- 2.1. Karst Risk levels shown in Column A of **Table 1** are defined by the Risk Zone dataset as developed by the Western Australian Speleological Group (WASG) as illustrated in **Figure 1** of this Policy.
- 2.2. Column B of **Table 1** identifies the various planning stages of a particular proposal.
- 2.3. Column C of **Table 1** sets out the minimum requirements for planning information pertaining to karstic features and is dependant on both Karst Risk Level (Column A) and the applicable planning stage of a given planning proposal (Column B). The minimum standard requirements for supporting information as outlined in Column C are further detailed in **Schedule 1** of this Policy.
- 2.4. Column D of **Table 1** sets out the relevant conditions / provisions to be applied to a planning proposal. 'Conditions' relate to Subdivision and Development Applications only, and are derived from the specific planning information required in Column C. Similarly, 'provisions' relate to Local Structure Plans only, and are also derived from the specific planning information required in Column C.
- 2.5. Where there are two or more different karst risk levels across a subject site, the highest risk level will apply.
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- 2.7. The City may, at its discretion, waive the requirements for a 'Geotechnical Report' where the following criteria have been met to the satisfaction of the City:
  - The nature of the proposed development is such that karstic features will pose no impact on the development; or
  - Information provided at prior planning stages is sufficient in determining whether the subject land is capable of the proposed development.

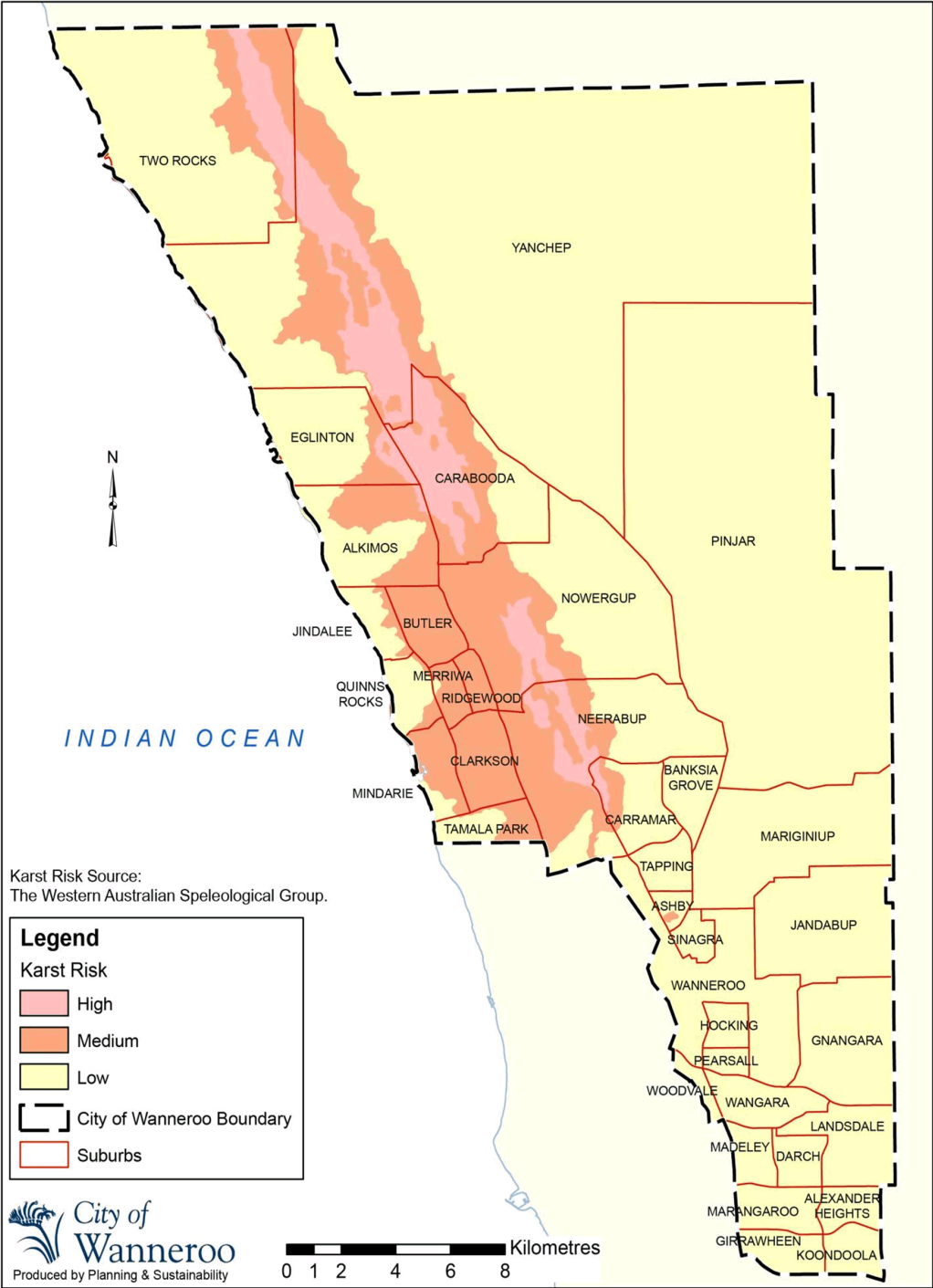
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Table 1: Karst Assessment and Management Requirements for Planning Proposals

COLUMN A Karst Risk Level	COLUMN B Planning Stage	COLUMN C Planning Information	COLUMN D Conditions / Provisions
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	Subdivision	The requirement for a "Geotechnical Report" shall be recommended by the City as a condition of Subdivision only where: <ul style="list-style-type: none"> <li>no prior karst assessment has been conducted at Local Structure Plan stage; or</li> <li>where the "Desktop Karst Survey" undertaken at structure planning stage requires one to be prepared.</li> </ul>	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <i>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i> <i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)</i>
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	Development Application	A "Geotechnical Report" <b>shall be prepared only</b> where prior planning stages specifically request further karst investigation.	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report": <i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i>
Medium	Local Structure Plan	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 at Subdivision.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	The requirement for a "Geotechnical Report" shall be recommended by the City as a condition of Subdivision only where: <ul style="list-style-type: none"> <li>structure planning has not been undertaken;</li> <li>a "Desktop Karst Survey" has not been prepared at Local Structure Plan stage;</li> <li>the "Desktop Karst Survey" undertaken at structure planning stage requires one to be prepared; or</li> <li>high risk karstic features have been identified in the "Desktop Karst Survey".</li> </ul>	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <i>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i> <i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)</i>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i>
	Development Application	A "Geotechnical Report" <b>shall be prepared where:</b> <ul style="list-style-type: none"> <li>prior planning stages specifically request further karst investigation; or</li> <li>in the opinion of the City, the proposed development in conjunction with the associated karst risk poses a threat to people, property, or the environment.</li> </ul>	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report": <i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i>
High	Local Structure Plan	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 at Subdivision.	Where a "Desktop Karst Survey" provided with a Local Structure Plan identifies further investigations or management measures to be undertaken, a provision shall be added to Part 1 of the Local Structure Plan that requires a "Karstic Features Management Plan" to be prepared and implemented as a condition of subdivision.
	Subdivision	A "Geotechnical Report" shall be recommended as a condition of Subdivision by the City in all instances unless investigations carried out in previous planning stages specifically state that this is not required.	The City will recommend the following model condition where a "Geotechnical Report" is deemed to be required be prepared as a condition of subdivision: <i>Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and</i> <i>In the event that remediation works are required, the landowner/applicant is to provide a post-works geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)</i>
		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.	The City will recommend the following model subdivision condition where a 'Karstic Features Management Plan' is deemed to be required as a result of karst investigations at the Structure Plan and Subdivision stages: <i>Prior to the commencement of subdivisional works a Karstic Features Management Plan for [INSERT SITE ADDRESS] is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. (Department of Water) OR (Local Government) OR (Department of Environment and Conservation) [DELETE AS APPLICABLE]</i>
	Development Application	A "Geotechnical Report" <b>shall be provided in all instances</b> unless investigations carried out in previous planning stages specifically state that this is not required.	In instances where a "Geotechnical Report" was required, the following condition will be included in the approval of the Development Application to implement the recommendations of the Geotechnical Report": <i>'In development of the subject site, the proponent shall adhere to the recommendations as outlined by [AUTHOR OF GEOTECHNICAL REPORT] in the Technical Memorandum of [DATE OF GEOTECHNICAL REPORT].'</i>

Figure 1: Karstic Features Risk Zones in the City of Wanneroo



## Schedule 1

### MINIMUM STANDARD REQUIREMENTS FOR SUPPORTING INFORMATION

**3.1 Desktop Karst Survey** – This assessment is a geological study undertaken to determine the risks related to karst landforms. Initial investigations of a 'Desktop Karst Survey' may recommend that on ground geotechnical investigations be undertaken where necessary. The survey is to be prepared to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and is to include the following:

- Analysis of existing site specific field data where it is available, and other existing resources and literature on karst in the specified area including the City's 'Karstic Features Risk Zones' found in Figure 1;
- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Associated mapping showing the extent and severity of karst risk;
- Information pertaining to the capacity for the subject land to support a proposed development;
- Confirmation of the actual karst risk when taking into account existing literature outlined in the above point. Where there is uncertainty as to the on ground karst risk, a field investigation (including drilling/ radar where necessary) will need to be undertaken;
- Recommendations for the management of the site in response to karstic features; and
- Where initial desktop and field investigations indicate the presence of karst, the survey shall include comprehensive geomorphic analysis, exploration drilling and geophysical studies that will result in recommendations for investigations and management measures to be undertaken at future planning stages.

**3.2 Geotechnical Report** – To be prepared to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and to include the following:

- Detailed site investigation including drilling for proposals located within areas of medium or higher karst risk;



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- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Anticipated site classification in accordance with 'AS2870: Residential Slabs and Footings' and requirements to improve the classification, in so far as this is relevant to the proposed development;
- Information pertaining to the capacity for the subject land to support a proposed development; and
- Recommendations for the management of the site in response to karstic features.

**3.3 Karstic Features Management Plan** - To be prepared for the entire development area to the satisfaction of the City by a certified Geotechnical Engineer or similarly qualified karst expert and to include the following:

- Detailed site investigation including Ground Penetrating Radar for proposals located within areas of high karst risk;
- Consideration of significant karst features and subterranean fauna of conservation significance in accordance with the *Environmental Protection Act 1986* and related guidelines;
- Information pertaining to how the proposed development may affect or be affected by nearby karst features on adjacent or nearby land parcels, and detail on how impacts to off-site karst formations will be mitigated where necessary;
- Detail on the management of significant karstic features identified or to be retained and protected within POS. It must be adequately demonstrated as to how the protection of life, property and significant karstic features is to occur in response to the proposed development; and
- Recommendations provided in karst investigations undertaken in prior planning stages shall be addressed to the satisfaction of the City.

#### REVISION HISTORY

Version	Next Review	Record No.
1	16/10/2022	18/498418[v1]
2	16/10/2026	18/498418[v2]



## Policy Manual

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### Environment Policy

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<b>Policy Owner:</b>	Strategic Land Use Planning & Environment
<b>Contact Person:</b>	Manager Strategic Land Use Planning & Environment
<b>Date of Approval:</b>	24 <sup>th</sup> September 2019 PS02-09/19

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#### POLICY STATEMENT

The City of Wanneroo (the City) recognises that a healthy and sustainable natural and built environment is important to its residents, its economy and its future prosperity.

#### POLICY OBJECTIVE

The purpose of this policy is to demonstrate the City's commitment to protecting and enhancing its natural environment and incorporating the principles of ecologically sustainable development throughout its operations and business activities to benefit current and future generations taking into account environmental, economic and social impacts (Triple Bottom Line)

The City is committed to:

- Protecting the natural environment from pollution and degradation that are within the City's mandate and capability;
- Enhancing the natural and built environment through strategic planning and responsible operations;
- Aligning the City's practices with sustainable development principles to encourage efficient use of resources, reduced waste generation and minimise the City's corporate environmental footprint where practicable;
- Adapting to the changing climate and where practical, minimising its contribution towards climate change;
- Encouraging residents and businesses to implement ecologically sustainable practices;
- Establish clear objectives, targets and indicators to monitor environmental performance and sustainable development;
- Recognising, communicating and achieving compliance obligations;
- Incorporating a philosophy of continual improvement and innovation to ensure the City is responding appropriately to future growth, whilst improving its environmental performance and resource use over time;
- Ensure the long-term vision and aspirations of the community are being attained as per the Strategic Community Plan's natural & built environment strategic objectives;
- Encourage active participation, cooperation and communication by employees in developing and implementing measures to improve the City's environmental performance;
- Aligning to the principles of the ISO14001 Environmental Management Systems standard.

19/225699



## Policy Manual

### SCOPE

This policy applies to all Elected Members, the Chief Executive Officer (CEO), Executive Management, staff, contractors and volunteers working on behalf of the City of Wanneroo.

### IMPLICATIONS (Strategic, Financial, Human Resources)

This policy supports the following objectives of the Strategic Community Plan:

- Minimise impacts of climate change (SCP 3.1.1)
- Seek alternative ways to improve energy efficiency (SCP 3.1.2)
- Proactively manage the scarcity of water through sustainable local water management strategies (SCP 3.1.3)
- Maximise the environmental value of beaches, nature reserves and parklands (SCP 3.2.1)
- Collaborate with relevant State agencies with a focus on the enhancement of the natural environment. (SCP 3.2.2)
- Optimize retention of significant vegetation and habitat (SCP 3.2.3)
- Treat waste as a resource (SCP 3.3.1)
- Foster a partnership with community and industry to reduce waste (SCP 3.3.2)
- Create and promote waste management solutions (SCP 3.3.3)
- Improve local amenity by retaining and complementing natural landscapes within the built environment (SCP 3.4.4)
- Lead excellence and innovation in local government (4.3.1)

### IMPLEMENTATION

This policy will be implemented in accordance with the City's Risk Appetite Statement working document and through the continual improvement of the City's Environmental Management System, the implementation of the Local Environment Strategy, and subsidiary environmental plans, procedures and guidelines. This policy shall be executed with due regard to existing City policies and procedures.

This policy will support the City's objective in aligning with the following standards and legislation and will operate as part of an integrated management system:

- ISO 14001 Environmental Management System standard;
- Australian Business Excellence Framework;
- Environmental Protection and Biodiversity Conservation Act 1999 (Cth);
- Environmental Protection Act 1986 (WA); and
- Biodiversity Conservation Act 2016 (WA)

### ROLES AND RESPONSIBILITIES

The publication, implementation, enforcement and compliance with this policy is the responsibility of the Manager Strategic Land Use Planning and Environment.



## Policy Manual

### DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Director: Planning & Sustainability 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

The success of this policy will be evaluated through the establishment and application of the environmental management system performance monitoring and auditing process.

### DEFINITIONS

*DEFINITIONS: Any definitions listed in the following table apply to this document only.*

<b>Ecologically sustainable development</b>	using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased
<b>Environment</b>	living things, their physical, biological and social surroundings, and interactions between all of these.
<b>Environmental aspect</b>	the element of an organisations activities, products or services that interacts or can interact with the environment.
<b>Environmental Management System</b>	the management of an organization's environmental aspects, compliance obligations and risks and opportunities in a comprehensive, systematic, planned and documented manner.

### RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

#### Council & Corporate Policies

Asset Management Policy  
 Contract Management Corporate Policy  
 Investment Policy  
 OSH Policy  
 Pesticide Management Policy  
 Public Tender Evaluation Corporate Policy  
 Purchasing Policy  
 Risk Management Policy  
 Strategic Land Policy  
 Street Tree Policy  
 Waste Management Services Policy

#### Local Planning Policies

LPP 1.1: Conservation Reserves  
 LPP 4.1: Wetlands Policy  
 LPP 4.3: Public Open Space Policy  
 LPP 4.4: Urban Water Management Policy  
 LPP 4.8: Tree Preservation Policy

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## Policy Manual

LPP 4.12: Heritage Places Local Planning Policy  
 LPP 4.13: Caves and Karstic Features Policy  
 LPP 4.14: Compliance  
 LPP 4.18 Earthworks and Sand Drift  
 LPP 4.21: Coastal Assets

### Strategies & Plans

Local Environment Strategy  
 City of Wanneroo Strategic Waste Management Plan 2016 – 2022  
 Local Biodiversity Plan 2018/19 – 2023/24  
 Yellagonga Integrated Catchment Management Plan  
 Coastal Hazard Risk Management Adaptation Plan (Part 1 & 2)  
 Climate Change Adaptation and Mitigation Strategy  
 Energy Reduction Plan  
 Bushfire Risk Management Plan  
 Water Conservation Plan  
 Asset Management Strategy

### REFERENCES

This policy is complemented by the Environmental Legal Register (19/232724) and the Environmental Aspects & Impacts Register (19/58047).

### RESPONSIBILITY FOR IMPLEMENTATION

Environmental Management System Project Officer

Version	Next Review	Record No:
1	24/09/2022	19/225699





## Council Policy

### ENVIRONMENT POLICY

<b>Responsible Directorate:</b>	<i>Planning and Sustainability</i>
<b>Responsible Service Unit:</b>	<i>Strategic Land Use Planning and Environment</i>
<b>Contact Person:</b>	<i>Manager Strategic Land Use Planning &amp; Environment</i>
<b>Date of Approval:</b>	<i>24<sup>th</sup> September 2019</i>
<b>Council Resolution No:</b>	<i>PS02-09/19</i>

#### 1. POLICY STATEMENT

*The City of Wanneroo (the City) recognises that a healthy and sustainable natural and built environment is important to its residents, its economy and its future prosperity.*

#### 2. OBJECTIVE AND PURPOSE

##### Objective

The objective of this policy is to demonstrate the City's commitment to protecting and enhancing its natural environment and incorporating the principles of ecologically sustainable development throughout its operations and business activities to benefit current and future generations taking into account environmental, economic and social impacts (Triple Bottom Line).

##### Purpose

*The purpose of this policy is to outline City's commitment to:*

- Protecting the natural environment from pollution and degradation that are within the City's mandate and capability;
- Enhancing the natural and built environment through strategic planning and responsible operations;
- Aligning the City's practices with sustainable development principles to encourage efficient use of resources, reduced waste generation and minimise the City's corporate environmental footprint where practicable;
- Adapting to the changing climate and where practical, minimising its contribution towards climate change;
- Encouraging residents and businesses to implement ecologically sustainable practices;
- Establishing clear objectives, targets and indicators to monitor environmental performance and sustainable development;
- Recognising, communicating and achieving compliance obligations;
- Incorporating a philosophy of continual improvement and innovation to ensure the City is responding appropriately to future growth, whilst improving its environmental performance and resource use over time;
- Ensure the long-term vision and aspirations of the community are being attained as per the Strategic Community Plan's natural & built environment strategic objectives;



## Council Policy

- Encourage active participation, cooperation and communication by employees in developing and implementing measures to improve the City's environmental performance;
- Aligning to the principles of the ISO14001 Environmental Management Systems standard.

### 3. KEY DEFINITIONS

<i>DEFINITIONS: Any definitions listed in the following table apply to this document only.</i>	
<b>Ecologically sustainable development</b>	using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased
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<b>Environmental Management System</b>	the management of an organization's environmental aspects, compliance obligations and risks and opportunities in a comprehensive, systematic, planned and documented manner.

### 4. SCOPE

This policy applies to all Elected Members, the Chief Executive Officer (CEO), Executive Management, staff, contractors and volunteers working on behalf of the City of Wanneroo.

### 5. IMPLICATIONS

This policy supports the following objectives of the Strategic Community Plan:

- ~~Minimise impacts of Plan for~~ climate change (SCP 3.1.14.1)
- ~~Seek alternative ways to improve energy efficiency~~Manage and protect local Biodiversity (SCP 4.3.1.2)
- ~~Proactively manage the scarcity of water through sustainable local water management strategies~~Manage natural assets and resources (SCP 4.3.1.3)
- ~~Manage waste and its impacts~~ (SCP 4.4)
- ~~Maximise the environmental value of beaches, nature reserves and parklands~~ (SCP 3.2.1)
- ~~Collaborate with relevant State agencies with a focus on the enhancement of the natural environment.~~ (SCP 3.2.2)
- ~~Optimize retention of significant vegetation and habitat~~ (SCP 3.2.3)
- ~~Treat waste as a resource~~ (SCP 3.3.1)
- ~~Foster a partnership with community and industry to reduce waste~~ (SCP 3.3.2)
- ~~Create and promote waste management solutions~~ (SCP 3.3.3)
- ~~Improve local amenity by retaining and complementing natural landscapes within the built environment~~ (SCP 3.4.4)
- ~~Lead excellence and innovation in local government~~ (4.3.1)

### 6. IMPLEMENTATION

This policy will be implemented in accordance with the City's Risk Appetite Statement working document and through the continual improvement of the City's Environmental Management System, the implementation of the Local Environment Strategy, and subsidiary environmental plans, procedures and guidelines. This policy shall be executed with due



## Council Policy

regard to existing City policies and procedures.

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- ISO 14001 Environmental Management System standard;
- Australian Business Excellence Framework;
- Environmental Protection and Biodiversity Conservation Act 1999 (Cth);
- Environmental Protection Act 1986 (WA); and
- Biodiversity Conservation Act 2016 (WA)

### 7. AUTHORITIES AND ACCOUNTABILITIES

### 8. ROLES AND RESPONSIBILITIES

The publication, implementation, enforcement and compliance with this policy is the responsibility of the Manager Strategic Land Use Planning and Environment.

### 9. DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Director: Planning & Sustainability in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

### 10. EVALUATION AND REVIEW

The success of this policy will be evaluated through the establishment and application of the environmental management system performance monitoring and auditing process.

### 11. RELATED DOCUMENTS

#### Council & Corporate Policies

- *Asset Management Policy*
- *Contract Management Corporate Policy*
- *Investment Policy*
- *OSH Policy*
- *Pesticide Management Policy*
- *Public Tender Evaluation Corporate Policy*
- *Purchasing Policy*
- *Risk Management Policy*
- *Strategic Land Policy*
- *Street Tree Policy*
- *Waste Management Services Policy*

#### Local Planning Policies

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- *LPP 4.8: Tree Preservation Policy*
- *LPP 4.12: Heritage Places Local Planning Policy*



## Council Policy

- *LPP 4.13: Caves and Karstic Features Policy*
- *LPP 4.14: Compliance*
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## 12. REFERENCES

This policy is complemented by the Environmental Legal Register (19/232724) and the Environmental Aspects & Impacts Register (19/58047).

## 13. RESPONSIBILITY FOR IMPLEMENTATION

Environmental Management System Project Officer.

### REVISION HISTORY

Version	Next Review	Record No.
1	24/9/2022	19/225699
<u>2</u>	<u>24/09/2026</u>	<u>19/225699[v2]</u>



## Council Policy

### ENVIRONMENT POLICY

<b>Responsible Directorate:</b>	<i>Planning and Sustainability</i>
<b>Responsible Service Unit:</b>	<i>Strategic Land Use Planning and Environment</i>
<b>Contact Person:</b>	<i>Manager Strategic Land Use Planning &amp; Environment</i>
<b>Date of Approval:</b>	
<b>Council Resolution No:</b>	

#### 1. POLICY STATEMENT

*The City of Wanneroo (the City) recognises that a healthy and sustainable natural and built environment is important to its residents, its economy and its future prosperity.*

#### 2. OBJECTIVE AND PURPOSE

##### Objective

The objective of this policy is to demonstrate the City's commitment to protecting and enhancing its natural environment and incorporating the principles of ecologically sustainable development throughout its operations and business activities to benefit current and future generations taking into account environmental, economic and social impacts (Triple Bottom Line).

##### Purpose

*The purpose of this policy is to outline City's commitment to:*

- Protecting the natural environment from pollution and degradation that are within the City's mandate and capability;
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## Council Policy

- Encourage active participation, cooperation and communication by employees in developing and implementing measures to improve the City's environmental performance;
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### 4. SCOPE

This policy applies to all Elected Members, the Chief Executive Officer (CEO), Executive Management, staff, contractors and volunteers working on behalf of the City of Wanneroo.

### 5. IMPLICATIONS

This policy supports the following objectives of the Strategic Community Plan:

- Plan for climate change (SCP 4.1)
- Manage and protect local Biodiversity (SCP 4.2)
- Manage natural assets and resources (SCP 4.3)
- Manage waste and its impacts (SCP 4.4)

### 6. IMPLEMENTATION

This policy will be implemented in accordance with the City's Risk Appetite Statement working document and through the continual improvement of the City's Environmental Management System, the implementation of the Local Environment Strategy, and subsidiary environmental plans, procedures and guidelines. This policy shall be executed with due regard to existing City policies and procedures.

This policy will support the City's objective in aligning with the following standards and legislation and will operate as part of an integrated management system:

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- Australian Business Excellence Framework;
- Environmental Protection and Biodiversity Conservation Act 1999 (Cth);
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- Biodiversity Conservation Act 2016 (WA)



## Council Policy

### 7. AUTHORITIES AND ACCOUNTABILITIES

Not applicable.

### 8. ROLES AND RESPONSIBILITIES

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- *City of Wanneroo Strategic Waste Management Plan 2016 – 2022*
- *Local Biodiversity Plan 2018/19 – 2023/24*
- *Yellagonga Integrated Catchment Management Plan*



## Council Policy

- Coastal Hazard Risk Management Adaptation Plan (Part 1 & 2)
- Climate Change Adaptation and Mitigation Strategy
- Energy Reduction Plan
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- Water Conservation Plan
- Asset Management Strategy

### 12. REFERENCES

This policy is complemented by the Environmental Legal Register (19/232724) and the Environmental Aspects & Impacts Register (19/58047).

### 13. RESPONSIBILITY FOR IMPLEMENTATION

Environmental Management System Project Officer.

### REVISION HISTORY

Version	Next Review	Record No.
1	24/9/2022	19/225699[v1]
2	24/09/2026	19/225699[v2]

## Approval Services

### **PS06-10/22      Preparation of Amendment No. 196 to District Planning Scheme No. 2 – Resolution of Scheme Anomalies and Part Zoning Normalisation Affecting Land in the Carramar South/Tapping North Agreed Structure Plan No. 21B Area**

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File Ref: 42951 – 22/275124  
Responsible Officer: Director Planning and Sustainability  
Attachments: 5

## Issue

To consider initiating Amendment No. 196 to District Planning Scheme No. 2 (DPS 2), and to partially normalise the City's Carramar South/Tapping North Agreed Local Structure Plan No. 21B (ASP 21B).

## Background

The City is progressively normalising the zoning of land that has been the subject of structure plans for a number of years. The term "normalising" refers here to the process of converting the zonings and provisions of structure plans into zonings and provisions within DPS 2. This is done via amendments to DPS 2 to introduce those zones and provisions and to amend or revoke the structure plan.

Structure plans are temporary documents that are used primarily to flexibly guide land subdivision and to a lesser degree initial development on the land. It is always intended by the planning framework that structure planned areas be "normalised".

The preparation and operation of the City's structure plans is undertaken pursuant to the deemed provisions of the City's DPS 2 (deemed provisions). The deemed provisions are contained within Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). The deemed provisions define and set out the purpose of a structure plan as "a plan for the coordination of future subdivision and zoning of an area of land".

Many of the City's structure plans are necessary planning instruments to guide ongoing subdivision and development of land. However, the City has a growing number of structure plans where their subject areas are or becoming substantially subdivided and built out, such as ASP 21B.

Normalising is a process that ensures the planning framework remains consistent and simple by reducing layers of unnecessary policy documents. Furthermore, the City has a further need to review the necessity for its 64 structure plans, as 55 of which are due to expire in October 2025 under the deemed provisions. In previous reporting to Council, Administration has advised that it is implementing a staged and proactive approach toward normalising and/or revoking structure plans.

## Detail

The structure plan referred to as ASP 21B was adopted by the WAPC in August 2001. The purpose of ASP 21B has been to guide the subdivision and development of about 380 hectares of land in parts of the Carramar, Tapping and Banksia Grove localities. Most of the ASP 21B area is now fully established and/or no longer requires the structure plan to guide development of the land.

The purpose of Amendment No. 196 is to:

1. Further normalise the zoning of now developed areas by amending the Scheme Map. The extent of the further normalisation is outlined in the Scheme (Amendment) Maps included in **Attachment 1**;
2. Transfer relevant provisions from ASP 21B into DPS 2, particularly in relation to:
  - a) Resolving an inconsistency in the maximum retail floorspace for the Carramar Village Shopping Centre. While ASP 21B prescribes a 5,500m<sup>2</sup> maximum retail floorspace for this centre DPS 2 only prescribes 4,500m<sup>2</sup>; and
  - b) Adding into DPS 2 the parameters on the activities that can be conducted within a corner store on Balladong Loop, Carramar. The parameters in ASP 21B are to be inserted into DPS 2. This is discussed further in the 'Comment' section below; and
3. Request the WAPC to amend ASP 21B to:
  - a) Remove those areas from ASP 21B that are to be normalised through Amendment 196 and previous DPS 2 amendments. This is shown on revised Structure Plan (Amendment) Maps, as provided in **Attachment 2**; and
  - b) Delete superfluous text from ASP 21B, to the extent indicated in **Attachment 3**.

Proposals to zone or reserve land in the ASP 21B area have previously been considered through Amendment No. 55 and Amendment No. 172 to DPS 2. Amendment No. 55 was gazetted in August 2006, and normalised the zoning of a large part of the ASP 21B area (refer **Attachment 4**).

Amendment No. 172 also addresses anomalies on the DPS 2 map – such as misalignments between lot and zoning boundaries; and ensuring that public open space and drainage sites are reserved through DPS 2 correctly.

It is not yet time to revoke the structure plan, these proposed amendments will, however, resolve nearly all remaining matters except for those outlined below.

#### Areas to Remain under ASP 21B

Amendment No. 196 does not propose to normalise the 'Urban Development' or 'Centre' zoning of the following land as development in these areas still requires ASP 21B to have effect:

- Lot 2495 (7) Cheriton Drive, Carramar – being the Carramar Village Shopping Centre site. Lot 2495 is zoned Centre under DPS 2, which is not proposing to change. The shopping centre may be subject to additional development in the future, which should be guided by the development provisions recently added to ASP 21B for this purpose.
- Lot 3801 (1001) Joondalup Drive, Banksia Grove – being the southern portion of the Banksia Grove District Centre. Lot 3801 is zoned Urban Development under DPS 2, which is not proposing to change. Not altering the planning framework means that the Banksia Grove District Centre Activity Centre Plan No. 65 will continue to have effect over this still developing District Centre. Provisions in the ASP 21B text will also remain that requires the delivery of a 5,000m<sup>2</sup> community purpose site, which is yet to be provided in the District Centre.
- Lot 9033 Mornington Drive, Banksia Grove – which is currently vacant and pending urban development once a buffer is lifted surrounding a poultry farm located at Lot 39 (294) Pinjar Road, Mariginiup (refer **Attachment 5**). ASP 21B remains necessary to guide a future residential (R20 density) subdivision of this area. The zoning of this land under DPS 2 remains Urban Development.



### DPS 2 Amendment Classification

Administration considers that proposed Amendment No. 196 to DPS 2 meets the following criteria for 'Standard Amendments' in the context of Regulation 34 of the Regulations:

- a) *An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.*
- b) *An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

### **Consultation**

Should Council resolve to prepare Amendment No. 196 to DPS 2, the amendment will need to be referred to the Environmental Protection Authority (EPA) pursuant to Section 81 and 82 of the *Planning and Development Act 2005*.

Following the EPA referral process, the amendment must be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, pursuant to Regulations 47 and 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- Publish a notice of the amendment on the City's website – and upload the amendment documentation;
- Make a copy of the amendment document available for public inspection at a place within the district during normal business hours (City's Civic Centre);
- Where appropriate, publish a notice in a newspaper circulating in the relevant locality;
- Notify public authorities likely to be affected by the amendment; and
- Advertise the amendment as directed by the WAPC and in any other way the local government considers appropriate.

In addition to the above, Administration will write to landowners and occupiers of land that it considers could be significantly affected by the DPS 2 amendment.

The deemed provisions do not specifically outline a consultation procedure regarding amendments to ASP 21B, to be undertaken by the WAPC after the Minister for Planning's approval of Amendment No. 196 to DPS 2. However, when Amendment No. 196 is advertised, Administration can ensure that potential submitters are made aware that an amendment to ASP 21B is also proposed.

### **Comment**

#### Normalisation of a Portion of ASP 21B Area – Status and Consequence

ASP 21B affects 380 hectares of land in the Carramar, Tapping and Banksia Grove localities. Amendment No. 196 proposes to complete the normalisation of almost all of the ASP 21B area. There are approximately 3,400 lots located within the portion of ASP 21B to be normalised, of which less than ten remain vacant.

There are only design provisions in ASP 21B relative to the Carramar Village Shopping Centre site. There are no design provisions in ASP 21B affecting the Residential, Special Residential, Business or Civic and Cultural zoned land to be 'excluded' from ASP 21B through this process.

#### Comment on Amendments to ASP 21B

The Regulations (Regulation 35A) make provision for when an amendment to a local planning scheme affects a structure plan area, the amendment includes 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.

Amendment No. 196 will include a statement in accordance with Regulation 35A(b) of the Regulations that ASP 21B will be amended on approval of Amendment No. 196 to DPS 2. The amendments to ASP 21B will then be undertaken by the WAPC pursuant to Clause 29A(2) of the deemed provisions.

To facilitate the structure plan amendments, and as required under the Regulations, Amendment No. 196 is proposed to include the following statement:

*Upon approval of Amendment No. 196 to District Planning Scheme No. 2, the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B is to be amended by the Western Australian Planning Commission to the extent as follows:*

- *The plans contained within Part 1 of the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B are to be amended as shown on the Structure Plan (Amendment) Maps; and*
- *The following is to be deleted from the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B text:*
  - *The 'Corner Store' item from Schedule 1: Retail Floorspace Provisions (contained in Section 3.1), including the prescribed maximum net lettable area of 100m<sup>2</sup>; and*
  - *All of Section 5.6 pertaining to Additional Uses (including Schedule 3).*

As outlined in the 'Detail' section above, the Structure Plan (Amendment) Maps referred to in the above statement are included in **Attachment 2** of this report. A tracked change version of the ASP 21B text, outlining the extent of text to be deleted, is included as **Attachment 3**.

#### Corner Store at Balladong Loop, Carramar

The provisions in place in ASP 21B restrict the use of the existing 'corner store' to exclude the preparation, sale and serving of food to customers. For consistency with ASP 21B, Administration is proposing the same restrictions be transferred over into DPS 2 as part of Amendment No. 196.

Despite this restriction, the owner of the corner store has previously applied to the City to also prepare and sell food from this site through the development application process. Although the City has approved the 'corner store', it refused the ability to conduct activities that would fall under 'take-away food outlet' or 'lunch bar' (involving the preparation of food onsite). The State Administrative Tribunal has also affirmed the City's decisions in this regard.

Administration is aware that food preparation, sale and serving of food is currently being carried out from the premises, despite not having an approval to do so. Further compliance considerations or actions are pending the outcome of the proposed DPS 2 amendment subject to this Report.

The owner of the corner store will be invited to make a submission on the proposed amendment and Council will be able to consider any issues raised at that time.

#### Extension of the ASP 17 Approval Duration Period

Under Clause 28 of the deemed provisions, 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 21B was), the date of approval under the deemed provisions is taken to be from 19 October 2015.

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 21B be extended by a further five years, to 19 October 2030. This will allow additional time for the subdivision of the undeveloped areas to occur, as well as for further development of the Carramar Village Shopping Centre. This will be discussed further in a subsequent report to Council, to be presented following public advertising of Amendment No. 196.

## Statutory Compliance

Amendment No. 196 can be processed in accordance with the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Following the Minister for Planning's approval of Amendment No. 196, the WAPC could undertake an amendment to the Carramar South/Tapping North Agreed Local Structure Plan No. 21B; pursuant to Clause 29A(2) of the deemed provisions for local planning schemes, provided in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This can occur should Council resolve to include a statement in the amendment to that effect, pursuant to Regulation 35A(b) of 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:

*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-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 has been identified and considered within the City's Corporate Risk Register. Action plans have been developed to manage this risk to support existing management systems.

## Policy Implications

The WAPC's Structure Plan Framework document acknowledges how structure plans are prepared with the view to future incorporation into a local planning scheme. What is proposed incorporates part of the ASP 21B map and text into DPS 2.

## Financial Implications

The costs of preparing Amendment No. 196 to DPS 2, and providing any assistance to the WAPC in its undertaking of an amendment to ASP 21B can be met from the City's operational budget.

## Voting Requirements

Simple Majority

**Moved Cr Miles, Seconded Cr Cvitan**

**That Council:-**

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, PREPARES Amendment No. 196 to City of Wanneroo District Planning Scheme No. 2, to amend the local planning scheme by:

a) Rezoning the following land parcels from 'Urban Development' to 'Residential' (R30), as shown on Scheme (Amendment) Map 1 (included in Attachment 1 of this report):

- i. Lot 101 (187) Golf Links Drive, Carramar (on DP: 402016);
- ii. Lot 102 (189) Golf Links Drive, Carramar (on DP: 402016);
- iii. Lot 103 (191) Golf Links Drive, Carramar (on DP: 402016);
- iv. Lot 104 (193) Golf Links Drive, Carramar (on DP: 402016);
- v. Lot 105 (U2/3) Willeroo Chase, Carramar (on DP: 402016); and
- vi. Lot 106 (U1/3) Willeroo Chase, Carramar (on DP: 402016);

b) Rezoning various residential land parcels in the Banksia Grove locality from 'Urban Development' to 'Residential' (R20 or R30), as shown on Scheme (Amendment) Map 2 (included in Attachment 1 of this report);

c) Reclassifying Lot 3789 (71) Abbey Green Road, Banksia Grove (on DP: 53382) from the Urban Development Zone to 'Local Schemes Reserve – Parks & Recreation', as shown on Scheme (Amendment) Map 2 (included in Attachment 1 of this report);

d) Amending Schedule 3 of District Planning Scheme No. 2 to delete the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m <sup>2</sup> )
BANKSIA GROVE	Portion of Lot 9509 Lot 530 on Plan 23714 (2) Viridian Drive	4500 200

and replacing the above with the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m <sup>2</sup> )
BANKSIA GROVE	Lot 530 on Plan 23714 (2) Viridian Drive	200
CARRAMAR	Lot 2495 on Deposited Plan 49069 (7) Cheriton Drive	5500

- e) Amending the Scheme Map by applying the Restricted Uses (2.4) designation to Lot 1 (1) Balladong Loop and Lot 2 (3) Balladong Loop, Carramar, as shown on the Scheme (Amendment) Map 3 (included in Attachment 1 of this report); and
- f) Amending Schedule 2 – Section 2 of District Planning Scheme No. 2 to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	RESTRICTED USE AND CONDITIONS (WHERE APPLICABLE)
R4	2-4	1 Balladong Loop, Carramar  3 Balladong Loop, Carramar	Lot 1 on Deposited Plan 44568  Lot 2 on Deposited Plan 44568	Permissibility of land uses as per the Residential Zone, as outlined in Table 1, subject to the following condition:  <u>Condition:</u>  Corner Store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.

2. Pursuant to Regulation 35A(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 196 to District Planning Scheme No. 2 include the following statement:

*Upon approval of Amendment No. 196 to District Planning Scheme No. 2, the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B is to be amended by the Western Australian Planning Commission to the extent as follows:*

- *The plans contained within Part 1 of the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B are to be amended as shown on the Structure Plan (Amendment) Maps (included in Attachment 2 of this report); and*
- *The following is to be deleted from the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B text:*
  - *The 'Corner Store' item from Schedule 1: Retail Floorspace Provisions (contained in Section 3.1), including the prescribed maximum net lettable area of 100m<sup>2</sup>; and*
  - *All of Section 5.6 pertaining to Additional Uses (including Schedule 3).*






3. Pursuant to Regulation 34 and Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that Amendment No. 196 to District Planning Scheme No. 2 is a 'Standard Amendment' for the following reasons:



- a) ***An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.***
  - b) ***An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.***
- 4. Pursuant to Section 81 and Section 82 of the *Planning and Development Act 2005*, REFERS Amendment No. 196 to District Planning Scheme No. 2 to the Environmental Protection Authority;
- 5. Following the Environmental Protection Authority referral process pursuant to Item (4) above, ADVERTISES Amendment No. 196 to District Planning Scheme No. 2 for a period of 42 days pursuant to Regulation 47 and Regulation 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- 6. NOTES that a further report will be presented to a future Council Meeting, following advertising of Amendment No. 196 to District Planning Scheme No. 2, seeking resolution in respect to the following:
  - a) Whether to support Amendment No. 196 to District Planning Scheme No. 2 (with or without modification) – or not support the amendment;
  - b) To provide the advertised Amendment No. 196 to District Planning Scheme No. 2 to the WAPC;
  - c) Subject to Council supporting Amendment No. 196 to District Planning Scheme No. 2 following advertising, requesting the WAPC consider amending the Carramar South/Tapping North Agreed Local Structure Plan No. 21B, pursuant to Clause 29A(2) of the District Planning Scheme No. 2 Deemed Provisions; and
  - d) Forwarding a formal request to the Western Australian Planning Commission to extend the approval duration period for the Carramar South/Tapping North Agreed Local Structure Plan No. 21B by a further five years, ending on 19 October 2030.

**CARRIED UNANIMOUSLY**

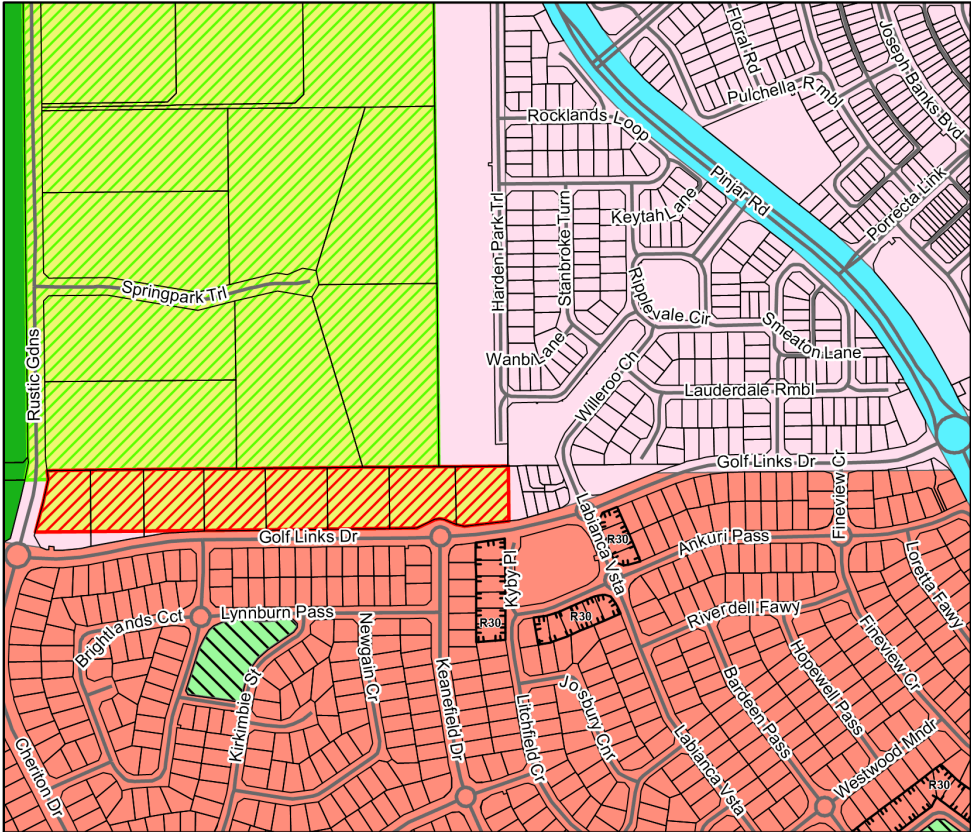
**Attachments:**

- |   |  |           |
|---|--|-----------|
| 1  | Attachment 1 - Scheme (Amendment) Maps - Amendment No. 196 to District Planning Scheme No. 2   | 22/315138 |
| 2  | Attachment 2 - Structure Plan (Amendment) Maps - To Support Amendment No. 196 to District Planning Scheme No. 2  | 22/315139 |
| 3  | Attachment 3 - Extent of Deleted Text - Amendments to Carramar South/Tapping North Agreed Structure Plan No. 21B to Coincide with Amendment No. 196 to DPS 2 | 22/315152 |
| 4  | Attachment 4 - Extent of Normalisation that Occurred in Carramar through Amendment No. 55 to District Planning Scheme No. 2                                  | 22/334887 |
| 5  | Attachment 5 - Location of Poultry Farm in Respect to Undeveloped Land in Banksia Grove  | 22/363446 |

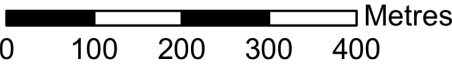
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT No. 196



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

PARKS & RECREATION

RESIDENTIAL

SPECIAL RESIDENTIAL

SPECIAL RURAL

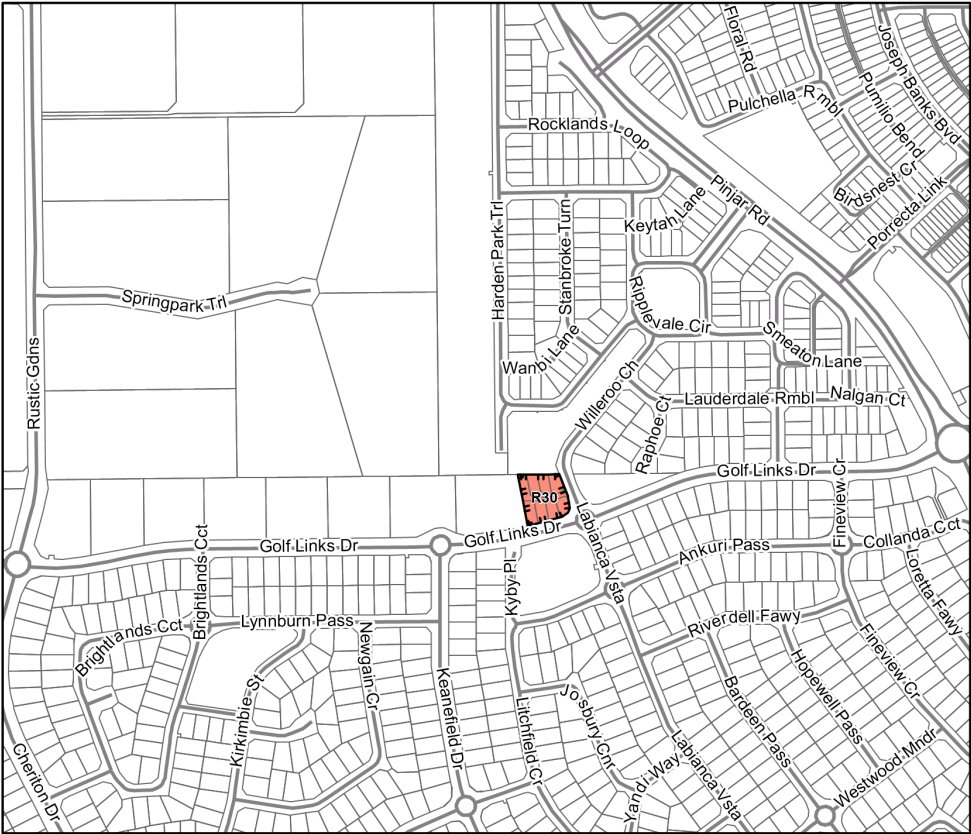
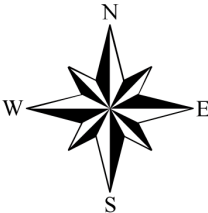
URBAN DEVELOPMENT

R-CODE

MRS RESERVES

REGIONAL PARKS & RECREATION

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 1

LEGEND

DPS2 ZONE

RESIDENTIAL

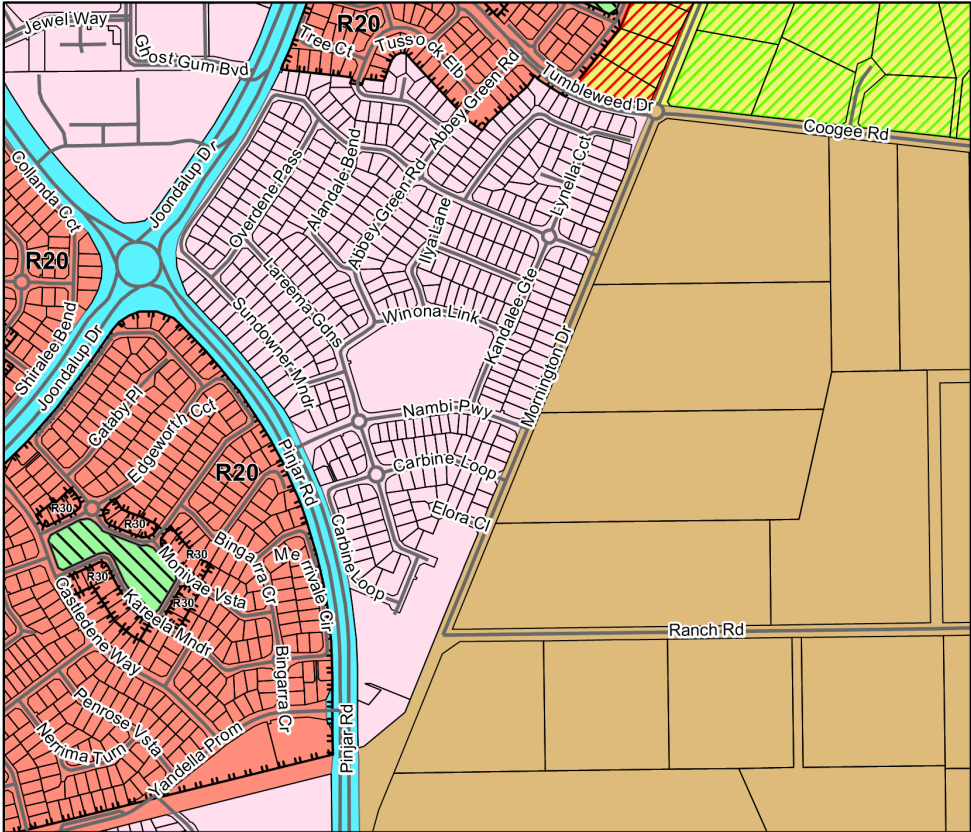
R-CODE



CITY OF WANNEROO

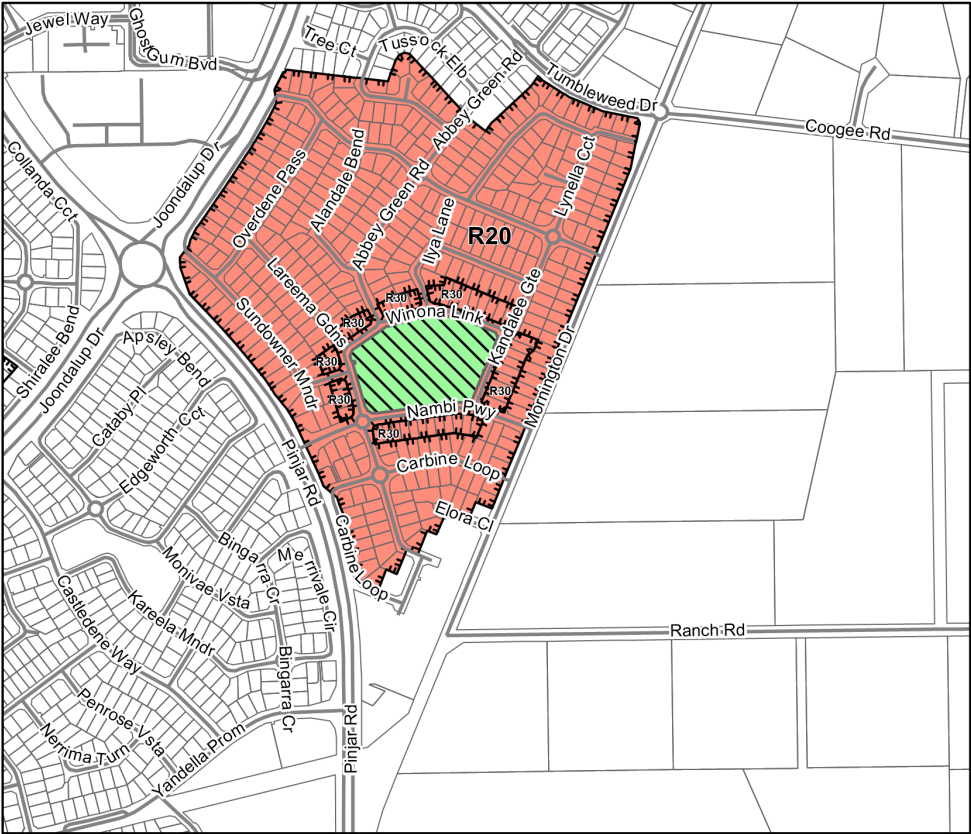
DISTRICT PLANNING SCHEME No. 2

AMENDMENT No. 196



EXISTING ZONE

0 100 200 300 400 Metres



SCHEME (AMENDMENT) MAP 2

LEGEND

DPS2 ZONES & RESERVES

RURAL RESOURCE

PARKS & RECREATION

RESIDENTIAL

SPECIAL RESIDENTIAL

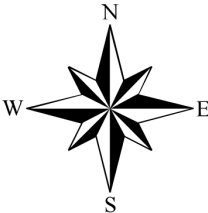
SPECIAL RURAL

URBAN DEVELOPMENT

R-CODE

MRS RESERVE

OTHER REGIONAL ROADS



LEGEND

DPS2 ZONES

RESIDENTIAL

R-CODE

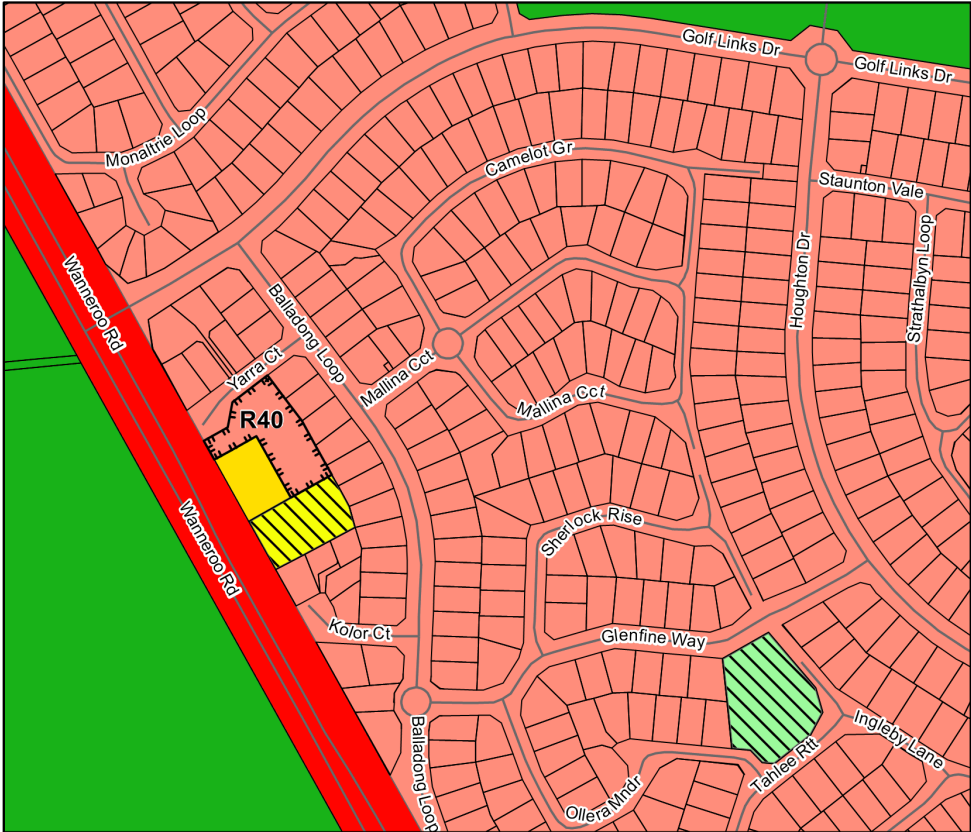
LOCAL SCHEME RESERVES

PARKS & RECREATION

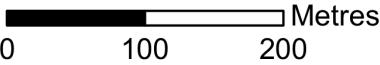
CITY OF WANNEROO

DISTRICT PLANNING SCHEME No. 2

AMENDMENT No. 196



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

RESIDENTIAL

PARKS & RECREATION

PUBLIC USE

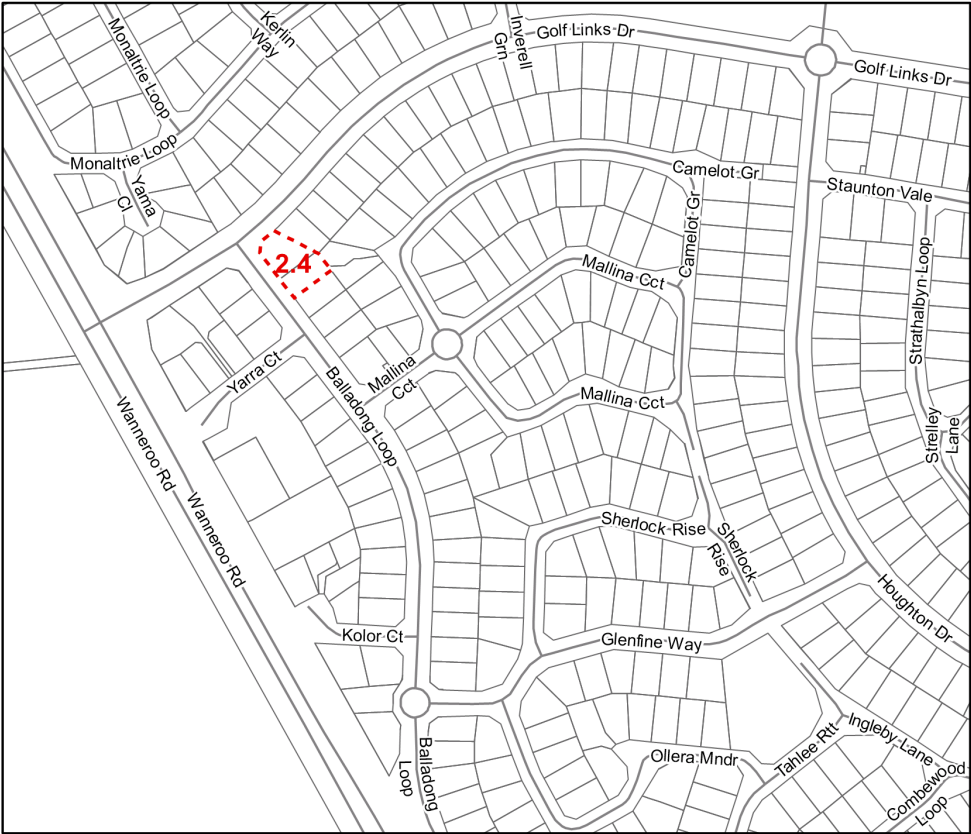
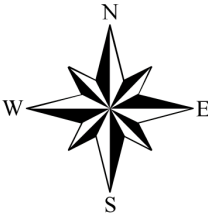
CIVIC & CULTURAL

R-CODE

MRS RESERVES

REGIONAL PARKS & RECREATION

PRIMARY REGIONAL ROADS



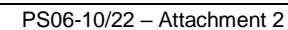
SCHEME (AMENDMENT) MAP 3

LEGEND

RESTRICTED USE







# **CARRAMAR SOUTH/TAPPING NORTH**

## **LOCAL STRUCTURE PLAN**

**(AS AMENDED)**

**Structure Plan No. 21B  
Adopted: 12.8.01**

**This Structure Plan was prepared under the Provisions of Part 9 of the City of  
Wanneroo District Planning Scheme No. 2**

This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

24 August 2001

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In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

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## RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 21B

### CARRAMAR SOUTH/TAPPING NORTH

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Redesign of NE5 Local Centre [ <i>now Neighbourhood Centre refer Amd. 10</i> ] land uses and General updating of Structure Plan	23.7.02	11.9.03
4	To indicate Lot 3169, Apsley Bend, Carramar 'Special Zone - Additional Use (Telephone Exchange)'	23.3.04	2.6.04
7	Regularise the ASP to accord with subdivision approvals granted by the WAPC and to code lots fronting the POS area to R30.	25.10.07	13.6.08
8	Rezone Lot 1334 (106) St Stephens Crescent, Tapping from Centre to Residential R20 and Amend Schedule 1 accordingly	15.12.09	22.6.10
9	Rezoning portion Lot 9036 Joondalup Drive, Carramar from 'Special Residential R2/R5' to 'Medium Density Residential – R30'	17.5.13	6.6.13
10	Increase retail floor space for NE5 Neighbourhood Centre to 5500m <sup>2</sup> , add design objectives, design criteria and an urban design plan to section 3.5, with the permissibility of uses to be in accordance with the Commercial zone in DPS 2.	15.3.19	25.10.19

## PART 1

### IMPLEMENTATION

This Structure Plan has been endorsed by the Western Australian Planning Commission as a general guide to future subdivision, zoning and development of the land included in the Neerabup (now portions of Carramar, Tapping and Banksia Grove) Urban Cell.

#### Subject Area

Prior to commencement of development, the Structure Plan area comprised a singular private landholding (Swan Loc 2579) which included approximately 380 hectares of land. This balance landholding has now been rationalised and comprises Pt Lot 9001.

#### 1. ZONING MAP

Plan 1: 'The Zoning Map'

#### 2. AGREED STRUCTURE PLAN

Plan 2: The 'Agreed Structure Plan'.

#### 3. RETAIL DEVELOPMENT

##### 3.1 Retail Floorspace (NLA)

Retail floorspace (NLA) for the Structure Plan will be in accordance with Schedule 1.

#### SCHEDULE 1: RETAIL FLOORSPEC PROVISIONS

Centre	Maximum Net lettable area (rounded to the nearest 50m <sup>2</sup> )
District Centre*	15,000m <sup>2</sup>
Neighbourhood Centre NE5	5,500m <sup>2</sup>
<del>Corner Store</del>	<del>100m<sup>2</sup></del>

\*The District Centre is to be developed partly within the adjoining landholding which is the subject of Structure Plan No. 21A.



### 3.2 Neighbourhood Centre NE5 - Design Objectives & Design Criteria

The permissibility of uses is to be in accordance with the provisions of the Commercial zone as specified under the Scheme.

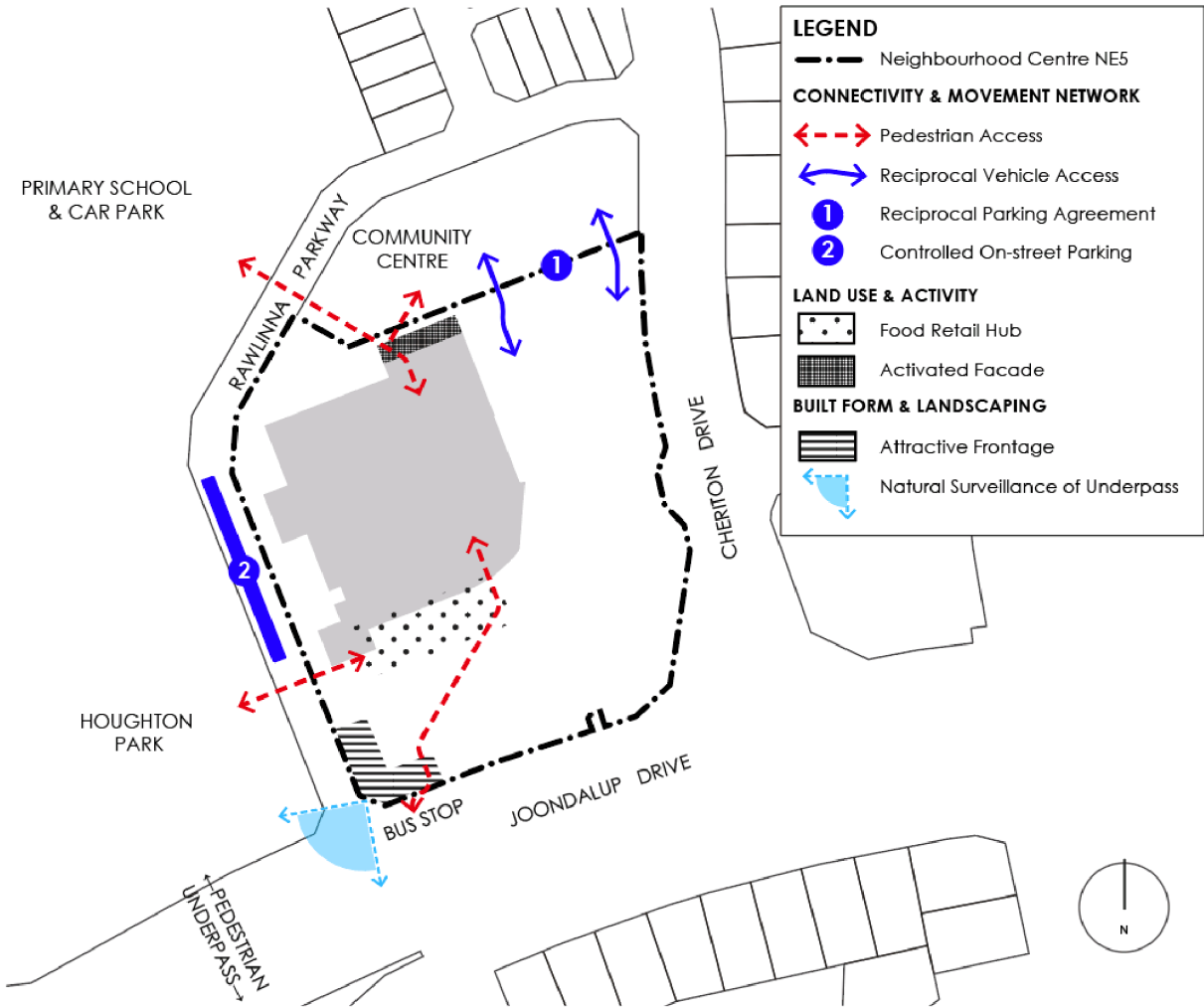
The following provisions apply to Neighbourhood Centre NE5, in addition to the Urban Design Elements Plan set out in **Plan 3**. Administrative decisions of the City relating to Neighbourhood Centre NE5, subsequent development, shall be assessed against the ability to progress the following Design Objectives and Design Criteria contained within Table 1.

**TABLE 1: DESIGN OBJECTIVES & DESIGN CRITERIA**

Element	Provisions
Connectivity & Movement Network	<p><u>Objective</u> Efficient and integrated parking supply and encourage alternative transport access to reduce private vehicle dependency.</p> <p><u>Criteria</u></p> <ul style="list-style-type: none"> <li>a) Improve upon or create direct, safe, and legible pedestrian routes between the Neighbourhood Centre and its internal uses; the community centre and its forecourt; POS; school; pedestrian underpass; bus stop; and pedestrian network.</li> <li>b) Efficient car parking provision by integrating supply through improved connectivity via easements in gross to facilitate reciprocal access.</li> <li>c) Encourage reciprocal parking agreements between individual ownership.</li> <li>d) Create controlled on street parking on Rawlinna Parkway.</li> </ul>
Land Use & Activity	<p><u>Objective</u> Create an iconic and vibrant village atmosphere by promoting land use diversity and activity over a longer period of the day.</p> <p><u>Criteria</u></p> <ul style="list-style-type: none"> <li>a) Create a focused food retail offering.</li> <li>b) Activate north façade of centre to orient toward community centre creating a natural meeting place capable of supporting community events and programmed activities.</li> </ul>

Built Form & Landscaping	<p><u>Objective</u></p> <p>Ensure built form is scaled and designed to respond to existing development context, and deliver a consistent experience for users the public realm between landholdings.</p> <p><u>Criteria</u></p> <ul style="list-style-type: none"> <li>a) Built form compatibility between existing residential and commercial land uses achieved through appropriate setbacks height and scale. Development exceeding single storey shall be sited where compatible to establish a sense of arrival, with upper floors design to promote CPTED principles.</li> <li>b) With reference to the intersection of Joondalup Drive and Rawlinna Parkway, buildings located on street corners shall address both street frontages and shall demonstrate a high level of architectural merit and contribute visual amenity to the shopping centre.</li> <li>c) Deck parking or associated vehicle access ramps visible from the surrounding movement network shall be visually appealing through the use architectural treatments and landscaping screening, or physical concealment by design.</li> <li>d) Where appropriate, buildings shall address the street, internal movement network and public spaces shall promote vibrancy.</li> <li>e) Built form shall promote wayfinding. Entryways to the centre and other key locations to be easily identified, visible, and easily recognisable from street level and on approach.</li> <li>f) Integration with adjoining development and open space utilising Best Practice Design Principles aimed at minimising opportunities for crime and anti-social behaviour. Encourage natural surveillance with particular emphasis on Houghton Park and the western pedestrian approach from the pedestrian underpass.</li> <li>g) Significant signage additional to monopole signage shall be incorporated architecturally into built form to reduce the proliferation of advertising.</li> <li>h) Landscaping theme shall be visually consistent and integrated with surrounds, and promote pedestrian amenity and crime prevention objectives.</li> </ul>
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PLAN 3: URBAN DESIGN ELEMENTS PLAN – NEIGHBOURHOOD CENTRE NE5



#### 4. LOCAL PUBLIC OPEN SPACE

Local public open space within the Structure Plan will be in accordance with Schedule 2.

##### SCHEDULE 2: LOCAL PUBLIC OPEN SPACE DISTRIBUTION

Location	Area of POS	Provided to Date	
		Lot Number	Crown Res.
Public Open Space Area A	13.3755 ha	Lot 642	Plan 23284
Public Open Space Area B	0.6645 ha	Lot 760	Diagram 97214
Public Open Space Area C	0.4660 ha	Lot 309	Diagram 89917
Public Open Space Area D	5.1580 ha	-	-
Public Open Space Area E	0.7000 ha	-	-
Public Open Space Area F	0.4974 ha	Lot 1709	Plan 30968
Public Open Space Area G	0.6800 ha	-	-
Public Open Space Area H	3.5600 ha	-	-
Public Open Space Area I	1.2780 ha	-	-
Public Open Space Area J	0.6080 ha	-	-
Public Open Space Area K	0.5980 ha	-	-
Public Open Space Area L	0.8120 ha	-	-
Public Open Space Area M	2.4349 ha	-	-
Public Open Space Area N	0.5000 ha	-	-
Neighbourhood Centre Community Purpose Sites (1)	0.5000 ha	-	-
District Centre Community Purpose Site (part)	0.5000 ha	-	-
<b>POS to be provided</b>	<b>32.3323 ha</b>		

The District Centre and Neighbourhood Centre community purpose sites identified above will be ceded to the Crown free of cost as Community Purpose Sites.

#### 5. PROVISIONS

##### 5.1 Residential Zone

The permissibility of uses is to be in accordance with the provisions of the Residential Zone as specified under the Scheme. The residential density codings applicable are R20, R30 and R40 as depicted on Plan 2, “The Agreed Structure Plan”.

**Objective:** To encourage residential development of a high standard and the creation of associated amenities.

## 5.2 Special Residential Zone

The permissibility of uses and the general provisions is to be in accordance with the provisions of the Special Residential Zone under the Scheme. The density coding applicable is R2 as depicted on Plan 2, "The Agreed Structure Plan". Lot sizes are to be a minimum of 5,000m<sup>2</sup>.

**Objective:** To provide for a low density residential development, serving as an effective buffer between the Special Rural Zone in the north and residential areas in the south and encouraging compatible development.

## 5.3 Centre Zone

In accordance with the provisions of the Centre Zone under the Scheme, no subdivision or other development shall be commenced or carried out in a Centre Zone until a Structure Plan for the whole area covered by the zone has been prepared and adopted under the provisions of the Scheme. The permissibility of use in the Centre Zone shall be determined in accordance with the provisions of that Agreed Structure Plan.

**Objective:** To encourage commercial and associated community infrastructure development of a high standard.

## 5.4 Civic and Cultural Zone

Development within this zone shall be subject to determination by the Council and will comprise buildings and infrastructure for the occupation and use primarily by local social and sporting groups and as educational establishments.

**Objective:** To provide for the development of regional recreation facilities.

## 5.5 Parks and Recreation Reserve

Development within this zone shall comprise the Carramar Golf course, associated infrastructure and club facilities only.

**Objective:** To provide for the development of regional recreation facilities.

## 5.6 Additional Use (Corner Store)

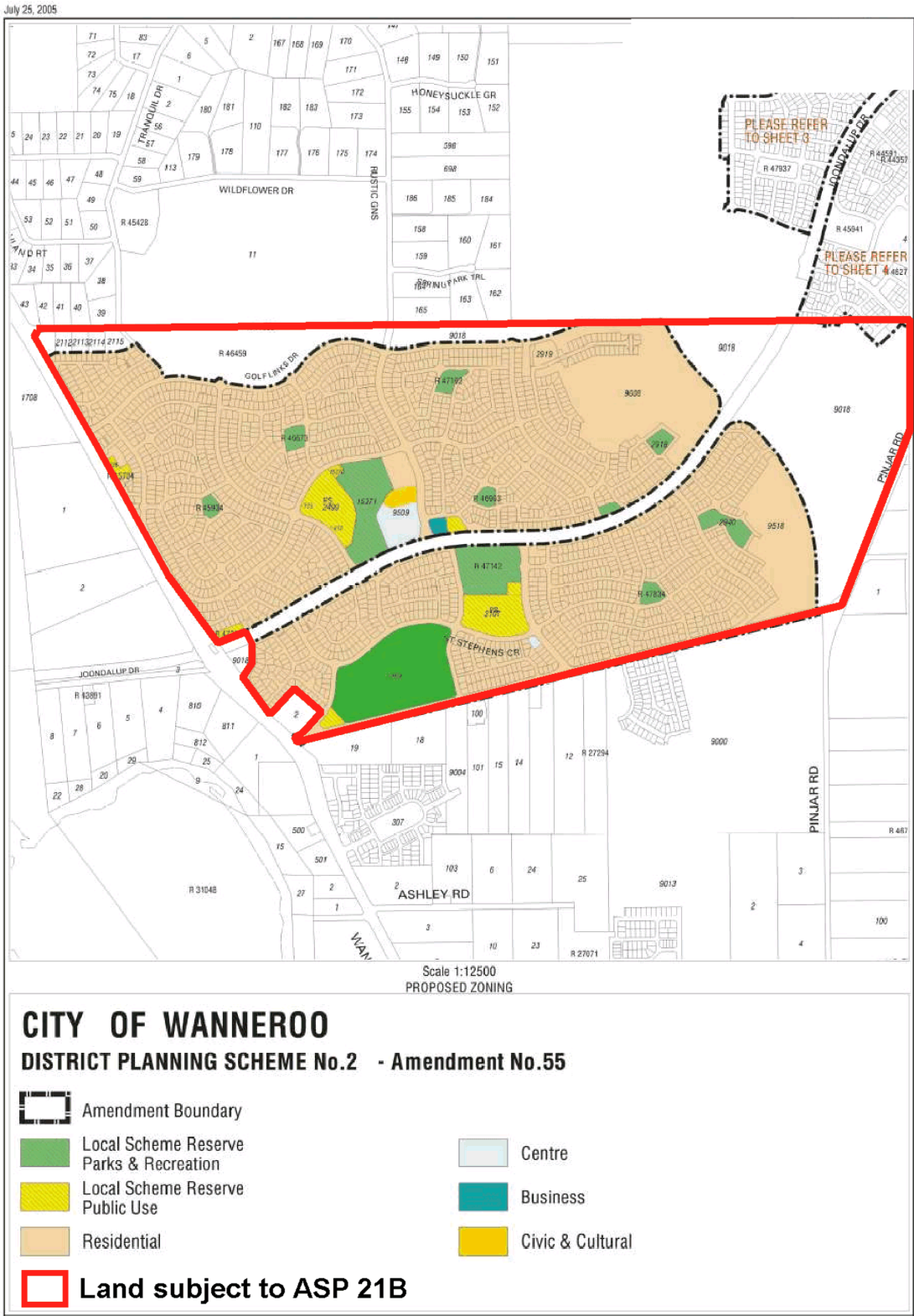
In addition to any uses permissible in the Residential Zone wherein the land is situated, the land specified in Schedule 3 may be used for the specific use(s) that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 3 with respect to this land.

**Objective:** To provide for the development of local retail facilities commensurate with the predominant residential use of the area.

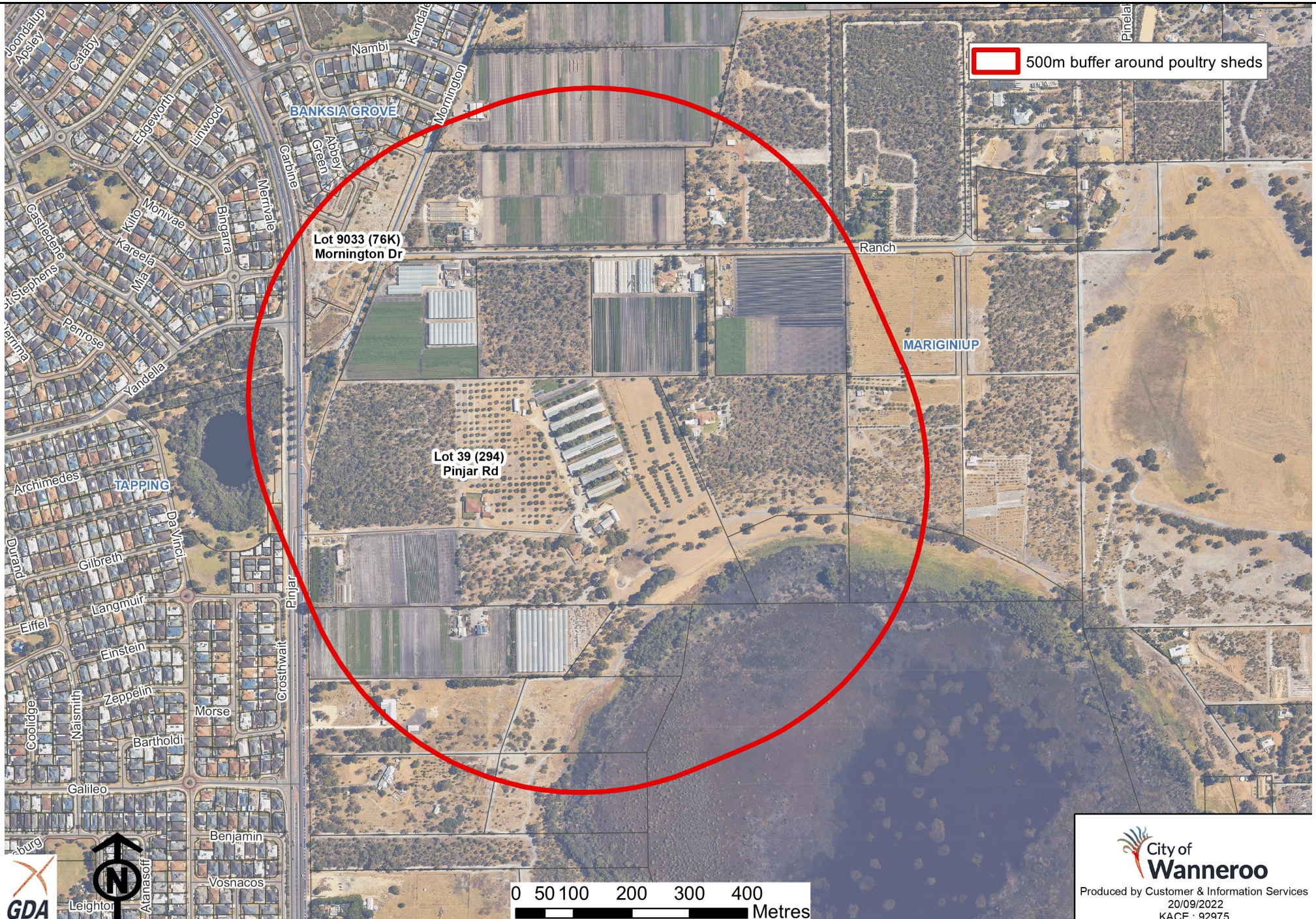


**SCHEDULE 3: ADDITIONAL USES**

<b>Street/Locality</b>	<b>Particulars of Land</b>	<b>Additional Uses Permitted</b>
Corner Golf Links Drive and Balladong Loop, Carramar	Lot 485	Corner store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.
Apsley Bend, Carramar	Lot 3169	Telstra Exchange









*Item PS07-10/22 Consideration of Development Application for modifications to an existing Place of Worship and a change of use to Caretaker's Dwelling - DA2021/2027- Lot (444) 32 Bardsley Avenue, Girrawheen and Lot 443 (34) Bardsley Avenue, Girrawheen was considered as the first item under the business of reports.*

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## **PS08-10/22      Proposed Repeal of the City's Extractive Industries Local Law 1998**

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File Ref: 12895V03 – 22/335488  
Responsible Officer: Director Planning and Sustainability  
Attachments: 2

### **Issue**

To consider the repeal of the City's *Extractive Industries Local Law 1998* (Local Law).

### **Background**

The Local Law was made in February 1999, with subsequent minor amendments made in April 2009. A copy of the current Local Law, which also details the amendments made in April 2009, is provided in **Attachment 1**.

As outlined in this Report, Administration considers the Local Law is now redundant and recommends that it be repealed.

### **Detail**

Section 3.12 of the *Local Government Act 1995* (Act) provides the procedure and process in making a local law. The term 'making' a local law as prescribed in Section 3.12(8) the Act also includes making a local law to amend or repeal a local law. Administration recommends that Council consider repealing the Local Law, as provided in **Attachment 2**.

As detailed below, there is a duplication between the provisions of the Local Law and the City's approval processes under the *Planning and Development Act 2005* (which incorporates DPS 2 and the MRS, made under that Act).

### Application and Submission Requirements

Both the deemed provisions and the Local Law provide for application submission and requirements pertaining to extractive industry licence proposals, as detailed below:

- **Submission Requirements**

Clause 8 of the Local Law provides an extensive and specific submission requirements list, relating to material that is accompany an extractive industry licence application. Clause 63 of the deemed provisions lists more general submission requirements for a development application. Clause 63 of the deemed provisions still requires applications to be accompanied by plans, specialist studies and any other plan or information that the local government may consider relevant.

- **Advertising Requirements**

Clause 9 of the Local Law requires an extractive industry licence proposal to be advertised by way of a notice in a local newspaper, a notice mailed to affected landowners and occupiers, and the installation of a sign on site. Clause 64 of the deemed provisions also provides the ability to advertise a development application for extractive industry. The City's Planning Consultation Procedure then specifies the means of advertising a development application for extractive industry, including writing to landowners/occupiers within 1000m, installation of a sign on site and publishing notices in the newspaper and on the City's website.

A prospective applicant/operator therefore has to submit information for, and have advertised, two applications (for development approval and extractive industry licence) pertaining to one extractive

industry activity. Administration acknowledges that this is a burden for both the City and applicants/operators.

### Local Law Provisions

The Local Law enables the City to perform the following, which is more difficult or not possible to do under the planning framework:

- An extractive industry licence to be granted to a specific person or company, to carry out extractive industry on specific land parcels. The Local Law also provides the ability for extractive industry licences to be transferred to different operators. This is different to the planning process, which typically grants development approvals that 'run with the land', regardless of the operator.
- The *Planning and Development Regulations 2009* sets a maximum fee of \$739 that the City can charge an applicant to determine a development application for extractive industry. The Local Law allows the City to charge a fee to consider an extractive industry licence application as determined by Council, which is currently \$3,000.
- Clause 13 of the Local Law allows the City to cancel an extractive industry licence, particularly where non-compliance has occurred. Under the deemed provisions, development approvals can only be cancelled by an applicant, and not the City. Under the planning framework, the City can still take compliance action pursuant to Part 13 of the *Planning and Development Act 2005*, which informs the provisions contained within the City's Local Planning Policy 4.14: Compliance.

The Local Law allows the City to charge additional fees to consider extractive industry licence proposals, as well as to issue and cancel a licence for specific persons and companies. However, the Local Law does not provide the City with benefits that outweigh the administrative burdens in having two processes for considering one extractive industry proposal.

### Rehabilitation of Land

Clause 15 of the Local Law allows the City to require an operator to provide a bond, bank guarantee or other security to ensure that an excavation site is properly restored and reinstated. Although the security could be obtained using the City's Local Law, it would then be problematic for an officer or agent of the City to enter private property to undertake the required rehabilitation or restoration works.

Through the planning framework, development approval conditions can be applied requiring the rehabilitation and restoration of land. Part 13 of the *Planning and Development Act 2005* prescribes that the City can take enforcement proceedings should there be a breach in an operator meeting their obligations enforced through development approval conditions.

### Road Damage and Maintenance

Clause 10(5)(s) of the Local Law allows the City to impose a condition on an extractive industry licence, requiring an operator to enter into an agreement with the City to pay extraordinary expenses in repairing damages caused to thoroughfares by heavy traffic. There are no equivalent provisions in DPS 2 (or the planning framework more generally) to impose such conditions on development approval.

Such agreements could be problematic, as it can be difficult to prove that a specific operator is responsible for road deterioration or damage that requires repair. This is particularly the case as the City's roads that service extractive industry sites also provide access or thoroughfare to numerous other premises.

Through the development approval process, a Transport Impact Assessment (TIA) prepared for a prospective operator can assist the City to form an understanding of vehicle impacts on public roads from a specific development. Using the findings of a TIA, the City could impose conditions (where there is a need and nexus) for road upgrades to be carried out to support heavy vehicle movement, potentially reducing the prospect of subsequent damage and need for ongoing costly maintenance to a road.



In assessing a development application, the City is required under Clause 67(2)(t) of the deemed provisions to have due regard to the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety. In other words, if a proposed extractive industry potentially could have a negative effect on traffic flow and safety, this may influence the determination of a development application.

## **Consultation**

Contained within Section 3.12 of the Act is the requirement for a local government to give local public notice, when proposing to 'make' a local law. The local public notice is to state the purpose and effect of the local law, and detail where the proposed local law may be inspected or obtained.

Section 1.7 of the Act also states that local public notices must be published on the official website of a local government, and at least three other ways prescribed. At least three of the following methods of giving local public notices, as prescribed in Reg. 3A(2) of the *Local Government (Administration) Regulations 1996*, are to be utilised:

- (a) Publication in a newspaper circulating generally in the State;
- (b) Publication in a newspaper circulating generally in the district;
- (c) Publication in one or more newsletters circulating generally in the district;
- (d) Publication on the official website of the Department of Local Government, Sport and Cultural Industries (DLGSCI) or another State agency;
- (e) Circulation by the local government by email, text message or similar electronic means;
- (f) Exhibition on a notice board at the local government offices and each local government library in the district; and
- (g) Posting on a social media account administered by the local government.

As soon as the notice is given, the City is to also provide a copy of the proposed local law and a copy of the notice to the Minister for Local Government. The Act then requires a submission period of not less than six weeks after the local public notice is given.

## **Comment**

Under the planning framework, development approval is already required to carry out an extractive industry on privately-owned land, under the City's District Planning Scheme No. 2 (DPS 2) and/or the Metropolitan Region Scheme (MRS). Currently, a person or company seeking to carry out extractive industry on private land also requires an extractive industry licence under the Local Law.

The City's planning framework is capable of adequately dealing with development involving extractive industries and its impacts – without the additional requirement of an extractive industry licence pursuant to the Local Law. The duplication in processes prescribed in the planning framework and the Local Law is posing an unreasonable and non-beneficial administrative burden on operators and the City, when preparing and processing extractive industry licence applications. Under the Local Law, the requirements to lodge an extractive industry licence application includes the submission of development approvals previously granted. This means that:

- Under the Local Law, the City cannot progress the assessment of an application for extractive industry licence without a development approval first being granted; and
- For an operator to produce copies of development approvals to support an application for an extractive industry licence, all the amenity impacts and community concerns relevant to an extractive industry licence proposal would already be resolved through the development application before lodgement of a licence application.

The *Mining Act 1978* also takes precedence over planning legislation for approvals to extract material (or 'mine') on Crown Land. Therefore, it is the Department of Mines, Industry Regulation and Safety (DMIRS), and not a planning authority (such as the City) that grants approval for extraction activities on Crown Land. Similarly, Clause 6(c) of the Local Law prescribes that it does not apply to Crown Land.

Should Council agree that the Local Law is not required, Council can make a repeal local law in accordance with Section 3.12 of the Act. The Agenda and Minutes of the Ordinary Council meeting at which the local law repeal will be considered is to include the purpose and effect of the proposed repeal local law; which is set out below:

## **Extractive Industries Repeal Local Law 2022**

### **Purpose**

To repeal the City of Wanneroo *Extractive Industries Local Law 1998* made obsolete by new legislation or considered no longer relevant within the City of Wanneroo.

### **Effect**

To repeal an obsolete or outdated local law within the City of Wanneroo.

### **Statutory Compliance**

As outlined above, the *Local Government Act 1995* prescribes the procedures for making, amending and repealing local laws. Subsidiary legislation to the *Local Government Act 1995* also make provisions relating to the issue of local public notices.

Whilst the *Local Government Act 1995* does not expressly prescribe a timeframe in which the procedural requirements for making Local Laws are to be completed, the procedures should be undertaken with "all convenient speed" in accordance with the *Interpretation Act 1984*.

### **Strategic Implications**

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

*7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services*

*7.1 - Clear direction and decision making*

### **Risk Management Considerations**

<b>Risk Title</b>	<b>Risk Rating</b>
CO-C01 Compliance Framework	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Executive Manager Governance and Legal	Manage

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

### **Policy Implications**

The Western Australian Planning Commission (WAPC) has made State Planning Policy 2.4: Planning for Basic Raw Materials (SPP 2.4), under Part 3 of the *Planning and Development Act 2005*. The intent of SPP 2.4 is to ensure that matters relating to basic raw materials and extractive industries are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's basic raw material resources. SPP 2.4 is also read in conjunction with the WAPC's *Planning for Basic Raw Material Guidelines*, providing further support for decision-making authorities and proponents in implementing SPP 2.4.

In considering whether the Local Law can be repealed, Administration has considered the content of the City's policies, as well as the DLGSCI Local Government Operational Guidelines for local laws.

## Financial Implications

The cost of undertaking public notice and other functions necessary under the Act to repeal the Local Law can be met through the City's operational budget.

## Voting Requirements

Simple Majority

### Moved Cr Baker, Seconded Cr Miles

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 repeal its *Extractive Industries Local Law 1998*, a summary of its purpose and effect being:

#### Purpose:

To repeal the City of Wanneroo Extractive Industries Local Law 1998 made obsolete by new legislation or considered no longer relevant within the City of Wanneroo.

#### Effect:

To repeal an obsolete or outdated local law within the City of Wanneroo.

2. NOTES that:

- a) Copies of the proposed *Extractive Industries 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 *Extractive Industries 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 *Extractive Industries Repeal Local Law 2022* will be provided to the Minister for Mines and Petroleum, Energy, Corrective Services and Industrial Relations and 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 *Extractive Industries Repeal Local Law 2022* will be supplied to any person requesting it; and



3. NOTES that pursuant to Section 3.12(4) of the *Local Government Act 1995*, a further report will be presented to a future Council Meeting to consider the submissions received and to determine whether to make the *Extractive Industries Repeal Local Law 2022* as proposed.

**CARRIED**  
**10/1**

**For the motion:** Cr Aitken, Cr Baker, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Miles, Cr Parker, Cr Rowe, Cr Treby and Cr Wright

**Against the motion:** Cr Sangalli

#### Attachments:

- |  |  |           |
|--|--|-----------|
| 1.  | Attachment 1 - Extractive-Industries-Local-Law-1998        | 22/308831 |
| 2.  | Attachment 2 - Extractive Industries Repeal Local Law 2022 | 22/312806 |

## LOCAL GOVERNMENT ACT 1995

### SHIRE CITY OF WANNEROO

## EXTRACTIVE INDUSTRIES LOCAL LAW 1998

Under the powers of the Local Government Act 1995 and by all other powers, the Council of the Shire City of Wanneroo resolved to make the following local law on the 9th day of February 1999.

### ARRANGEMENT

<a href="#">PART 1-PRELIMINARY .....</a>	<a href="#">Clauses 1-6</a>
<a href="#">PART 2-LICENSING REQUIREMENTS FOR AN EXTRACTIVE INDUSTRY .....</a>	<a href="#">Clauses 7-9</a>
<a href="#">PART 3-DETERMINATION OF APPLICATION.....</a>	<a href="#">Clauses 10-11</a>
<a href="#">PART 4-TRANSFER, CANCELLATION AND RENEWAL OF LICENCE..</a>	<a href="#">Clauses 12-14</a>
<a href="#">PART 5-SECURED SUM AND APPLICATION THEREOF .....</a>	<a href="#">Clauses 15-16</a>
<a href="#">PART 6-PROHIBITIONS.....</a>	<a href="#">Clause 17</a>
<a href="#">PART 7-MISCELLANEOUS PROVISIONS .....</a>	<a href="#">Clauses 18-21</a>
<a href="#">PART 8-ENFORCEMENT AND PENALTIES .....</a>	<a href="#">Clauses 22-29</a>
<a href="#">SCHEDULE 1</a>	

### PART 1-PRELIMINARY

#### Title

1. This local law may be referred to as the ~~Shire~~ City of Wanneroo Extractive Industries Local Law 1998.  
[‘Shire’ deleted and City Inserted Government Gazette No. 58, 9 April 2009]

#### Commencement

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

#### Purpose and Intent

3. (1) The purpose of this local law is to-
  - (a) prohibit the carrying on of an extractive industry unless by authority of a licence issued by the local government;
  - (b) regulate the carrying on of the extractive industry in order to minimise damage to the environment, thoroughfares and other persons health and property; and
  - (c) provide for the restoration and reinstatement of any excavation site.
- (2) The effect of this local law is to require that any person wanting to carry on an extractive industry will need to be licensed and will need to comply with the provisions of this local law.

#### Repeal

4. The local laws of the former City of Wanneroo relating to extractive industries published in the Government Gazette on 23 April 1963, including subsequent amendments, are repealed on the day this local law comes into operation.

### Definitions

5. In this local law, unless the context otherwise requires-
- "Act" means the Local Government Act 1995;
  - "administration fee" means a fee applicable under this local law as determined by the local government from time to time in accordance with section 6.16 of the Act;
  - "authorised person" means a person authorised by the local government under section 9.10 of the Act, to carry into effect the provisions of this local law;
  - "carry on an extractive industry" means quarrying and excavating for stone, gravel, sand and other material and without limiting the generality includes stripping vegetation and top soil, stockpiling, excavating and earthworks, loading of trucks and vehicle movements associated with an extractive industry, blasting rehabilitation and includes all of the time from commencement to the satisfactory completion of the works as required by a condition of a licence or as directed by the local government;
  - "CEO" means "Chief Executive Officer" of the local government;
  - "district" means the district of the local government;
  - "excavation" includes quarry;
  - "licence" means a licence issued under this local law;
  - "licensee" means the person or company named in the licence as the licensee;
  - "local government" means the Shire City of Wanneroo ~~"person" means any person, company, employer and includes the owner, licensee and previous licensee;~~
  - "person" means any person, company, employer and includes the owner, licensee and previous licensee;"
  - "secured sum" means the sum required to be paid or the amount of a bond, guarantee or other security under clause 15;
  - "site" means the land specified by the local government in a licence;
  - "Stop Work Order" means an order issued under clause 22.
- [‘Shire’ deleted and City inserted Government Gazette No. 58, 9 April 2009]*  
*[‘administration fee’ and ‘person’ added and ‘local government’ amended Government Gazette No. 58, 9 April 2009]*

### Application of this Local Law

6. The provisions of this local law-
- (a) subject to paragraphs (b), (c), (d) and (e);
    - (i) apply and have force and effect throughout the whole of the district; and
    - (ii) apply to every excavation whether commenced prior to or following the coming into operation of this local law;
  - (b) do not apply to the extraction of minerals under the Mining Act 1978;
  - (c) do not apply to the carrying on of an extractive industry on Crown land;
  - (d) do not affect the validity of any licence issued under the local law repealed by clause 4 if that licence is currently in force at the date of gazettal of this local law; and
  - (e) do not apply where the works are approved by and carried out in accordance with-
    - (i) a condition of a subdivision or development approval approved by the Western Australian Planning Commission;
    - (ii) a development approval issued by the local government under a town planning scheme and the works are incidental to that approval;
    - (iii) building licence issued by the local government under the Local Government (Miscellaneous Provisions) Act 1960.
- [‘or development approval’ added after ‘subdivision’ in clause 6(e)(i) by Government Gazette No. 58, 9 April 2009]*

### PART 2-LICENSING REQUIREMENTS FOR AN EXTRACTIVE INDUSTRY



**Extractive Industries Prohibited Without Licence**

7. A person must not carry on an extractive industry-
- (a) unless the person is the holder of a valid and current licence; and
  - (b) otherwise than in accordance with any terms and conditions set out in, or applying in respect of, the licence.

**Application for Licence**

8. (1) A person seeking the issue of a licence in respect of any land must apply on the form provided or approved by the local government for the purpose and must forward the application duly completed and signed by both the applicant and the owner of the land to the CEO together with-

- (a) 3 copies of a plan of the excavation site to a scale of between 1:500 and 1:2000 showing:
  - (i) the existing and proposed land contours based on the Australian Height Datum and plotted at 1 metre contour intervals;
  - (ii) the land on which the excavation site is to be located;
  - (iii) the external surface dimensions of the land;
  - (iv) the location and depth of the existing and proposed excavation of the land;
  - (v) the location of existing and proposed thoroughfares or other means of vehicle access to and egress from the land and to public thoroughfares in the vicinity of the land;
  - (vi) the location of buildings, treatment plant, tanks and other improvements and developments existing on, approved for or proposed in respect of the land;
  - (vii) the location of existing power lines, telephone cables and any associated poles or pylons, sewers, pipelines, reserves, bridges, railway lines and registered grants of easement or other encumbrances over, on, under or adjacent to or in the vicinity of the land;
  - (viii) the location of all existing dams, swamps, lakes, watercourses, drains or sumps on or adjacent to the land;
  - (ix) the location and description of existing and proposed fences, gates and warning signs around the land;
  - (x) the location of the areas proposed to be used for stockpiling excavated material, treated material, overburden and soil storage on the land and elsewhere;
  - (xi) brief description of uses of adjoining and nearby land;
  - (xii) other details as the local government may require.
- (b) 3 copies of a works and excavation program containing-
  - (i) the nature and estimated duration of the proposed excavation for which the licence is applied;
  - (ii) the stages and the timing of the stages in which it is proposed to carry out the excavation;
  - (iii) details of the methods to be employed in the proposed excavation and a description of any on-site processing works;
  - (iv) details of the depth and extent of the existing and proposed excavation of the site;
  - (v) an estimate of the depth of and description of the nature and quantity of the overburden to be removed;
  - (vi) a description of the methods by which existing vegetation is to be cleared and topsoil and overburden removed or stockpiled;
  - (vii) a description of the means of access to the excavation site and the types of thoroughfares to be constructed;
  - (viii) details of the proposed number and size of trucks entering and leaving the site each day and the route or routes to be taken by those vehicles;

- (ix) a description of any proposed buildings, water supply, treatment plant, tanks and other improvements;
  - (x) details of drainage conditions applicable to the land and methods by which the excavation site is to be kept drained;
  - (xi) a description of the measures to be taken to minimise sand drift, dust nuisance, erosion, watercourse siltation and dangers to the general public;
  - (xii) a report of an acoustic consultant verifying that the various plant, machinery and operational noise levels will comply with the requirements of the Environmental Protection (Noise) Regulations 1997;
  - (xiii) a description of the existing site environment and a report on the anticipated effect that the proposed excavation will have on the environment in the vicinity of the land;
  - (xiv) details of the nature of existing vegetation, shrubs and trees and a description of measures to be taken to minimise the destruction of existing vegetation; and
  - (xv) a description of the measures to be taken in screening the excavation site, or otherwise minimising adverse visual impacts, from nearby thoroughfares or other areas;
- (c) 3 copies of a rehabilitation and decommissioning program indicating-
- (i) the objectives of the program, having due regard to the nature of the surrounding area and the proposed end-use of the excavation site;
  - (ii) whether restoration and reinstatement of the excavation site is to be undertaken progressively or upon completion of excavation operations;
  - (iii) how each face is to be made safe and batters sloped;
  - (iv) the method by which topsoil is to be replaced and revegetated;
  - (v) the numbers and types of trees and shrubs to be planted and other landscaping features to be developed;
  - (vi) how rehabilitated areas are to be maintained; and
  - (vii) the program for the removal of buildings, plant, waste and final site clean up.
- (d) evidence that a datum peg has been established on the land related to a point approved by the local government on the surface of a constructed public thoroughfares or such other land in the vicinity;
- (e) a certificate from a licensed surveyor certifying the correctness of-
- (i) the plan referred to in paragraph (a); and
  - (ii) the datum peg and related point referred to in paragraph (d);
- (f) evidence that the requirements of ~~clause 9 (a) and (b)~~ clause 9(1)(a) and clause 9(1)(b) have been carried out;
- (g) copies of all land use planning approvals required under any planning legislation;
- (h) the consent in writing to the application from the owner of the excavation site;
- (i) an overall staging and management plan and report which by a matrix indicates the progressive stages of construction, excavation, rehabilitation, landscaping and the like together with obvious milestones of progress upon which the staging and management of the extractive industry can be measured and reviewed prior to renewal or at other nominated times;
- (j) evidence that a notice of clearing has been given to the Commissioner of Soil and Land Conservation if that is required under regulation 4 of the Soil and Land Conservation Regulations 1992-;
- (k) copies of any environmental approval required under any environmental legislation;
- (l) copies of any geotechnical information relating to the excavation site.
- (2) All survey data supplied by an applicant for the purpose of sub clause (1) must comply with Australian Height Datum and Australian Map Grid standards.
- [Subclauses (1)(b)(ix), (1)(b)(xi), (1)(f), (1)(j) amended and subclauses (1)(k) and (1)(l) added by Government Gazette No. 58, 9 April 2009]*

**Applicant to Advertise Proposal**

9. (1) A person or company seeking the issue of a licence shall within 60 days after having complied with clause 8, advertise and give notice of their intention, as follows-

- (a) forward by registered mail a notice and summary of the proposal in the form provided or approved by the local government for the purpose, to-
  - (i) the owners and occupiers of all land adjoining the land upon which it is proposed to excavate, or within an area determined by the local government as likely to be affected by the granting of a licence;
  - (ii) ~~every relevant statutory authority including, but not limited to, the Water & Rivers Commission, the Department of Environmental Protection, the Department of Minerals & Energy and person~~ every authority or person having control or jurisdiction over any of the things referred to in clause 8(1)(a)(vii) or (viii) within 500 metres from the boundaries of the land, or within an area determined by the local government as likely to be affected by the granting of a licence;
- [Subclause (1)(a)(ii) amended by Government Gazette No. 58, 9 April 2009]*
- (iii) the CEO; and
- (b) publish a notice [notice to be in the form provided or approved by the local government for the purpose], in a newspaper circulating in the area in which the proposed excavation is located;
- (c) display, in a prominent position on the land one or more notices-
  - (i) in the form provided or approved by the local government for the purpose;
  - (ii) the content, size and construction of which have been approved by the CEO;
  - (iii) specifying particulars of the proposed excavation; and inviting objections or comments within 21 days from the placement of the notice.

(2) All notices referred to in clause 9 (1) must advise that the proposal may be inspected at the office of the local government and that submissions on the proposal may be lodged with the local government for a period of 21 days from the date of the last notice.

**PART 3-DETERMINATION OF APPLICATION****Determination of Application**

- 10. (1) The local government may refuse an application for a licence-
  - (a) that does not comply with the requirements of clause 8;
  - (b) for which the processes required by clause 9 have not been completed;
  - (c) after considering any submissions received within the specified period in accordance with clause 9(2);
  - (d) where planning approval for an extractive industry use of the land has not first been obtained under any relevant town planning scheme.
- (2) the local government may, in respect of an application for a licence-
  - (a) refuse the application; or
  - (b) approve the application;
    - (i) over the whole or part of the land in respect of which the application is made; and
    - (ii) on such terms and conditions, if any, as it sees fit.
- (3) Where the local government approves an application for a licence, it must:
  - (a) determine the licence period, not exceeding 21 years from the date of issue; and
  - (b) approve the issue of a licence in the form provided or approved by the local government for the purpose;
- (4) Where the local government approves the issue of a licence, the CEO upon receipt by the local government of-
  - (a) payment of the annual licence fee, or the relevant proportion thereof of the annual licence fee;
  - (b) the payment of any outstanding licence or administration fees;

- (c) payment of the secured sum if any, imposed under clause 15; and
- (d) the documents, if any, executed to the satisfaction of the CEO, under clause 15, shall issue the licence to the applicant.
- (5) Without limiting sub clause (2), the local government may impose conditions, including the following matters-
  - (a) the orientation of the excavation to reduce visibility from other land;
  - (b) the appropriate siting of access thoroughfares, buildings and plant;
  - (c) the stockpiling of material;
  - (d) the hours during which any excavation work may be carried out;
  - (e) the hours during which any processing plant associated with, or located on, the site may be operated;
  - (f) the hours during which trucks may enter or leave the site and equipment may operate;
  - (g) requiring all crushing and treatment plant to be enclosed within suitable buildings to minimise the emission of noise, dust, vapour and general nuisance to the satisfaction of the local government;
  - (h) the depths below which a person must not excavate;
  - (i) distances from adjoining land or thoroughfares within which a person must not excavate;
  - (j) the safety of persons employed at or visiting the excavation site;
  - (k) the control of dust and wind-blown material;
  - (l) requiring the excavation, plant and equipment and thoroughfares to be bunded, screened and landscaped prior to any excavation or construction works commencing or continuing;
  - (m) the planting, care and maintenance of trees, shrubs and other landscaping features during the time in which the extractive industry is carried out in order to effectively screen the area to be excavated and to provide for progressive rehabilitation;
  - (n) the prevention of the spread of dieback or other disease;
  - (o) the drainage of the excavation site and the disposal of water;
  - (p) the restoration and reinstatement of the excavation site, the staging of such works, and the minimising of the destruction of vegetation;
  - (q) the provision of retaining walls to prevent subsidence of any portion of the excavation or of land abutting the excavation;
  - (r) requiring the licensee to furnish to the local government a surveyor 's certificate each year, prior to the renewal fee being payable, to certify the quantity of material extracted and that material has not been excavated below the final contour levels outlined within the approved excavation program;
  - (s) requiring the licensee to enter into an agreement with the local government by which it agrees to pay any extraordinary expenses incurred by the local government in repairing damage caused to thoroughfares in the district by heavy or extraordinary traffic conducted by or on behalf of the licensee under the licence;
  - (t) requiring the licensee to pay a secured sum in accordance with clause 15; and
  - (u) any other matter for properly regulating the carrying on of an extractive industry.

### **Fees**

11. (1) A licensee must pay to the local government the licence fee.
- (2) Where an extractive industry is being carried on and the local government has not issued a licence, the owner shall pay to the local government the administration fee.
- (3) An application for the transfer of a licence shall incur a fee to be paid to the local government.
- (4) The fees to be paid shall be as determined by the local government in accordance with the fees and charges approved from time to time.

## **PART 4-TRANSFER, CANCELLATION AND RENEWAL OF LICENCE**

### **Transfer of Licence**

12. (1) An application for the transfer of a licence must-
- (a) be made in writing;
  - (b) be signed by the licensee and the proposed transferee of the licence;
  - (c) be accompanied by the current licence;
  - (d) be accompanied by the consent in writing to the transfer from the owner of the excavation site;
  - (e) be accompanied by a stamped copy of a deed of agreement between the owner, transferor and transferee detailing the terms and conditions relating to the transfer of responsibility for the state of the excavation, the level of compliance with any conditions, that may have been imposed on the licence the subject of the transfer, and any rehabilitation works which may be necessary to remedy the situation.
  - (f) include any information that the local government may reasonably require; and
  - (g) be forwarded to the CEO with the transfer fee together with any outstanding administration and licence fees.
- (2) Upon receipt of any application for the transfer of a licence, and the transfer fee, the local government may-
- (a) refuse the application; or
  - (b) approve the application on such terms and conditions, if any, as it sees fit.
- (3) Where the local government approves an application for the transfer of a licence; the local government shall transfer the licence by an endorsement on the licence in the form provided or approved by the local government for the purpose.
- (4) Where the local government approves the transfer of a licence it shall not be required to refund any part of the fees paid by the former licensee in respect of the transferred licence.
- (5) The local government may refuse to transfer a licence until all outstanding fees and charges have been paid.

### **Cancellation of Licence**

13. (1) The local government may cancel a licence where the licensee has-
- (a) been convicted of an offence against-
    - (i) this local law; or
    - (ii) any other law relating to carrying on an extractive industry;
  - (b) transferred or assigned or attempted to transfer or assign the licence without the consent of the local government; or
  - (c) permitted another person to carry on an extractive industry otherwise than in accordance with the terms and conditions of the licence and of the provisions of this local law.
- (2) Where the local government cancels a licence under clause 13(1)-
- (a) the local government shall advise the licensee in writing of the cancellation;
  - (b) the cancellation takes effect on and from the day on which the licensee is served with the cancellation advice;
- (3) The licence shall lapse where the licensee has-
- (a) failed to pay the annual licence fee under clause 11; or
  - (b) failed to have a current public liability insurance policy under clause 18(1) or failed to provide a copy of the policy or evidence of its renewal as the case may be, under clause 18(2);
- (4) The local government shall not be required to refund any part of the fees paid by the licensee in respect of the cancelled licence.



**Renewal of Licence**

14. (1) A licensee who wishes to renew a licence must apply in writing to the local government at least 42 days before the date of expiry of the licence and must submit with the application for renewal-

- (a) the fee determined by the local government;
- (b) a copy of the current licence;
- (c) a plan showing the contours of the excavation carried out to the date of that application;
- (d) details of the works, excavation and rehabilitation stages reached and of any changes or proposed changes with respect to any of the things referred to in clauses 8(1) (b) and (c); and
- (e) any other things referred to in clauses 8 and 10.

(2) The local government may waive any of the requirements specified in clause 14(1) (d) or (e).

(3) If-

- (a) an application to renew a licence is in relation to land in respect of which the current licence was issued less than 12 months prior to the date from which the new licence if granted would apply; and
- (b) the methods to be employed in the proposed land excavation are identical to those being employed at the date of the application.

then the applicant shall not be obliged, unless otherwise required by the local government to submit details of any of the things referred to in clauses 8 and 10.

(4) Upon receipt of an application for the renewal of a licence, the local government may-

- (a) refuse the application; or
- (b) approve the application on such terms and conditions, if any, as it sees fit; and
- (c) may require the proposal to be advertised in the manner set out in clause 9.

**PART 5-SECURED SUM****Security for Restoration and Reinstatement**

15. (1) For the purpose of ensuring that an excavation site is properly restored or reinstated, the local government may require that-

- (a) the licensee-
  - (i) as a condition of a licence; or
  - (ii) before the issue of a licence; or
  - (iii) before the renewal of a licence; or
- (b) the owner when required by the local government;

must give to the local government a bond, bank guarantee or other security, of a kind and in a form acceptable to the local government, in or for a sum determined by the local government from time to time.

(2) A bond required under sub clause (1) is to be paid into an account established by the local government for the purposes of this clause.

**Use by the Local Government of Secured Sum**

16. (1) If a person fails to carry out or complete the restoration and reinstatement works required by the licence conditions or by a notice served by the local government; either-

- (a) within the time specified in those conditions;
- (b) where no such time has been specified, a reasonable period of time from the completion of the excavation or portion of the excavation specified in the licence conditions; or
- (c) within 60 days of a notice given by the local government to the licensee or owner-

then-

- (d) the local government may carry out or cause to be carried out the required restoration and reinstatement work or so much of that work as remains undone; and
- (e) the licensee must pay to the local government on demand all administrative, legal, contractor and other costs, estimated or incurred by the local government, to rehabilitate the site or which the local government may be required to pay under this clause.
- (2) The local government may apply the proceeds of any bond, bank guarantee or other security provided by the licensee under clause 15 towards its costs under this clause.
- (3) The liability of a licensee to pay the local government's costs under this clause is not limited to the amount, if any, secured under clause 15.
- (4) A person, owner, occupier or licensee is not entitled to make any claim by way of damages or otherwise, against an authorised person, local government employee, local government appointed sub-contractor 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 licensee was required to do to comply with this local law.

## **PART 6-PROHIBITIONS**

### **Prohibitions**

17. Subject to any licence conditions imposed by the local government with respect to carrying on an extractive industry, a person-

- (1) must not without the written approval of the local government, excavate within-
  - (a) 20 metres of the boundary of any land on which the excavation site is located;
  - (b) 20 metres of any land affected by a registered grant of easement;
  - (c) 40 metres of any thoroughfare;
  - (d) 50 metres of any watercourse, wetland, swamp or other water reserve; or
  - (e) 3 metres of the estimated maximum water table level as determined from time to time by the Water & Rivers Commission or otherwise as adopted by the local government.
- (2) must-
  - (a) not remove any trees or shrubs within 40 metres (or such lesser distance as may be allowed, in writing, by the local government) of the boundary of any thoroughfare reserve on land in respect of which a licence has been granted, except for the purpose of constructing access thoroughfares, erecting buildings or installing plant for use in connection with the excavation and then only with the express approval of the local government and subject to any conditions which the local government may impose in accordance with clause 10;
  - (b) where the local government so requires, securely fence the excavation to a standard determined by the local government and keep the gateways locked when not actually in use in order to prevent unauthorised entry;
  - (c) erect and maintain warning signs along each of the boundaries of the area excavated under the licence so that each sign-
    - (i) is not more than 200 metres apart;
    - (ii) is not less than 1.8 metres high and not less than 1 metre wide; and
    - (iii) bears the words "DANGER EXCAVATIONS-KEEP OUT";
  - (d) except where the local government approves otherwise, drain and keep drained to the local government's satisfaction any excavation to which the licence applies so as to prevent the accumulation of water;
  - (e) not store, or permit to be stored, any explosives or explosive devices on the site to which the licence applies other than with the approval of the local government and the Department of Minerals and Energy;
  - (f) not fill or excavate, other than in accordance with the terms and conditions of the licence, the site plans and the works and excavation program approved by the local government;

- (g) restore and reinstate the excavation site in accordance with the terms and conditions of the licence, the site plans and the works and excavation program approved by the local government;
- (h) take all reasonable steps to prevent the emission of dust, noise, vibration and other forms of nuisance from the excavation site;
- (i) otherwise comply with the conditions imposed by the local government in accordance with clause 10; and
- (j) cease excavating and undertake the restoration and reinstatement of the site and comply with notices issued by the local government.
- (3) must not carry out or permit to be carried out any blasting in the course of excavating unless-
  - (a) the local government has otherwise given approval in respect of blasting generally or in the case of each blast;
  - (b) subject to sub-clause (2), the blasting takes place only between the hours of 8.00 am and 5.00 pm, or as determined by the local government, on Mondays to Fridays inclusive;
  - (c) the blasting is carried out in strict accordance with the AS2187 SAA Explosives Code, the Mines Safety and Inspection Act 1994, the Environmental Protection Act 1986, and all relevant local laws of the local government; and
  - (d) in compliance with any other conditions imposed by the local government concerning-
    - (i) the time and duration of blasting;
    - (ii) the purposes for which the blasting may be used;
    - (iii) the methods of detonation and blasting;
    - (iv) the types of explosives to be used; and
    - (v) such other matters as the local government may reasonably require in the interests of the safety and protection of members of the public and of property within the district.
- (4) must not carry out or permit to be carried out any blasting on a Saturday, Sunday or public holiday except with the prior approval of the local government.

## **PART 7-MISCELLANEOUS PROVISIONS**

### **Public Liability**

18. (1) A licensee must have at all times a current public liability insurance policy taken out in the joint names of the licensee and the local government indemnifying the licensee and the local government for a sum of not less than \$10,000,000 or such other sum as is approved by the local government in respect of any one claim relating to any of the excavation operations;

(2) The licensee shall provide to the local government a copy of the policy taken out under sub-clause (1), within 14 days after the issue of that policy and shall provide to the local government evidence of renewal within 14 days of each renewal date.

### **Mines Safety and Inspection Act and Environmental Protection Act**

19. (1) In any case where the Mines Safety and Inspection Act 1994 or the Environmental Protection Act 1986 applies to any excavation carried on or proposed to be carried on at a site, the licensee in respect of that site must comply with all applicable provisions of that Act or those Acts; and

(2) In this clause, the Mines Safety and Inspection Act 1994 and the Environmental Protection Act 1986 include all subsidiary legislation made under those Acts.

### **Notice of Cessation of Operations**

20. (1) Where a licensee intends to cease carrying on an extractive industry-
- (a) temporarily for a period in excess of 12 months; or
  - (b) permanently;

the licensee must, as well as complying with clause 21 give the local government written notice of the cessation not later than 1 week after those operations have ceased.

(2) Where a licensee has given written notice to the local government of the intention to permanently cease carrying on an extractive industry on the site to which the licence applies the licence is deemed to have expired on the date such cessation is so notified.

(3) The temporary or permanent cessation of the carrying on of an extractive industry on a site or the deemed expiration or cancellation of a licence does not entitle the licensee to any refund of any licence fee.

### **Works to be Carried out prior to Cessation of Operation**

21. (1) Where the carrying on of an extractive industry on the site is proposed to permanently cease or on the expiration or cancellation of the licence applicable to the site, whichever first occurs, the licensee of the owner must, as well as complying with the provisions of clause 20-

- (a) restore and reinstate the excavated site in accordance with the proposals approved by the local government or in such other manner as the local government may subsequently in writing require;
- (b) ensure that any face permitted to remain upon the excavation site is left in a safe condition with all loose materials removed and where the excavation site is-
  - (i) sand, the sides are sloped to a batter of not more than 1:3 (vertical:horizontal); and
  - (ii) limestone or material other than sand, the sides are sloped to a batter which, in the opinion of the local government, would enable the site to be left in a stable condition;
- (c) ensure that the agreed floor level of the excavation is graded to an even surface or is otherwise in accordance with the rehabilitation and decommissioning program approved by the local government;
- (d) ensure that all stockpiles or dumps of stone, sand or other materials are left so that no portion of that material can escape onto land not owned or occupied by the licensee nor into any stream, watercourse, lake, wetland or drain that is not wholly situated within the land owned or occupied by the licensee;
- (e) erect retaining walls where necessary to prevent subsidence of land in the vicinity of any excavation;
- (f) remove from the site all buildings, plant and equipment erected, installed or used for or in relation to the carrying on of an extractive industry on the site and fill all holes remaining after such removal to the level of the surrounding ground and compact such filled holes sufficiently to prevent settling; and
- (g) break up, scarify, cover with topsoil and plant with grass, trees and shrubs all parts of the site used for the extractive industry where buildings, plant and equipment were erected or installed and all areas which were used for stockpiling unless otherwise specified under this local law.

(2) Notwithstanding any other provision of this local law where a licensee is required to comply with this local law or a condition of a licence and that licence has been cancelled, not renewed, or expired the aforementioned obligations become the responsibility jointly and severally of the owner and the previous licensee notwithstanding that he is not or is no longer the licensee.

## **PART 8-ENFORCEMENT AND PENALTIES**

### **Stop Work Orders**

22. (1) Where a person is carrying on an extractive industry in contravention of this local law, the local government may issue an order to stop all work specified in the notice as being done in contravention of this local law-in this Part referred to as "Stop Work Order".

(2) Where a copy of a Stop Work Order-

- (a) is affixed in a prominent position on the place to which it relates; or
  - (b) is served on a person carrying on the extractive industry, or causing to be carried on, at that place any works or other activity, a person who carries on, or authorises, causes or permits to be carried on, in relation to that place the extractive industry commits an offence.
- Penalty: \$5,000  
Daily Penalty: \$500

### **Stop Work Orders Not To Affect Certain Works**

23. It shall be a defence in proceedings for a contravention of a provision of a Stop Work Order to show that any works, being works appropriate to the purpose-

- (a) were urgently necessary-
  - (i) to avoid an imminent danger to life or health; or
  - (ii) for the immediate preservation of a building or the prevention of immediately impending damage to neighbouring property,
 whether or not those works were the subject of a specific prohibition contained in a Stop Work Order, where notice in writing of the proposed carrying out of the works was given, as soon as practicable after the necessity for the works arose, to the local government and no written objection was served by the local government on the person so giving notice prior to the carrying out of the work; or
- (b) were required by an Act or law, and were of such a degree of urgency that prior reference to the local government and the application for and issue of a licence under this local law would not have been practicable.

### **Offences**

24. (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 under clauses 7, 11 and 17 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 \$500.00 for each day or part of a day during which the offence has continued.

### **Offences By Bodies Corporate, Defences Etc**

25. (1) Where a contravention of this local law which has been committed by a body corporate is proved-

- (a) to have been committed with the consent or connivance of; or
- (b) to be attributable to any failure to take all reasonable precautions to secure that this local law should not be contravened by the body corporate on the part of, any director, manager, executive officer, secretary or other person concerned in the management of the body corporate, or any person purporting to act in that capacity, that person as well as the body corporate is guilty of the contravention.

(2) Where the affairs of a body corporate are managed by its members, subclause (1) applies in relation to the acts and defaults of a member in connection with the functions of management of that member as if the member were a director of the body corporate.

(3) Where proceedings are taken against a person under this local law it is no defence for that person to prove-

- (a) that the person was the agent or employee of any other person; or
- (b) that the person was acting in pursuance of an order or direction given by any other person,

unless the court is satisfied that the person had acted without the knowledge, and could not reasonably be expected to have known, that this local law would be contravened.



(4) Where the employee or agent of a person is found liable in respect of a contravention of this local law, each person who, at the time of the commission of the contravention, was the employer of that employee or the principal of that agent is also liable in respect of the contravention, unless that employer or principal proves that he or she could not by the exercise of reasonable diligence have prevented the commission of the contravention by the employee or agent.

(5) Subject to this clause, it shall be a defence for any person who would otherwise be liable under this local law to prove that-

- (a) the contravention occurred without the consent or connivance of that person;
- (b) the person had taken all reasonable precautions to secure that this local law should not be contravened; and
- (c) that the person could not by the exercise of reasonable diligence have prevented the contravention.

(6) Where, in proceedings under this local law, it is necessary to establish the state of mind of a body corporate, it is sufficient to show that a director, employee or agent of the body corporate, being a director, employee or agent by whom the conduct was engaged in within the scope of the person's actual or apparent authority, had that state of mind.

(7) Any conduct engaged in on behalf of a body corporate-

- (a) by a director, employee or agent of the body corporate within the scope of the person's actual or apparent authority; or
- (b) by any other person at the direction or with the consent or agreement (whether express or implied) of a director, employee or agent of the body corporate, if the giving of the direction, consent or agreement is within the scope of the actual or apparent authority of the director, employee or agent,

shall be deemed, for the purposes of this local law, to have been engaged in also by the body corporate.

(8) Where, in proceedings under this local law, it is necessary to establish the state of mind of a person other than a body corporate, it is sufficient to show that an employee or agent by whom the conduct was engaged in within the scope of the employee's or agent's actual or apparent authority, had that state of mind.

(9) Conduct engaged in on behalf of a person other than a body corporate-

- (a) by an employee or agent of the person, within the scope of the actual or apparent authority of the employee or agent; or
- (b) by any other person, at the direction or with the consent or agreement (whether express or implied) of any employee or agent of the first-mentioned person, if the giving of the direction, consent or agreement is within the scope of the actual or apparent authority of the employee or agent,

shall be deemed, for the purposes of this local law, to have been engaged in also by the first-mentioned person.

(10) A reference in this clause to the state of mind of a person includes a reference to the knowledge, intention, opinion, belief or purpose of the person and the person's reasons for that intention, opinion, belief or purpose.

(11) If a defence to proceedings under this local law involves an allegation that a contravention was due to reliance on information supplied by another person or to the act or default of another person, the defendant is not, without leave of the court, entitled to rely on that defence unless the defendant has, not later than 7 days before the day on which the hearing of the proceeding commences, served on the person by whom the proceeding was instituted a notice in writing giving such information that would identify or assist in the identification of the other person as was then in the defendant's possession.

### **Infringement and Infringement Withdrawal Notices**

26. 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 of the First Schedule of the Local Government (Functions and General) Regulations 1996;

- (b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is Form 3 of the First Schedule of the Local Government (Functions and General) Regulations 1996.

#### **Offence Description and Modified Penalty**

27. The amount appearing in the final column of the First Schedule directly opposite a offence described in that Schedule is the modified penalty for that offence.

#### **Prosecution for Offences**

28. 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.

#### **Records to be Kept**

29. The local government shall cause adequate records to be kept of all infringement notices served and modified penalties received.

Footnote:

#### **Appeal**

1. When the local government makes a decision as to whether it will-
  - (a) grant a person a licence under this local law; or
  - (b) renew, vary, or cancel a licence that a person has under this local law, the provisions of Division 1 of Part 9 of the Act and regulations 33 and 34 of the Local Government (Functions and General) Regulations 1996 shall apply to that decision.

#### **Appointment of Authorised Persons, and Certificate of Appointment for Authorised Persons**

2. Both the appointment of authorised persons and issue of a certificate of appointment detailing what duties and responsibilities the person is authorised to perform shall be in accordance with Section 9.10 of the Local Government Act 1995.

### **SHIRE CITY OF WANNEROO EXTRACTIVE INDUSTRIES LOCAL LAW 1998 FIRST SCHEDULE**

#### **OFFENCES AND MODIFIED PENALTIES**

Item No.	Clause No.	Nature of Offence	Modified Penalty \$
1	7(a)	Excavate without a licence	500
2	7(b)	Carry on an extractive industry not in accordance with conditions	500
3	11(2)	Failure to pay the administration fee	400
4	17(1)(a)	Excavate without approval, within 20 metres of adjacent property boundary	400
5	17(1)(b)	Excavate without approval, within 20 metres of any land affected by a registered grant of easement	400
6	17(1)(c)	Excavate without approval, within 40 metres of any thoroughfare	400

Item No.	Clause No.	Nature of Offence	Modified Penalty \$
7	17(1)(d)	<del>Excavate without approval within 50 metres of any watercourse, wetland, swamp or other water reserve</del>	400
8	17(1)(e)	<del>Excavate without approval, within 3 metres of the estimated maximum water table level</del>	400
9	17(2)(a)	<del>Removal of trees or shrubs within 40 metres of the boundary of any thoroughfare reserve</del>	400
10	17(2)(b)	<del>Failure to securely fence and/or keep gateways locked</del>	400
11	17(2)(c)	<del>Failure erect and maintain warning signs</del>	400
12	17(2)(d)	<del>Failure to drain and keep drained any excavation to which the licence applies</del>	400
13	17(2)(e)	<del>Store or permit to store explosives or explosive devices without approval</del>	400
14	17(2)(f)	<del>Not fill or excavate, contrary to the terms and conditions of the licence</del>	400
15	17(2)(g)	<del>Failure to restore and reinstate the excavation site in accordance with conditions of the licence</del>	400
16	17(2)(h)	<del>Failure to take all reasonable steps to prevent the emission of dust, noise, vibration, and other forms of nuisance from the excavation site</del>	400
17	17(2)(i)	<del>failure to comply with conditions of licence imposed by the local government</del>	400
18	17(2)(j)	<del>Failure to cease excavating and undertake restoration and reinstatement as required by notice issued by the local government</del>	500
19	17(3)(a)	<del>Carry out or permit to be carried out blasting without approval</del>	400
20	17(3)(b)	<del>Carry out or permit to be carried out blasting outside hours approved by the local government</del>	400
21	17(3)(d)	<del>Failure to comply with conditions imposed by the local government relating to blasting</del>	400
22	17(4)	<del>Carry out or permit to be carried out any blasting on Saturday, Sunday or Public Holiday, without approval</del>	400
23		<del>Other offences not specified</del>	200
<i>[Schedule 1 deleted and replaced by Government Gazette No. 58, 9 April 2009]</i>			

Item No.	Clause No.	Nature of Offence	Modified Penalty \$
1	7(a)	Excavate without a licence	500
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5	17(1)(b)	Excavate without approval, within 20 metres of any land affected by a registered grant of easement	500

Item No.	Clause No.	Nature of Offence	Modified Penalty \$
6	17(1)(c)	Excavate without approval, within 40 metres of any thoroughfare	500
7	17(1)(d)	Excavate without approval within 50 metres of any watercourse, wetland, swamp or other water reserve	500
8	17(1)(e)	Excavate without approval, within 3 metres of the estimated maximum water table level	500
9	17(2)(a)	Removal of trees or shrubs within 40 metres of the boundary of any thoroughfare reserve	500
10	17(2)(b)	Failure to securely fence and/or keep gateways locked	500
11	17(2)(c)	Failure erect and maintain warning signs	500
12	17(2)(d)	Failure to drain and keep drained any excavation to which the licence applies	500
13	17(2)(e)	Store or permit to store explosives or explosive devices without approval	500
14	17(2)(f)	Not fill or excavate, contrary to the terms and conditions of the licence	500
15	17(2)(g)	Failure to restore and reinstate the excavation site in accordance with conditions of the licence	500
16	17(2)(h)	Failure to take all reasonable steps to prevent the emission of dust, noise, vibration, and other forms of nuisance from the excavation site	500
17	17(2)(i)	failure to comply with conditions of licence imposed by the local government	500
18	17(2)(j)	Failure to cease excavating and undertake restoration and reinstatement as required by notice issued by the local government	500
19	17(3)(a)	Carry out or permit to be carried out blasting without approval	500
20	17(3)(b)	Carry out or permit to be carried out blasting outside hours approved by the local government	500
21	17(3)(d)	Failure to comply with conditions imposed by the local government relating to blasting	500
22	17(4)	Carry out or permit to be carried out any blasting on Saturday, Sunday or Public Holiday, without approval	500
23		Other offences not specified	300

*[‘Shire’ deleted and City Inserted Government Gazette No. 58, 9 April 2009]*

**LOCAL GOVERNMENT ACT 1995**  
**CITY OF WANNEROO**  
**EXTRACTIVE INDUSTRIES 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 Extractive Industries 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 Extractive Industries Local Law 1998*, published in the *Government Gazette* on 8 March 1999 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 -

LINDA AITKEN, Mayor  
DANIEL JOHN SIMMS, Chief Executive Office



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**PS09-10/22      Proposed Repeal of the City's Signs Local Law 1999 – Item  
Withdrawn**

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This item was withdrawn by the Chief Executive Officer.

## Health & Compliance

### PS10-10/22 Proposed Private Property Repeal Local Law 2022

File Ref: 2418V02 – 22/347910  
 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. The attached version of the Local Law shows the original text as gazetted in 2001, with subsequently repealed sections marked with strikethrough lines.

At the Ordinary Council Meeting on 12 July 2022, Council considered report PS05-07/22 and resolved to make a Private Property Repeal Local Law 2022 as the remaining provisions of the existing Local Law can be regulated through existing legislation.

#### 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

<b>Local Government Act 1995</b>	
	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.
<b>District Planning Scheme No. 2</b>	
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.
<b>Planning and Development Act 2005</b>	
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.

The repeal local law was advertised on the City's website for public comment for the duration of the statutory advertising period (not less than six weeks after the notice was given) and copies were available to be inspected at the City's offices and supplied to any person who requested a copy. Submissions closed on 8 September 2022.

The local law making process requires that after the last day of submissions the local government is to consider any submissions made and may make the local law as proposed or make a local law that is not significantly different from that proposed. Should the proposed changes be considered significant, then the local law making process is to begin again and will require a second consultation process.

One submission was received from the Department of Local Government, Sport and Cultural Industries who reviewed the City's proposed repeal local law, did not identify any issues of concern and did not recommend any amendments.

## Comment

The repeal of a local law needs to be progressed in accordance with section 3.12 of the Act.

Administration recommends that Council repeal the existing Private Property Local Law 2001. To do this, and in accordance with the provisions of the Act, Council is required to make the Private Property Repeal Local Law 2022 as shown at **Attachment 2**. The agenda and minutes of the Ordinary Council meeting at which the local law is considered must include the purpose and effect of the proposed local law, which are set out below.

### **Purpose:**

To 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

Absolute Majority

### Moved Cr Rowe, Seconded Cr Miles

That Council:-

1. **ADOPTS BY ABSOLUTE MAJORITY** in accordance with section 3.12(4) of the *Local Government Act 1995*, the Private Property Repeal Local Law 2022 as set out in Attachment 2;
2. **NOTES** the purpose and effect of the local law 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;
3. **REQUESTS** Administration in accordance with s3.12(5) of the *Local Government Act 1995* publishes the Private Property Repeal Local Law 2022 in the Government Gazette and sends a copy to the Minister for Local Government;
4. **NOTES** that after Gazettal, in accordance with s3.12(6) of the *Local Government Act 1995*, local public notice be given for the local law:
  - a) Stating the title of the local law;
  - b) Summarising the purpose and effect of the local law (specifying the day on which it comes into operation; and
  - c) Advising that copies of the local law may be inspected or obtained from the City of Wanneroo; and
5. **NOTES** that following Gazettal, in accordance with the Local Laws Explanatory Memoranda Directions as issued by the Minister on 12 November 2010, a copy of the local law and a duly completed explanatory memorandum signed by the Mayor and Chief Executive Officer be sent to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation.

**CARRIED BY ABSOLUTE MAJORITY**

**11/0**

Attachments:

- |   |   |               |
|---|---|---------------|
| 1 | <a href="#"></a> Attachment 1 - Private Property Local Law 2001        | 22/91016      |
| 2 | <a href="#"></a> Attachment 2 - Private Property Repeal Local Law 2022 | 22/145555[v2] |





LOCAL GOVERNMENT ACT 1995

## PRIVATE PROPERTY LOCAL LAW 2001

Published in the Government Gazette on 30 April 2002; Number 79

Amended:

*16.08.02 Gazette 148;*

*09.04.09 Gazette 58*

*15.01.10 Gazette 7*

*28.07.16 Gazette 137*

*(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;~~

“

“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;~~

“

~~“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 4m<sup>3</sup> 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*

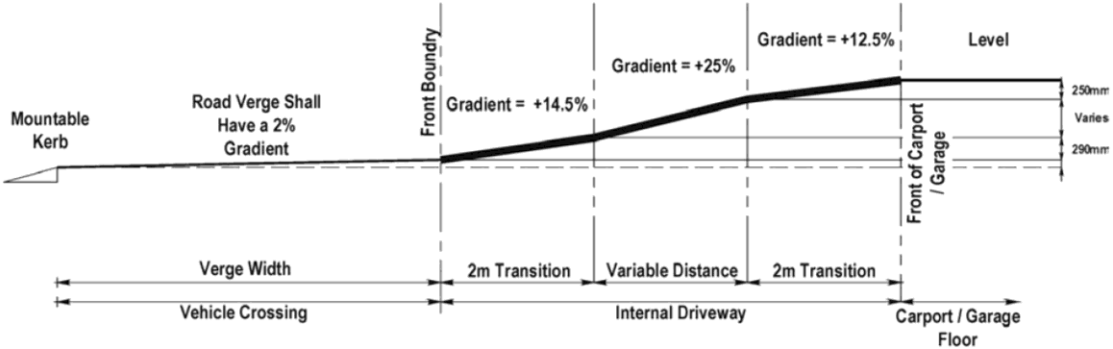


MAXIMUM VEHICLE DRIVEWAY GRADIENTS

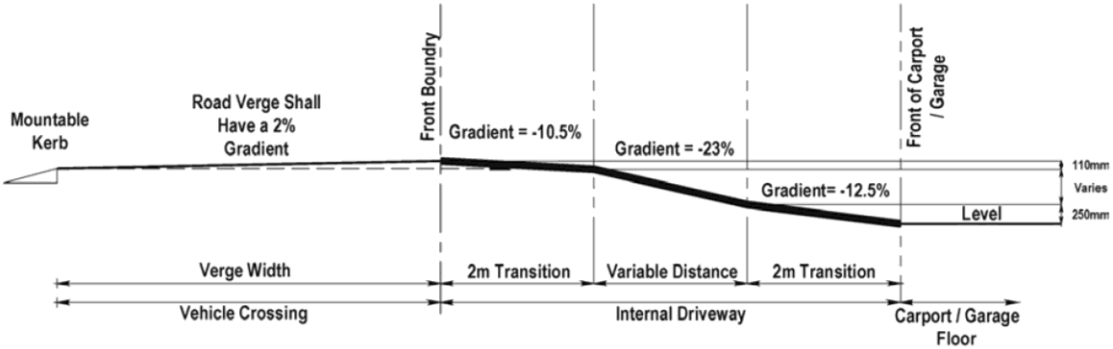
For the purpose of this Schedule

“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

NOTE : Gradient =  $\frac{\text{Rise / Fall}}{\text{Distance}} \times 100 \text{ (\%)}$

+ Gradient %

Rise

- Gradient %

Fall

[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 \$
<b>Part 3—Fencing General</b>		
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
<b>Part 4—Graffiti</b>		
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
<b>Part 5—Estate Fences</b>		
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
<b>Part 6—Tennis Court Fencings</b>		
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
<b>Part 7 – Security and Flood Lighting</b>		
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
<b>Part 8 – Electrified and Razor Wire Fences</b>		
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
<b>Part 9 – Street Numbering</b>		
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
<b>Part 10 - Vehicle Wrecking, Fibreglassing and Spray Painting</b>		
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
<b>Part 11 – Private Swimming Pools</b>		
11.1(a)	Not allow inspector to inspect swimming pool	100
11.2(b)	Failure to remove impediment to reasonable and safe access	100
<b>Part 12 – Sand Drift and Litter Control</b>		
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
<b>Part 13 - Driveways and Drainage</b>		
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 \$
<b>Part 3—Fencing General</b>		
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
<b>Part 8 – Electrified, Barbed and Razor Wire Fences</b>		
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
<b>Part 9 – Street Numbering</b>		
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
<b>Part 10 - Vehicle Storage, Wrecking, Fibreglassing and Spray Painting</b>		
<del>10.1(b)</del>	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)		
<del>10.1(c)</del>	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
<b>Part 11 – Private Swimming Pools</b>		
11.1(a)	Not allowing inspector to inspect swimming pool	150
11.2(b)	Failure to remove impediment to reasonable and safe access	150
<b>Part 12 – Sand Drift and Litter Control</b>		
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
<b>Part 13 - Driveways and Drainage</b>		
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**

<b>Nature of Fee</b>	<b>Clause No.</b>	<b>Fee</b>
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 -

LINDA AITKEN, Mayor  
DANIEL JOHN SIMMS, Chief Executive Office

## **Assets**

### **Asset Operations & Services**

#### **AS01-10/22      Petition PT01-08/22 - Request for Traffic Management Scheme on Beachside Parade, Yanchep between Zamia Rise and Templetonia Boulevard**

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File Ref: 3120V011 – 22/363469  
Responsible Officer: Director Assets  
Attachments: 1

### **Issue**

To investigate the requirement for a traffic management scheme on Beachside Parade, Yanchep between Zamia Rise and Templetonia Boulevard as requested by Petition PT01-08/22.

### **Background**

At the meeting held on 9 August 2022, when receiving a petition requesting the City of Wanneroo to install speed humps on Beachside Parade between Zamia Rise and Templetonia Boulevard, Council resolved:

*That the petitions PT01-08/22 be received and forwarded to the relevant Directorates for reporting back to Council.*

Administration notes that requests for traffic management treatments are typically assessed against the City's Local Area Traffic Management Policy (LATMP).

### **Detail**

Beachside Parade is classified as a Local Distributor Road in the City's Functional Road Hierarchy. A Local Distributor Road is designed to be used as an access from the arterial road network into residential areas.

The road network in this area is not complete, with the extension of Marmion Avenue north of Yanchep Beach Road, to Toreopango Avenue as shown in **Attachment 1**. This is currently being constructed and will include connections directly onto Marmion Avenue at:

- Lindsay Beach Boulevard;
- Zamia Rise; and
- Biara Road.

The City's Local Area Traffic Management Policy identifies that no investigation of traffic management treatments should be undertaken when changes to traffic patterns are expected. This is because installation of traffic treatments could be premature, and such measures may ultimately be unnecessary once the area is fully developed as traffic patterns will change when the ultimate road network is fully constructed. Waiting for subdivisions to be fully developed and occupied also allows for all potential residents in an area to comment on any proposals rather than only existing residents.

This extension of Marmion Avenue north of Yanchep Beach Road is planned to be completed by late 2023, to coincide with the opening of the new Yanchep Rail Station. Once this new section of Marmion Avenue is constructed, traffic patterns in the area will change, primarily along Beachside Parade, which currently temporarily provides the most direct route

to into the existing residential subdivision. Additionally, continuing development of the adjacent residential subdivision will also result in changes to traffic patterns in the area.

Notwithstanding this, in order to provide Council with a better understanding of any speeding issues along Beachside Parade, Administration has undertaken an assessment against the City's LATMP to determine what it would score if it were to be eligible for assessment.

Traffic counts were undertaken during July 2022 to inform the assessment, returning the following values:

- Traffic Volume AWDT: **2097**
- Percentage Heavy Vehicles: **8%**
- 85<sup>th</sup> %ile speed (the speed at or below which 85% of drivers are travelling): **58.7km/h**

Beachside Parade, between Zamia Rise and Templetonia Boulevard, scores 23 under the LATMP, which indicates that the construction of traffic treatments cannot be justified at this time. The low score is attributed to the fact that the majority of drivers do recognise that the road is subject to the 50km/h built up area speed limit and are driving accordingly.

The counts did show however that a small number of vehicles are driving along this section of Beachside Promenade at speeds in excess of 80 km/h throughout the day, which would be very visible to the residents. These instances of speeding and poor driver behaviour appear to be occurring as a result of a minority of inconsiderate road users disobeying the road rules dictated by the Road Traffic Code 2000 & associated Road Traffic Act 1974.

## Consultation

Nil

## Comment

Beachside Parade is currently ineligible for assessment under the City's LATMP because traffic patterns will change significantly once the Marmion Avenue extension north of Yanchep Beach Road is constructed.

Notwithstanding this, Beachside Parade scores 23 using the City's LATMP which is not sufficiently high to justify the construction of traffic management treatments at this time. The issue raised by the residents appears to be caused by occasional vehicles travelling at higher speeds.

A further traffic count can be carried out once the extension of Marmion Avenue is completed and the Yanchep Rail Station is opened, and traffic patterns have established. This will more accurately reflect the long term traffic flows on Beachside Promenade.

## Statutory Compliance

Nil

## Strategic Implications

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

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

*5.4 - People can move around easily*

## Risk Management Considerations

Risk Title	Risk Rating
CO-O23 Safety of Community	Moderate
Accountability	Action Planning Option
Director Community & Place	Manage

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

## Policy Implications

The provisions of the City's Local Area Traffic Management Policy apply in assessing the request made in this petition.

## Financial Implications

There are no financial implications as the LATMP score does not support the development of a traffic management scheme for Beachside Parade, Yanchep.

## Voting Requirements

Simple Majority

**Moved Cr Baker, Seconded Cr Coetzee**

**That Council:-**

- 1. NOTES that the results of the Local Area Traffic Management Policy assessment for Beachside Parade, Yanchep do not support the installation of traffic treatments at this time;**
- 2. REQUESTS Administration to undertake further traffic counts on Beachside Parade following completion of the extension of Marmion Avenue and opening of the Yanchep Rail Station; and**
- 3. ADVISES the petition organiser of Council's decision.**

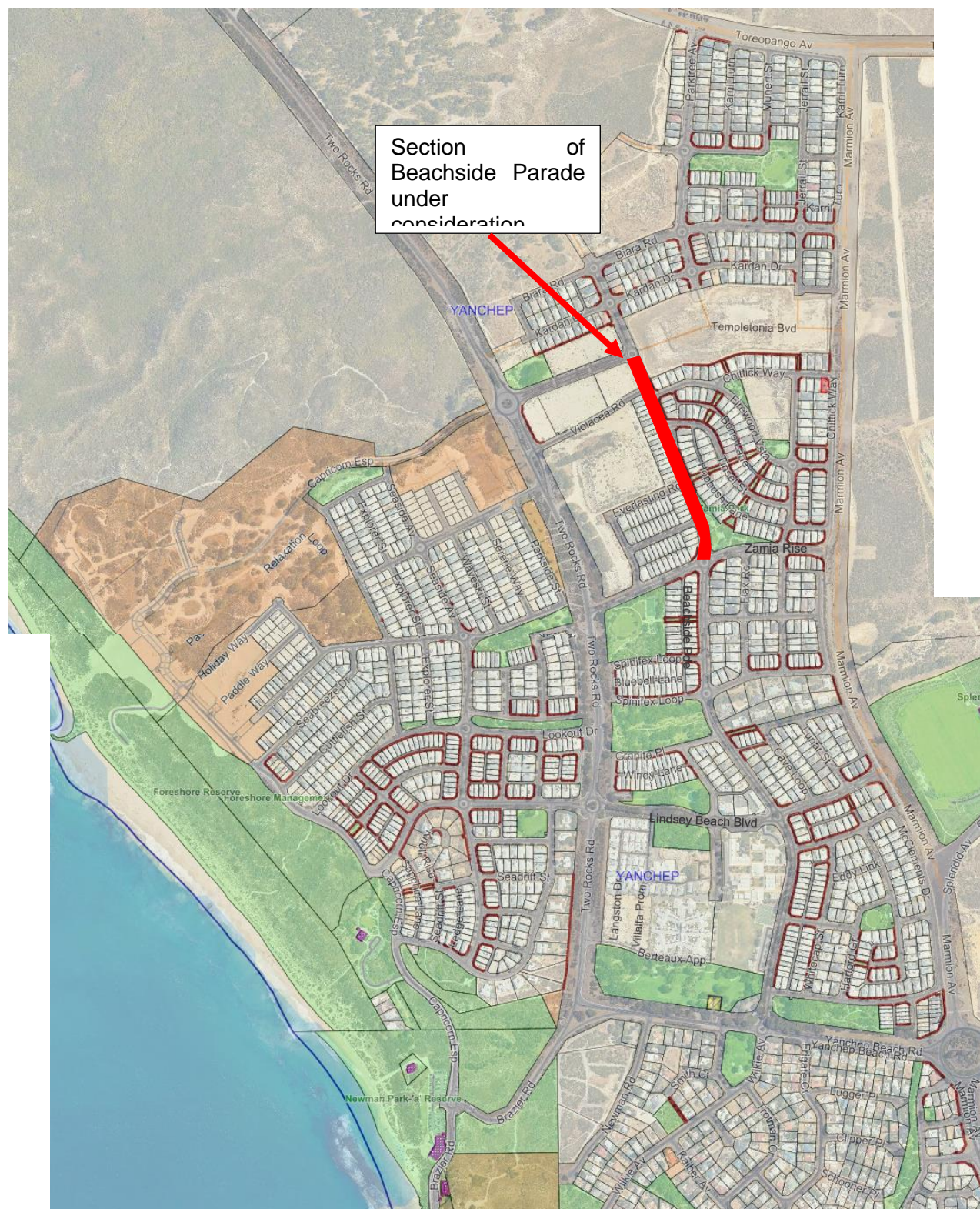
**CARRIED UNANIMOUSLY**

Attachments:

[!\[\]\(899d8b7697d64725bf017d3296cfcf1b\_img.jpg\) Attachment 1 - Yanchep Map - Beachside Parade from Templetonia Boulevard to Zamia Rise 22/366435](#)



## Council Report – Beachside Parade from Templetonia Boulevard to Zamia Rise



**AS02-10/22 Tender Number 22076 Clarkson Youth Centre Building Upgrades**

File Ref: 28838 – 22/308644  
 Responsible Officer: Director Assets  
 Attachments: 1

**Issue**

To consider Tender No. 22076 for the Provision of Major Works for Clarkson Youth Centre Building Upgrades.

**Background**

The project is listed in the 2022/23 Capital Works Program and the City is seeking to appoint a suitable qualified, registered and experienced building contractor to undertake internal refurbishment and external façade upgrade works to an existing City building, the Clarkson Youth Centre in the suburb of Clarkson.

The work will include extension to the main lounge area, upgrade to the existing kitchen, additional dry storage rooms, new entry, communications room, administration office and courtyard and the relocation of the bin store.

**Detail**

Tender No. 22076 for the Provision of Major Works for Clarkson Youth Centre Building Upgrades was advertised on 16 July 2022 and closed on 9 August 2022. A non-mandatory site briefing was held on 20 July 2022 to provide tenderers with an opportunity to inspect the site. Four Tender addendum were issued.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Major Contract AS4000 City modified version
Contract Type	Lump Sum
Contract Duration	6 months
Commencement Date	Last day the final party signs the contract
Expiry Date	12 months from Practical Completion
Extension Permitted	No
Rise and Fall	Not applicable.

Tender submissions were received from the following companies:

- Hoskins Investments Pty Ltd t/as A.E. Hoskins Building Services (AE Hoskins);
- Geared Construction Pty Ltd (Geared Construction); and
- CP Projects Pty Ltd (CP Projects).

**Probity Oversight**

The City's Contracts Officer undertook oversight to the tender assessment process.

Tender submissions were evaluated in accordance with the Tender Evaluation Plan (**PEP**). The PEP included the following selection criteria:



Item No	Description	Weighting
1	Sustainable Procurement a) Environmental considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 2.5% d) Disability Access & Inclusion 2.5%	20%
2	*WHS demonstrated working documents	20%
3	*Demonstrated experience of tenderer and personnel performing the services	20%
4	*Resources & Capacity for delivering the works	20%
5	*Methodology	20%
6	Price	Not Weighted
	<b>TOTAL</b>	<b>100%</b>

Pricing is non-weighted, not included in the qualitative criteria but considered as part of the overall Value for Money (VFM) assessment.

\*Tenderers must achieve a minimum acceptable qualitative score (as determined by the City) for each of the mandatory qualitative criteria detailed above to progress for further evaluation.

All tender submissions were conforming and progressed to further evaluation.

### **Evaluation Criteria 1 – Sustainable (Corporate Social Responsibility) (20%)**

Evidence of Sustainable (Corporate Social Responsibility) Procurement assessment was based on the tenderers' responses provided within the Questionnaires set out in Schedules 3A, 3B, 3C, 3D that were included in the tender documentation.

#### **Sub-criteria a) Environmental Considerations (5%)**

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. The environmental assessment based on tenderers' response to their Environmental policy and practices.

The assessment of this criterion resulted in the following ranking:

Tenderer	Ranking
A.E. Hoskins	1
Geared Construction	2
CP Projects	3

#### **Sub-criteria b) Buy Local (10%)**

The City encourages the development of competitive local businesses within the geographical boundaries of the City first and secondly within the broader region. The assessment was determined, but not limited to the following commitment:

- Purchasing locally made and sourced goods/services;
- Inviting local businesses to participate in quotation, tender and expressions of interest opportunities;
- Providing an advantage to those businesses based within the City's boundaries; and
- Providing an advantage to those businesses demonstrating economic benefit to the City's community such as employing local residents/sub-contractors and/or purchasing goods/services from local providers.

The assessment of this criterion resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
Geared Construction	1
AE Hoskins	2
CP Projects	3

#### **Sub-criteria c) Reconciliation Action Plan (2.5%)**

The assessment based on the tenders' responses to:

- Relationships – building positive relationships between indigenous and non-indigenous people;
- Respect – recognising the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process; and
- Opportunities – attracting, developing and retaining organisational talent to build opportunities for aboriginal employment, training, and development and mentoring.

<b>Tenderer</b>	<b>Ranking</b>
AE Hoskins	1
Geared Construction	2
CP Projects	3

#### **Sub-criteria d) Access & Inclusion (2.5%)**

The assessment based on the tenders' responses to:

- People with disabilities have the same buildings and facilities access opportunities as other people;
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it;
- People with disabilities receive the same level and quality of service from staff as other people receive;
- People with disabilities have the same opportunities as other people to make complaints;
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The assessment of this criterion resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
AE Hoskins	1
CP Projects	2
Geared Construction	3

The combined assessment of responses for the above Sustainable Procurement criterion resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
Geared Construction	1
A.E. Hoskins	2
CP Projects	3

**Evaluation Criteria 2 - Tenderer's Safety Management Systems (20%)**

Evidence of safety management policies and practices was assessed from the tender submissions. The assessment for safety management was based on the tenderers' responses to an Occupational Health and Safety Management System Questionnaire included within the tender documentation.

All tenderers provided details of their safety management systems with the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
CP Projects	1
Geared Construction	2
AE Hoskins	3

**Evaluation Criteria 3 - Tenderer's demonstrated experience of tenderer and personnel performing the services (20%)**

The tenderer's relevant experience in demonstrating the achievement of meeting client expectations as presented in their tender submission were assessed in order to evaluate their capability to meet the requirements of the contract. Assessment of this criterion considered the tendering entity's credentials to fulfil the requirements of the contract.

The assessment of this criterion has resulted in the following ranking

<b>Tenderer</b>	<b>Ranking</b>
Geared Construction	1
AE Hoskins	2
CP Projects	3

**Evaluation Criteria 4 - Tenderer's resources and capacity to meet the requirements of the Contract (20%)**

The tenderer's resources as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion considered the tenderer's staff resources, vehicles, plant/equipment and workshop support to manage the contract.

The assessment of this criterion has resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
Geared Construction	1
AE Hoskins	2
CP Projects	3

**Evaluation Criteria 5 - Tenderer's Methodology (20%)**

The tenderer's methodology statement as presented in their tender submission were assessed in order to evaluate their capacity to meet the requirements of the contract. Assessment of this criterion consider the tenderer's ability to meet the timeframe, evaluate the risks and show an orderly system of delivery.

The assessment of this criterion has resulted in the following ranking:

<b>Tenderer</b>	<b>Ranking</b>
Geared Construction	1

AE Hoskins	2
CP Projects	3

### Evaluation Criteria 6 – Price (Not Weighted)

The assessment of Tenderers' lump sum pricing is as follows:

Tenderer	Ranking
AE Hoskins	1
Geared	2
CP Projects	3

The Confidential attachment provides further detail on the lump sum prices.

### Overall Weighted Assessment and Ranking

Tenderer's submissions were reviewed in accordance with the PEP with the following key observations:

- The key component of the tender evaluation is price; and
- The tenderers' bids were evaluated in accordance with the selection criteria and were assessed as having the necessary resources, previous experience, capability and safety and quality management systems to undertake the tender.

The overall weighted assessment including relative value for money resulted in the following tender ranking:

Tenderer	Ranking
AE Hoskins	1
Geared Construction	2
CP Projects	3

### Consultation

The City engaged with a number of internal and external stakeholders to determine the scope of works for the CYC upgrades. This included users of the centre, neighbouring schools, youth services and residents. Further engagement is likely not required other than construction notice to neighbouring properties.

The community engagement included a survey which ran for a period of 4 weeks in October 2019. Feedback from the survey was very positive with significant input coming in from the schools that participated in the survey.

### Comment

The tender submission from A.E. Hoskins satisfied the overall value for money assessment in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer.

A.E. Hoskins has a positive delivery track record in building works with the City of Wanneroo and local councils of similar sized projects of a comparative complexity.

### Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

## Strategic Implications

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

*1 ~ An inclusive and accessible City with places and spaces that embrace all*

*1.3 - Facilities and activities for all*

## Enterprise Risk Management Considerations

Risk Title	Risk Rating
ST-S26 Resilient and Productive Communities	Medium
Accountability	Action Planning Option
Director Community and Place	Manage

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

## Financial and Performance Risk

### Financial Risk

A financial risk assessment was undertaken as part of the tender evaluation process and the outcome of this independent assessment by Corporate Scorecard Pty Ltd advised that A.E. Hoskins has been assessed with a sound financial capacity to meet the requirements of the contract.

A.E. Hoskins are required to provide security in the form of bank guarantees. Bank Guarantees to be provided to the City within 14 days of acceptance of tender.

### Performance Risk

A.E. Hoskins provided a very competitive price, comparative with the consultant's cost estimate and current market conditions.

A.E. Hoskins has undertaken a number of upgrade projects for the City of Wanneroo within the past five years; displaying a high level of competence.

Previous work undertaken for the City indicates completion of projects to timelines, project management, quality of work and their overall delivery of projects is to local government standard; demonstrating an understanding of the City's requirements.

Independent reference checks have also indicated that the recommended tenderer has provided good service and proactive delivery to its clients, producing a quality building. A.E. Hoskins is on a preferred contractor list for the City of Canning.

## Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

## Financial (Budget) Implications

Based on the tenderer's lump sum price the historic quantity, types of construction works carried out and the capital projects program, a calculation was made to determine the total

annual estimated value of the works for the contract period which is predicted at between September 2022 and March 2023 and is accommodated in the existing 2022/23 capital works budget.

#### PR-2455 Clarkson Youth Centre

Description	Expenditure	Budget
<b>Budget:</b>		
Allocated Capital Works Budget for 2021/22 (PR-2455)		\$129,735
Allocated Capital Works Budget for 2022/23 (PR-2455)		\$1,540.265
<b>Expenditure:</b>		
Expenditure incurred in 2021/2022	\$114,110	
Expenditure incurred to date (2022/2023)	\$1,912	
Commitment to date	\$52,260	
Project Management	\$50,000	
Contingency	\$ 225,000	
Tender Advertisements (Tender and Public Notices)	2,000	
Construction Activities (A.E. Hoskins P/L)	\$1,064,718	
CCTV	50,000	
External service connections	110,000	
<b>Total Expenditure</b>	<b>\$1,670,000</b>	
<b>Total Funding</b>		<b>\$1,670,000</b>

It is noted that this project has also received \$500,000 funding from Lotterywest. A budget adjustment to reconcile funding sources will be undertaken as part of the mid-year budget review.

### Voting Requirements

Simple Majority

**Moved Cr Miles, Seconded Cr Cvitan**

**That Council:**

- 1. ACCEPTS the tender submitted by Hoskins Investments Pty, t/as A.E. Hoskins Building Services for Tender No.22076, for the Construction of Building Upgrades at Clarkson Youth Centre, Clarkson, at a fixed lump sum of \$1,064,718.43 ex GST and in accordance with the General Conditions of Tendering; and**
- 2. NOTES that the Construction of Building Upgrades at Clarkson Youth Centre, Clarkson has received \$500,000 funding from Lotterywest and a budget adjustment to reconcile funding sources will be undertaken as part of the mid-year budget review.**

**CARRIED UNANIMOUSLY**

*Attachments:*

- 1. Attachment 1 - Tenderers Price Details Confidential*



## **Attachment 1 - Tenderers Price Details**

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

***Administration Use Only***  
Attachment 1 – HPE # 22/331741

## **Assets Maintenance**

### **AS03-10/22     Tender 22078 - Mindarie Breakwater Management Works**

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File Ref:	34065V02 – 22/313806
Responsible Officer:	Director Assets
Attachments:	Nil

#### **Issue**

To consider Tender No. 22078 for the Mindarie Breakwater Management Works and an update on external funding requests and community consultation.

#### **Background**

The Mindarie breakwater and groyne structures were constructed in 1988 as part of the Mindarie Keys Breakwater Development under the Mindarie Keys State Agreement (**MKSA**). The MKSA anticipated that maintenance, care and control of the structures would be the responsibility of the developer, and then the Department of Transport on behalf of the State until 2005. After this time, the breakwater and groyne were vested to the City, which meant that the structures passed into the City's care and control. The Department of Transport has refused multiple attempts by the City to lift the vesting orders and transfer responsibility for the breakwater and groyne back to the State.

During the management of the breakwater by the City, there have been a number of ongoing issues relating to the condition and functionality of the breakwater structures and public safety risks. This has led to a number of site inspections, engineering investigations and implementation of risk mitigation measures and breakwater maintenance works during the City's management period.

The Mindarie Breakwater Monitoring, Management and Maintenance Plan was completed by coastal engineering consultant, M P Rogers & Associates in 2013. The study identified that current breakwater armour and core material were smaller and finer respectively than the original breakwater design details, resulting in management issues with armour movement and void formation. It also recommended a four-phase works programme to address the current breakwater condition and maintenance issues and upgrade the structure to modern day design standards.

Since the completion of 2013 study, the City and State Government have been engaged in a number of meetings to share available information and discuss the issues of management responsibilities and funding for the required maintenance works. To date, the State Government has declined to accept management responsibility or provide any funding assistance for maintenance works, however they continue to provide technical coastal engineering assistance as required.

In 2019, the City engaged coastal engineering consultant, Water Technology, to undertake a detailed breakwater management design study to obtain a better understanding of the current breakwater condition and issues and to investigate all potential breakwater maintenance and upgrade options. This study allowed for a more informed detailed design to address the current and future breakwater maintenance and upgrade requirements. It was based on additional data/information including dive inspections, above and below water survey data, local metocean data and geotechnical data as well as detailed analyses including both numerical and physical modelling. Based on the outcomes of the design study, the following two stages of major construction works were recommended to address the issues associated with public safety and ongoing breakwater damage:

- Stage 1 Works (2022/23) – Segments 1, 2 and 4; and
- Stage 2 Works (2023/24) – Segments 5 and 6.

Stage 1 works focuses on all priority areas including those in poor condition and areas which are currently experiencing regular public safety issues from excessive wave overtopping and rock movement. Breakwater segments addressed in Stage 1 works also currently provide protection to adjacent road infrastructure and private properties and therefore needs to be addressed as a priority.

Stage 2 works focuses on the breakwater segments extending out into the water which provides calm conditions within the marina and protection to marina infrastructure. Proposed works also include adjustments to civil infrastructure including parking (comprising the upgrade of the Clayton's beach carpark to accommodate for a loss of parallel parking bays on Alexandria View), drainage, pathways and kerbing and reinstatement of any existing infrastructure which may be damaged during the breakwater works.

The design of the Mindarie Breakwater Management Works was presented to Council at its Ordinary Meeting on 12 October 2021 (Item AS01-1021 refers) resulting in the following recommendations:

1. *RECEIVES the detailed design of the Mindarie Breakwater Management Works;*
2. *REQUESTS Administration to hold a community drop-in session to inform the community of the proposed Mindarie Breakwater Management Works;*
3. *APPROVES the following staging of the Mindarie Breakwater Management Works:*
  - a) *2022/23 – Breakwater segments 1, 2 and 4;*
  - b) *2023/24 – Breakwater segments 5 and 6; and*
4. *REQUESTS Administration to submit a funding submission to the State Government requesting a 50% financial contribution towards the proposed Mindarie Breakwater Management Works in 2022/23 and 2023/24.*

## **Detail**

Tender No. 22078 for the Mindarie Breakwater Management Works was advertised on 25 June 2022 and closed on Tuesday 26 July 2022.

A mandatory site meeting with two options for 5 July 2022 and 7 July 2022 was held to inform all tenderers of the construction scope complexities and risks. These meetings were attended by the following three contractors:

- WA Limestone;
- Italia Stone; and
- Advantesting Civil Engineers.

Seven addenda were issued during the tender period relating to the following:

- Inclusion of an additional contractor site meeting;
- Amendment to rock testing specifications;
- Updates to Price Schedule requirements;
- Extension of Tender period;
- Updates to Bill of Quantities; and
- Provision of data on existing rock materials.

Essential details of the proposed contract are as follows:

Item	Detail
Contract Form	Major Works AS4000
Contract Type	Lump Sum
Contract Duration	2 years
Commencement Date (Subject to Tender Award)	7 November 2022
Date for Practical Completion (Subject to Tender Award)	Stage 1 - 6 July 2023
	Stage 2 – 10 November 2023
Expiry Date	30 June 2024
Extension Permitted	No
Rise and Fall	Not Applicable

At close of the tender period, a sole submission was received from:

Company (full entity name)	Company (abbreviated name)	Business Address (Suburb)
WA Limestone Contracting Pty Ltd	WA Limestone	401 Spearwood Avenue, Bibra Lake

Feedback from known Contractors who did not submit a tender but attended the mandatory site meeting was that they were unable to submit due to current commitments and capacity issues within their own organisations, both in terms of submitting the tender and in delivery of the proposed works.

### Probity Oversight

Oversight to the tender assessment process was undertaken by William Buck Consulting (WA) Pty Ltd and the City's Contracts Officer.

Assessment of the Tender submission was undertaken in accordance with the Procurement Evaluation Plan (PEP) by the Tender evaluation panel members. The PEP included the following selection criteria:

	Criteria	Weighting
1	Sustainable (Corporate Social Responsibility) Procurement: a) Environmental Considerations 5% b) Buy Local 10% c) Reconciliation Action Plan 2.5% d) Disability Access & Inclusion 2.5%	20%
2	*Occupational Health and Safety	20%
3	*Methodology	20%
4	*Organisation Experience, Resources and Capacity	20%
5	*Experience of Personnel	20%
	<b>TOTAL</b>	<b>100%</b>

Pricing is not included in the qualitative criteria but considered as part of the overall Value for Money (VFM) assessment.

\*Tenderers must achieve a minimum acceptable qualitative score for each of the mandatory qualitative criteria detailed above to progress for further evaluation.

### **Evaluation Criteria 1 – Sustainable (Corporate Social Responsibility) (20%)**

Evidence of Sustainable (Corporate Social Responsibility) Procurement assessment was based on the tenderers' responses provided within the Questionnaires set out in Schedules 3A, 3B, 3C, 3D that were included in the tender documentation.

#### **Sub-criteria a) Environmental Considerations (5%)**

The City is committed to procuring goods and services that have the most positive environmental, social and economic impacts over the entire life cycle of a product or service. The environmental assessment is based on tenderer's response to questions on their Environmental policy and practices.

#### **Sub-criteria b) Buy Local (10%)**

The City encourages the development of competitive local businesses within the geographical boundaries of the City first and secondly within the broader region. The assessment is based on the tenderer's responses to, but not limited to the following commitment:

- Purchasing locally made and sourced goods/services;
- Inviting local businesses to participate in quotation, tender and expressions of interest opportunities;
- Providing an advantage to those businesses based within the City's boundaries; and
- Providing an advantage to those businesses demonstrating economic benefit to the City's community such as employing local residents/sub-contractors and/or purchasing goods/services from local providers.

#### **Sub-criteria c) Reconciliation Action Plan (2.5%)**

The assessment is based on the tenderer's responses to:

- Relationships – building positive relationships between indigenous and non-indigenous people;
- Respect – recognising the contribution of Indigenous people to Australia and learning more about the history, culture and diversity in a two-way communication process; and
- Opportunities – attracting, developing and retaining organisational talent to build opportunities for aboriginal employment, training, and development and mentoring.

#### **Sub-criteria d) Disability Access & Inclusion (2.5%)**

The assessment is based on the tenderer's responses to:

- People with disabilities have the same buildings and facilities access opportunities as other people;
- People with disabilities receive information in a format that will enable them to access information as readily as other people are able to access it;

- People with disabilities receive the same level and quality of service from staff as other people receive;
- People with disabilities have the same opportunities as other people to make complaints; and
- People with disabilities have the same opportunities as other people to participate in any employment opportunities.

The combined assessment of responses for the above Sustainable Procurement criterion determined that the sole tenderer, WA Limestone, met the requirements under this criterion.

### **Evaluation Criteria 2 – Occupational Health and Safety (20%)**

Evidence of safety management policies and practices is assessed from the tender submission. The assessment for safety management is based on the tenderers' responses to an Occupational Health and Safety Management System Questionnaire included within the tender documentation.

Based on the response, the assessment of this criterion determined that the sole tender, WA Limestone, met the requirements under this criterion.

### **Evaluation Criteria 3 – Methodology (20%)**

The assessment of the tenderer's methodology is evaluated based on their understanding of the project, detailed methodology, and capability to meet the requirements of the contract. This is inclusive of a construction programme to show the contractors understanding of project tasks and their ability to meet the relevant timeframe requirements of the contract.

Based on the response, the assessment of this criterion determined that the sole tender, WA Limestone, met the requirements under this criterion.

### **Evaluation Criteria 4 – Organisation Experience, Resources and Capacity (20%)**

The assessment of the tenderer's organisation experience, resources and capacity considered the tenderer's organisational chart, recent examples of similar projects, company capability statements and other evidence of the company's resources and capacity to undertake the works.

Based on the response the assessment determined that the sole tenderer, WA Limestone, met the requirements under this criterion.

### **Evaluation Criteria 5 – Experience of Personnel (20%)**

The assessment of the tenderer's experience of their proposed personnel considered recent similar project experience, qualifications and details within CVs provided with the tender submission. Experience of nominated sub-contractors and back-up personnel were also evaluated under this criterion.

Based on the response the assessment determined that the sole tenderer, WA Limestone, met the requirements under this criterion.

### **Overall Weighted Assessment and Ranking**

The tender submission received from the sole Tenderer, WA Limestone, was reviewed in accordance with the PEP, and assessed having the necessary resources, previous experience, capability and systems to undertake the works as specified in the Tender.

### **Price Assessment and Value for Money**



The assessment of the Tenderer's lump sum pricing considered pricing for Stage 1 and 2 of construction works as requested in Price Schedules 1A and 1B of the tender document respectively.

WA Limestone's tendered price is 5.8% higher than the Design Consultant's cost estimate which is likely a result of differences between the design consultant and contractor armour volume calculations and market conditions at the time of tendering.

The overall Value for Money assessment determined that WA Limestone's tender provides value for money for the proposed Mindarie Breakwater Management Works.

### **External Funding Requests**

In accordance with Council decision at its Ordinary Meeting on 12 October 2021, the City formally submitted a request for State Government funding to the Minister for Transport and Director General – Transport on 29 April 2022. Additionally, the City also applied for Federal Government funding under the Coastal and Estuarine Risk Mitigation Program on 30 May 2021. The funding requests included a 50% contribution towards estimated construction costs equating to \$3.3M of external funding. No formal response relating to either application has been received to date.

### **Construction Timeframes**

The City's planned construction timeframes were October 2022 to April 2023 for Stage 1 Works and October 2023 to April 2024 for Stage 2 Works. These construction timeframes were selected in order to reduce construction risks associated with potential extreme weather events from May to September each year.

The sole Tenderer, WA Limestone, has advised the City:

- That due to current commitments to ongoing construction works, mobilisation and commencement of works on site at Mindarie cannot occur until December 2022 and January 2023 respectively. This will result in construction works being undertaken during the 2023 winter period.
- Of their extensive experience with coastal construction during winter conditions, with the most recent example being the construction of the Ocean Reef Marina breakwaters. All winter related construction risks associated with breakwater damage and the potential need for re-work will be borne by the contractor and measures will be undertaken to ensure storm damage is minimised and sufficient protection to adjacent infrastructure is maintained.

WA Limestone has also proposed an alternate schedule whereby Stage 2 breakwater works will commence immediately following the completion of Stage 1 breakwater works. This schedule is acceptable to Administration given that this will result in the completion of all works prior to December 2023 resulting in a significant reduction in community impacts during the Christmas holiday period, as well as there being no requirement to demobilise and remobilise between the two stages of works.

### **Consultation**

The City has been in regular contact with the State Government (Department of Transport) via meetings, letters and emails since the completion of the 2013 Mindarie Breakwater Monitoring, Management and Maintenance Plan. This has resulted in extensive knowledge and data sharing relating to current and historical information for the Mindarie Breakwater. The recent technical assistance provided by the Department of Transport has aided in the scoping, tender evaluation and review of technical coastal engineering deliverables ensuring that the recommended detailed design outcomes are supported by both the City and the

State Government. This partnership with the Department of Transport on Mindarie Breakwater matters will continue throughout the remainder of the project stages.

Consultation with the community has been undertaken in accordance with the Mindarie Breakwater Community Engagement Plan which was developed in accordance with the City's revised Community Engagement Policy.

A Community Drop-In Session on the proposed Mindarie Breakwater Management Works was held on 2 March 2022 at the Quinns Mindarie Community Centre. All relevant stakeholders and community groups were invited to attend including but not limited to the Mindarie Marina, the Department of Transport, local businesses and any formal community/residents associations. Approximately 20 community members including nearby residents and visitors to the area (surfers and fishermen) attended the session. The proposed breakwater management works were well received and understood by all attendees. The following two community concerns were raised in relation to the proposed works:

- Risk of damage to properties from vibrations during construction works.

Damage to properties from the placement of limestone rock on the breakwater is highly unlikely and this risk will be mitigated by ensuring that the Contractor undertakes dilapidation surveys of all adjacent properties prior to the works. Vibration monitoring equipment will also be installed during construction to ensure that vibrations are within acceptable limits to avoid structural damage to properties and adjacent infrastructure.

- Expansion of the Claytons Beach carpark to accommodate the loss of 17 parallel parking bays was not supported by residents adjacent to the existing carpark.

Administration undertook a traffic / parking study, as agreed with community members during the Drop-In Session, to determine any need for this project to offset the loss of these parking bays. Given the proximity of the existing Claytons Beach off-street car park, currently comprising 26 car bays, Administration conducted a traffic count at the entrance to understand the existing car parking demand and any potential spare capacity available. The traffic counts were conducted for an entire week during the Term 1 school holidays during April 2022. Whilst not reflecting the absolute peak demand of the car park which likely occurs during the summer months, the traffic count data from April is considered appropriate for the purposes of this assessment, noting that parking facilities are generally not designed to fully cater for absolute peak demand periods which can represent an over-provision of parking for most of the year.

The traffic count data revealed that the existing Claytons Beach car park is well utilised not only of a weekend, but also during weekdays. The data shows the car park starts to fill from 7:00am, remains busy throughout the day until 7:00pm when demand drops significantly. Based on this data, the existing Claytons Beach off-street car park does not have sufficient spare capacity to offset the loss of 17 on-street parallel car bays on Alexandria View.

Consequently, this project also includes the construction of additional parking spaces within the Claytons Beach off-street car park to offset the loss of 17 on-street parallel car bays on Alexandria View. These upgrades will result in a total of 42 car bays within Claytons Beach off-street car park, 16 more bays compared to existing. This is effectively a like for like replacement of parking bays, noting that the difference of 1 car bay is negligible based on the pool of available on-street and off-street parking in the surrounding area. Carpark upgrade works are scheduled for May to June 2023 based on the Tenderer's preliminary construction program.

This upgrade to the Claytons Beach off-street car park allows for the entire car park to be resurfaced and reconfigured in accordance with the latest Australian Standards for car parking, providing better amenity and easily accessible car spaces for the community.

All registered community members who attended the Community Drop-In Session have been advised, via letter, of this Council Report and Council Briefing Session and Meeting dates. Following Council approval, notifications of works signage will be erected on site and letters will be posted to residents within the vicinity of the proposed works. The City's website will also be updated to include further information on the scope of the upcoming construction works, potential community impacts and construction timeframes.

### **Comment**

The tender submission from WA Limestone provides a value for money outcome in accordance with the assessment criteria and weightings as detailed in the PEP and is therefore recommended as the successful tenderer.

WA Limestone's current commitment prevents works from commencing immediately, which will extend the works schedule into 2023 winter resulting in increased construction risks associated with storm wave damage. WA Limestone's experience with coastal construction during winter months will significantly reduce these risks and the amended construction programme allowing for early commencement of Stage 2 works will result in less community impacts and all works completed prior to the 2023 Christmas holiday period.

No formal response has been received for the funding request submitted to the State Government. Subject to Council endorsement, the City will request a meeting with the Director General – Transport to discuss the strong case behind the City's request for State Government financial support. The outcomes of the Federal Government's funding program, Coastal and Estuarine Risk Mitigation Program, is expected to be announced by the end of 2022. Council will be updated once this formal advice has been received.

### **Statutory Compliance**

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

#### ***Development Approval:***

These works constitute Public Works and are therefore exempt from the need for Development Approval.

#### ***Clearing Permit:***

Minor clearing of vegetation is required to undertake the proposed breakwater and Clayton's Beach carpark works. A clearing Permit from the Department of Water and Environmental Regulation has been received for this project.

### **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*

5.3 - *Responsibly managed and maintained assets*

## Enterprise Risk Management Considerations

Risk Title	Risk Rating
ST-S06 Climate Change	High
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

Risk Title	Risk Rating
ST-23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
CEO	Manage

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

In addition to the above, a further risk exists relating to damage and/or failure of the Mindarie Breakwater during future extreme storm events. This is being managed through scheduled and post storm monitoring and condition assessments and implementation of minor maintenance measures on an as needed basis.

## Financial and Performance Risk

### Financial Risk

A financial risk assessment was undertaken as part of the tender evaluation process and the outcome of this independent assessment by Corporate Scorecard Pty Ltd advised that WA Limestone has been assessed with a very strong financial capacity to meet the requirements of the contract.

### Performance Risk

WA Limestone's lump sum pricing is comparable with the City's coastal engineering consultant's cost estimate and is reflective of market conditions at the time of tendering.

WA Limestone has undertaken a significant number of recent similar coastal projects related to the construction of groynes, seawalls and breakwater in similar conditions. Most recently for the City of Wanneroo, WA Limestone completed the construction and upgrade of 4 limestone groyne structures at Quinns Beach (2018 to 2021) and the upgrade of Mindarie Breakwater Segment 3 in 2018. All construction projects were completed on time, on budget and to a very high quality.

Independent reference checks confirm that the recommended Tenderer has provided good service and delivery to its clients, and execute their work in a professional and cooperative manner. There are no claims, disputes or notices of default registered against the company.

### Operational Risk

Operational risk and mitigation will be addressed through the risk assessment process of the project management framework.

Prior to the commencement works, the appointed Contractor will be inducted to the project site. Ongoing auditing of the contractor's work practices during the course of the works will be undertaken to ensure compliance with the Operational Health and Safety requirements.

Construction risks associated with planned construction activities during winter have been identified by the City. WA Limestone has accounted for this risk within its proposed construction methodology detailed in their submission. This will minimise the risk of breakwater damage during construction and ensure ongoing protection to adjacent infrastructure throughout the works.

## Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

## Financial (Budget) Implications

Based on the Tenderer's lump sum price submission the total project cost for 2022/23 and 2023/24, including the recommended Tenderer's submitted prices, is summarised below, noting that all funds are sourced from the City's Coastal Management Reserve:

### PR-4169 Mindarie Breakwater Management

Description	Expenditure	Budget
<b>Budget:</b>		
Listed Capital Works Budget for 2022/23 (PR-4169)		\$3,180,000
Listed Capital Works Budget for 2023/24 (PR-4169)		\$3,420,000
<b>Expenditure:</b>		
Construction Costs based on Recommended Tenderer's Lump Sum Price	\$6,983,171	
Construction Contingency	\$500,000	
Project Management	\$60,000	
<b>Total Expenditure</b>	<b>\$7,543,171</b>	
<b>Total Funding</b>		<b>\$6,600,000</b>

Budget adjustments to the Capital Works Budget for PR-4169 will be required to account for the \$943,171 difference between the estimated project expenditure and budgets for 2022/23 and 2023/24, which will be funded from the City's Coastal Management Reserve. 2022/23 budget adjustments will be based on project cashflow projections and 2023/24 budget requirements will need to be allocated by Council in 2023/24 Capital Works Program.

## Voting Requirements

Simple Majority

Moved Cr Miles, Seconded Cr Baker

That Council

1. **ACCEPTS** the tender submitted by WA Limestone for Tender No. 22078, for the Mindarie Breakwater Management Works staged over two financial years (2022/23 and 2023/24) for the following Fixed Lump Sums:
  - a) **2022/23 – Breakwater Segments 1, 2 and 4 – \$3,937,165;**
  - b) **2023/24 – Breakwater segments 5 and 6 – \$3,046,006;**
2. **NOTES** that budget adjustments will be required for 2022/23 and suitable funds would need to be allocated in 2023/24 Capital Works Program, to fully undertake this project, to be funded from the City's Coastal Management Reserve); and

3. **REQUESTS** Administration to write to the State Government to request a meeting with Director General – Transport to discuss the City’s request for State Government financial support.

**CARRIED UNANIMOUSLY**

*Attachments: Nil*



## **Community & Place**

### **Community Facilities**

#### **CP01-10/22 Disbandment of Wanneroo BMX Club Working Group**

File Ref: 3892V03 – 22/292046  
 Responsible Officer: Director Community and Place  
 Attachments: Nil

### **Issue**

To consider the disbandment of the Wanneroo BMX Club Working Group for the remainder of its current term.

### **Background**

The Wanneroo BMX Raceway Club (the Club) is located at 276 Shiraz Boulevard, Pearsall. The subject land is owned by the City and is legally described as an estate in fee simple being Lot 1100 on Deposited Land 72657 wholly contained in Certificate Title Volume 2795 Folio 369. It is currently zoned Urban Development with the City's District Planning Scheme No.2 (DPS2) and Residential R20 with Agreed Structure Plan No.6 – East Wanneroo Cell 4 (ASP No.6).

In 2009, the Wanneroo BMX Working Group (the Working Group) was established to provide a forum for consultation in respect to the potential relocation of the Club to an alternative location. This was on the basis that the current use of the existing site was considered not to be maximising the best potential of the land, being owned freehold by the City and also the potential impacts of increasing residential development in the locality.

The Working Group has considered a number of alternative sites and to date no suitable location has been identified. Administration, in collaboration with the Club and the Working Group, will continue to investigate suitable alternative sites for the Club.

### **Detail**

Following a Motion on Notice at the 15 March 2022 Ordinary Council Meeting (OCM), the Terms of Reference for the Working Group were updated. The changes to the Terms of Reference are outlined below:

#### *Previous Form*

Name:	Wanneroo BMX Raceway Relocation Working Group
Role/Purpose:	To progress the relocation of the Wanneroo BMX Raceway Club Inc. from Lot 21 (176) Mary Street, Wanneroo
Aims & Functions:	1.1 To identify a suitable site to accommodate the Wanneroo BMX Raceway Club Inc. prior to the expiration of the Club's current lease over portion of Lot 21 (176) Mary Street, Wanneroo.

#### *New Adopted Form*

Name:	Wanneroo BMX Club Working Group
Role/Purpose:	To progress with current and potential future site works in the short to medium term and

	provide a long-term vision with the intent to relocate the Wanneroo BMX Club Inc. from Lot 21 (176) Mary Street, Wanneroo
Aims & Functions:	<p>1.1 To identify a suitable site to accommodate the Wanneroo BMX Club Inc. from the current lease location over portion of Lot 21 (176) Mary Street, Wanneroo.</p> <p>1.2 To progress the relocation of the Wanneroo BMX Club Inc. from Lot 21 (176) Mary Street, Wanneroo in the long term.</p> <p>1.3 To progress and allow for potential upgrades to the facilities and track in the short to medium term until 1.2 is met.</p>

At its meeting held on 14 June 2022 Council considered the lease for the site (report CS04-06/22) and resolved the following:

*That Council:-*

1. *APPROVES, in principle, the lease of Lot 1100 (276) Shiraz Boulevard, Pearsall to the Wanneroo BMX Raceway Club Inc. for a term commencing on execution of the new lease and expiring on 10 June 2024, plus two option terms of five years each, on a ground lease basis in accordance with the essential lease terms described in the Administration report: and*
2. *AUTHORISES:*
  - a. *The Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms, execute all documentation and comply with all applicable legislation as is required to effect Item 1. above: and*
  - b. *The affixing of the Common Seal of the City of Wanneroo to a lease between the City and Wanneroo BMX Raceway Club Inc. in accordance with the City's Execution of Documents Policy.*

There are City-funded works planned for the current site in order to make it a more suitable space for the club for the term of their new lease. These works include connection of site to sewer and works relating to the shade structure adjacent to the kiosk area and are expected to be completed by late 2022 subject to supply of construction material and contractor availability.

Given the progress made on the site, and the fact a suitable site has not been identified for relocation at this time, the following was resolved at the Working Group's last meeting held on 29 June 2022:

*That the Wanneroo BMX Club Working Group:-*

3. *REQUESTS that given the new lease recently granted to the Wanneroo BMX Club for the existing site, a report be presented to Council recommending the disbanding of the Wanneroo BMX Club Working Group for the remainder of its current term, noting that at some point in the future the Working Group may need to be reconvened to consider medium to longer term relocation options.*

In accordance with the Working Group's Terms of Reference, membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.

This report is a result of the recommendation from the Working Group.

## **Consultation**

Consultation will continue with the Club regarding any future works planned at the site, noting the club has a ground lease for the site, and works are primarily the club's responsibility to fund.

## **Comment**

Administration is supportive of the recommendation from the Working Group that the Wanneroo BMX Club Working Group be disbanded for the remainder of its current term as outlined in this report. It is anticipated that at some point in the future the Working Group may need to be reconvened to consider medium to longer term relocation options.

## **Statutory Compliance**

Nil.

## **Strategic Implications**

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

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*
  - 1.3 - Facilities and activities for all*

## **Risk Management Considerations**

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**

There are works planned for the current site in order to make it a more suitable space for the club for the term of their current lease. These works include connection of the site to sewer and works relating to the shade structure adjacent to the kiosk area.

The City has set aside \$110,000 for these works, with the works planned to occur in the 2022/23 financial year. The City has also received \$250,000 from Phase 3 of the Local Roads and Community Infrastructure Program (LRCIP) to complete these works.

There are no financial implications from disbanding the Working Group.

## **Voting Requirements**

Simple Majority

**Moved Cr Wright, Seconded Cr Cvitan**

**That Council APPROVES for the Wanneroo BMX Club Working Group to be disbanded for the remainder of its current term.**

**CARRIED UNANIMOUSLY**

*Attachments: Nil*

## CP02-10/22 Rotary Park Play Space Upgrade - Concept Design

File Ref: 43320 – 22/162046  
 Responsible Officer: Director Community and Place  
 Attachments: 2

### Issue

To consider the proposed concept plan for the upgrade of the play spaces at Rotary Park, Wanneroo.

### Background

Rotary Park is located at 275 Scenic Drive, Wanneroo and is classified as a Passive Regional Park (**Attachment 1**). The existing amenities include:

- Barbeques;
- Gazebos;
- Picnic tables;
- Benches;
- Bins; and
- Various play equipment (swings, slides, combination units, rocker and climbing frame).

A preliminary GIS investigation has noted the following:

Item	Current Status
Park Size/Hierarchy	11.0557ha / Passive Regional
Reserve No.	34617
Lot No.	39
Property Type	Recreation and Community Purposes
Ownership	Crown Land – City of Wanneroo management
Aboriginal Sites	Yes
Bush Forever	Yes – Site 299
Local Heritage Survey	Rotary Heritage Wall

### Detail

The current equipment was installed in 2008 and as part of the City's Asset Renewal Program, the Rotary Park Play Space is due for renewal.

#### Previous Consultation

A community consultation process was previously undertaken to inform the concept design. The community consultation period was open from 1 December 2021 to 31 January 2022.

The process included the following consultation strategy:

- Signage was placed at the entrances to the Park with the QR code linking to the survey;
- Information provided on the City's Your Say page;
- Advertising for feedback on the City's Facebook page; and

- An information letter with a link to the online survey was sent to 218 local residents/homeowners.

A summary of the consultation outcomes to inform the concept design is provided below:

- 1) What they like about the existing playground equipment:
  - Castle/fort
  - Slides
  - Natural materials
  - Pergola space
  - Spider web climbing
  - Rock climbing
  - Tyre swing
- 2) What would they like to see:
  - Nature play
  - Trampolines
  - Net climbing
  - Water play / pump & dry creek / creek with stepping stones
  - Toddler equipment / toddler section
  - Treehouse / expanded treehouse
  - Sensory play
  - Flying fox
  - Swings
  - Moving equipment

In addition, 127 respondents would like to see the space fully fenced.

Overall the responses were positive, with many saying it was perfect timing and it is exciting that the Rotary Park Play Space will be getting an upgrade.

### Concept Design

The design philosophy was to identify areas of improvement however not change the feel and functionality of the park.

Based on the previous community consultation, one concept design option (**Attachment 2**) has been developed for consideration by the community with the main areas of improvement to include the following:

- Fully enclose the park to improve safety;
- Create one main entry from the carpark, with a double self-closing gate and widened footpath. Two other minor entrances will be created – one from a footpath along Scenic Drive for local users and one on the southern end to keep the path accessible;
- Refurbish the Tree House. This will include installing new structural posts and re-configuring the fort to improve the user experience and add some more challenging features. The intention is that the fort will have similar aesthetics and functionality as it does currently;
- Redesign the middle play space (Area 2) by removing all current equipment and installing new climbing and imaginative play items. New shade sails will also be added, as well as rubberised surface to improve accessibility. The range of new equipment will cater for all ages and abilities;
- Redesign the existing sand play area (Area 3) to make it more engaging and suitable for all abilities. A rubberised surface will be provided to some of the elements for improved accessibility. Sand play will be the main function of this space;



- Redevelop Area 4 to include a selection of nature play elements to complement the general feel of the park and provide different challenges for children of all ages.

The proposed project schedule will see construction commence in 2023/24.

## Consultation

Council approval is now being sought for the release of the draft concept design for the purpose of a 21 day public comment process that will include the following consultation strategy:

- Information provided on the City's Your Say page;
- Advertising for feedback on the City's various social media platforms; and
- Letter to residents within 400m of the park.

The public comment period will commence on 17 October and conclude on 6 November 2022. The community engagement process will seek feedback on the concept design. It is anticipated that the outcomes of the public comment period will be reported to Council for consideration in late 2022/early 2023.

The consultation process will be undertaken in line with the City's Community Engagement Policy.

## Comment

As a result of the initial consultation process there was a strong response from the community that the current amenities were enjoyed by the community and should be retained.

Elements that the respondents would like to see in the new play space design included nature play, new climbing equipment and an expanded tree house.

Administration is of the view that the resulting concept design provides a balance between retaining the existing amenity and further development to meet future community needs.

## Statutory Compliance

The City will be required to secure the necessary development approvals prior to the commencement of construction.

## Strategic Implications

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

*1 ~ An inclusive and accessible City with places and spaces that embrace all*

*1.3 - Facilities and activities for all*

## Risk Management Considerations

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

Risk Title	Risk Rating
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CO-O23 Productive Communities	Moderate
<b>Accountability</b>	<b>Action Planning Option</b>
Director Community and Place	Manage

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

## Policy Implications

The design of the proposed park development will take into account the City's Access and Inclusion Plan.

The consultation process will be undertaken in line with the City's Community Engagement Policy.

## Financial Implications

The project is listed in the Capital Works Program as:

- 2021/22: \$129,450 for concept design and consultation;
- 2022/23: \$50,000 for detailed design;
- 2023/24: \$500,000 for commencement of construction; and
- 2024/25: \$500,000 for continued construction.

Preliminary cost estimates indicate that there is sufficient budget to implement the draft concept design, however this will be confirmed during the detailed design phase. Given the current market conditions, should the available budget be insufficient Administration will prioritise the elements to be constructed based on feedback from the latest community consultation.

## Voting Requirements

Simple Majority

### Moved Cr Wright, Seconded Cr Cvitan

#### That Council:-

1. **ENDORSES** the Rotary Park concept design, for the purpose of public comment, as shown in Attachment 2 of this report;
2. **NOTES** that the draft concept design will be released for public comment for a 21 day period, commencing on 17 October and concluding 6 November 2022, with the outcome reported to Council in late 2022/early 2023; and
3. **RECOGNISES** and **THANKS** the community for its involvement in the initial community consultation process.

**CARRIED UNANIMOUSLY**

#### Attachments:

1. [Attachment 1 - Rotary Park Site Map](#) 22/340798
2. [Attachment 2 - Rotary Park Playspace Upgrade - Concept Design](#) 22/340801





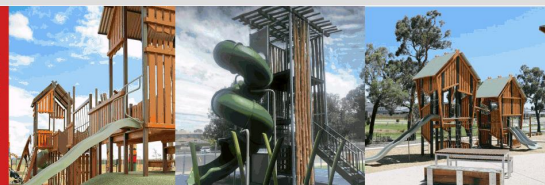
	City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.	Date: 5/09/2022		
		Printed by Fordham, Jessica		
		Scale = 1:1624		



Note: The images are only to illustrate functionality and not exact pieces that will be installed.



Area 1 - Fort/  
Tree House



Area 2 - Climbing/  
Imaginative Play



Area 3 - Sand Play



Area 4 - Nature  
Play



## Legend

- 1 Main Entry Into the Play Space
- 2 Shelters
- 3 Existing Swing Area To Remain
- 4 Existing Carousel Area to Remain
- 5 Existing Swings to Remain
- 6 Fort to be refurbished/Upgraded
- 7 Secondary Entry Into The Park
- 8 Existing Fence
- 9 New Section of Park to Enclose the Park. Widened path & Double Gate.
- 10 Refurbished Sand Play Area with New Play Equipment and Shade Sails. A section of rubber softfall to make it accessible
- 11 Refurbished Climbing and Open Play Area with New Play Equipment and Shade Sails. A section of rubber softfall to make it accessible
- 12 New Nature Play Space with Timber Elements/Logs/Steppers/Teepee
- 13 Existing Toilet Facility to Remain



Rotary Park is a much loved park with a distinct character. This master-plan aims to identify areas of improvement but not to change the feel and functionality of the park.

The main areas of improvement include the following:

- Fully enclose the park to improve safety.
- Create one main entry from the carpark, with a double self-closing gate and widened footpath. 2 other minor entrances will be created- one from a footpath along Scenic Drive for local users and one on the southern end to keep the path accessible.
- Refurbish the Tree House (Area 1). This will include installing new structural posts and re-configuring the fort to improve the user experience and add some more challenging features. The intention is that the fort will have similar aesthetics and functionality as it does currently.
- Redesign the middle Play Space (Area 2) by removing all current equipment and installing new Climbing and Imaginative Play Items. New Shade sails will also be added, as well as rubberised surface to improve accessibility. The range of new equipment will cater for all ages and abilities.
- Redesign existing sand play area (Area 3) to make it more engaging and suitable for all abilities. A rubberised surface will be provided to some of the elements so it can be used by wheelchair users as well. Sand Play will be the main function of this space.
- Redevelop Area 4 to include a selection of nature play elements to complement the general feel of the park and provide different challenges for children of all ages.

# Rotary Park Master Plan



## Community Safety & Emergency Management Report

### CP03-10/22 Horse Exercise Provisions - Lot 124 (34) Timely Hostess Mews, Mariginiup

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File Ref: 2019V02 – 22/225656  
Responsible Officer: Director Community and Place  
Attachments: 1

#### Issue

To consider the process for determining Lot 124 (34) Timely Hostess Mews, Mariginiup (Lot 124) as a horse exercise area under the provisions of the City's Animals Local Law 2021 and the possible restriction on dog exercise provisions on Lot 124.

#### Background

##### Horse Exercise Area Request

Residents have requested that Lot 124 should be set aside as an area where horses can be exercised and rested.

The property at Lot 124 has been informally used as a horse exercise area as it is central to a number of bridle trails (**Attachment 1**). There are additional bridle trails to the west that do not intersect the park. It should be noted that the tracks are used as bridle trails, however are designated as pedestrian access ways.

Currently, no determination has been made under the provisions of the City's Animals Local Law 2021 or previous local laws to permit horses to be exercised on this reserve. The local law provides:

#### **3.5 Horse Exercise Area**

*(1) Subject to section 3.6, the Council may make a determination to set aside a reserve or foreshore or portion of a reserve or foreshore as an area upon which a person may ride or drive a horse or into which a person may bring a horse.*

*(2) A person shall not ride, drive or bring a horse onto any reserve or foreshore or any part thereof that has not been set aside for those purposes.*

*(3) A person shall not ride, drive, exercise or train a horse on any part of a reserve or foreshore set aside under section 3.5(1) faster than walking pace or in a manner likely to create a danger or become a nuisance to the public or to any person.*

*(4) Any person liable for the control of a horse who permits that horse to excrete in any public place or on any land within the district without the consent of the occupier of that land commits an offence unless the excreta is removed forthwith and disposed of either:*

*(a) on private land with the written consent of the occupier; or*

*(b) in such other manner as the local government or an authorised person may approve in writing.*

*(5) A person shall not bring a horse onto any reserve or foreshore or any part thereof that is set aside specifically for the exercise of dogs.*

##### Lot 124 Information

Lot 124 is property owned freehold by the City with an area of 7.013 hectares. Although Lot 124 is not a formal 'park', it is informally known as 'Timely Hostess Park'.

Records indicate that Lot 124 was acquired by the City in 1998 from the developer for \$315,000. The land was related to the establishment of the Meadowlands Estate subdivision and was intended for use for equestrian purposes.

Lot 124 is located within the Meadowlands Special Rural Zone 08 and is zoned 'Parks and Recreation (Local Scheme Reserve)' within the City's District Planning Scheme 2.

## Detail

Lot 124 is zoned Parks and Recreation and was set aside for equestrian purposes, and as such it is an area that can be determined as a place where horses can be exercised. Currently no such determination has been made under the provisions of the City's Animals Local Law 2021 although it is noted that the area is informally being used for horse exercise and resting. In addition, there has not been any community consultation in regard to a proposed change to enable horses to be exercised on Lot 124.

To make a determination the local law provides a procedure that must be followed:

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

- (1) The CEO or an authorised person is to give local public notice of the Council's intention to make a determination pursuant to section 3.5 of this local law.*
- (2) The local public notice referred to in subclause (1) is to state that –*
  - a) the Council intends to make a determination, the purpose and effect of which is summarised in the notice;*
  - b) a copy of the proposed determination may be inspected and obtained from the offices of the local government; and*
  - c) submissions in writing about the proposed determination may be lodged with the local government within 21 days after the date of publication.*
- (3) If no submissions are received in accordance with subclause (2)(c), the Council may decide –*
  - a) to give local public notice that the proposed determination has effect as a determination on and from the date of publication;*
  - b) to amend the proposed determination, in which case subclause (5) is to apply;**or*
  - c) not to continue with the proposed determination.*
- (4) If submissions are received in accordance with subclause (2)(c), the Council –*
  - a) is to consider those submissions; and*
  - b) may decide – (i) whether or not to amend the proposed determination; or (ii) whether or not to continue with the proposed determination.*
- (5) If the Council decides to amend the proposed determination, it is to give local public notice – a) of the effect of the amendments; and b) that the proposed determination has effect as a determination on and from the date of publication.*
- (6) If the Council decides not to amend the proposed determination, it is to give local public notice that the proposed determination has effect as a determination on and from the date of publication.*
- (7) A proposed determination is to have effect as a determination on and from the date of publication of the local public notice referred to in subclauses (3), (5) and (6).*



An additional issue that may require consideration is currently dogs are also being exercised on Lot 124 and there have been complaints received regarding conflict between horses and dogs that are being exercised off lead. Similar complaints have also been received relating to horse and dog interactions on bridle trails in the area. It is not considered a significant issue however may be something that may need to be addressed should the determination be made on a horse exercise area and any conflict issues arise.

To provide some context, Lot 124 is a location that has been specified as a dog exercise area under the provisions of the *Dog Act 1976*. This means dogs can be exercised off lead but must be kept under effective control. However, the bridle paths are considered to be pedestrian access ways and as such come under the general dog control provisions of the *Dog Act 1976* in that dogs should be on lead as they would be in a street or other public area. Complaints have been received and it would be beneficial to place additional signage on the entry to bridle path to inform dog owners that dogs need to be kept on lead.

## **Consultation**

To date there has not been any community consultation in regard to this matter.

Prior to any determination being made, it is recommended that residents in the area be consulted regarding the proposed change to enable horses to be exercised on Lot 124 and possible changes to dog exercise provisions. Dogs could be prohibited, be required to be on lead at all times, be on lead when a horse is being exercised or allowed to continue to be exercised off lead. In accordance with the City's Community Engagement Policy, it is suggested that the consultation would be with residents in Mariginiup.

It is proposed that this consultation be held prior to a Council decision to make a determination under the Animals Local Law 2021 and/or *Dog Act 1976*.

To be able to make a determination under the provisions of the Animals Local Law 2021 public notice must be given to City residents of the intention to make a determination detailing the purpose and effect in the Notice, that is to permit horses to be exercised on Lot 124.

As part of the process, when the proposed determination is advertised, submissions are invited from residents and can be made for 21 days from the date of publication of the Notice.

Responses will then be summarised and a further report presented to Council.

## **Comment**

Lot 124 has been used informally since 1998 for equestrian purposes and there has been minimal conflicting use issues. As identified, dogs are being exercised in this area off lead similar to most reserves in the City. However, it is suggested that should Lot 124 be determined as a horse exercise area, consideration should be given to making this an area where dogs must be on lead at all times or are prohibited.

The proposed process from here is:

- Consult with Mariginiup residents regarding the use of Lot 124 as a horse exercise area and possible restriction on dog exercise provisions;
- Report to Council regarding the results of consultation; and
- Should Council decide to progress with a determination under the provisions of the Animals Local Law 2021, the requirements of 3.6 *Procedure for making a determination* will be followed.

## Statutory Compliance

To enable Lot 124 to be used as a horse exercise area, a determination is required under the provisions of Part 3 of the City's Animals Local Law 2021.

Dog exercise provisions are determined in accordance with the *Dog Act 1976*.

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

Risk Title	Risk Rating
CO-022 Environmental Management	Medium
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

Risk Title	Risk Rating
CO-023 Safety of Community	Medium
Accountability	Action Planning Option
Director Community and Place	Manage

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

## Policy Implications

Lot 124 is freehold land, and is not a formal 'park' comprised in Crown land (managed by the City under a management order). Due to the freehold status, the long term use of Lot 124 will be subject to future consideration under the City's Strategic Land Policy.

## Financial Implications

The cost of the community engagement can be funded from existing budget provisions.

Should the proposal progress, there will be costs in terms of signage required to identify Lot 124 as a horse exercise area and additional signage in regard to dog control provisions on the bridle paths.

These costs will be considered as part of the City's annual budget process.

## Voting Requirements

Simple Majority


**Moved Cr Miles, Seconded Cr Baker**

**That Council:-**

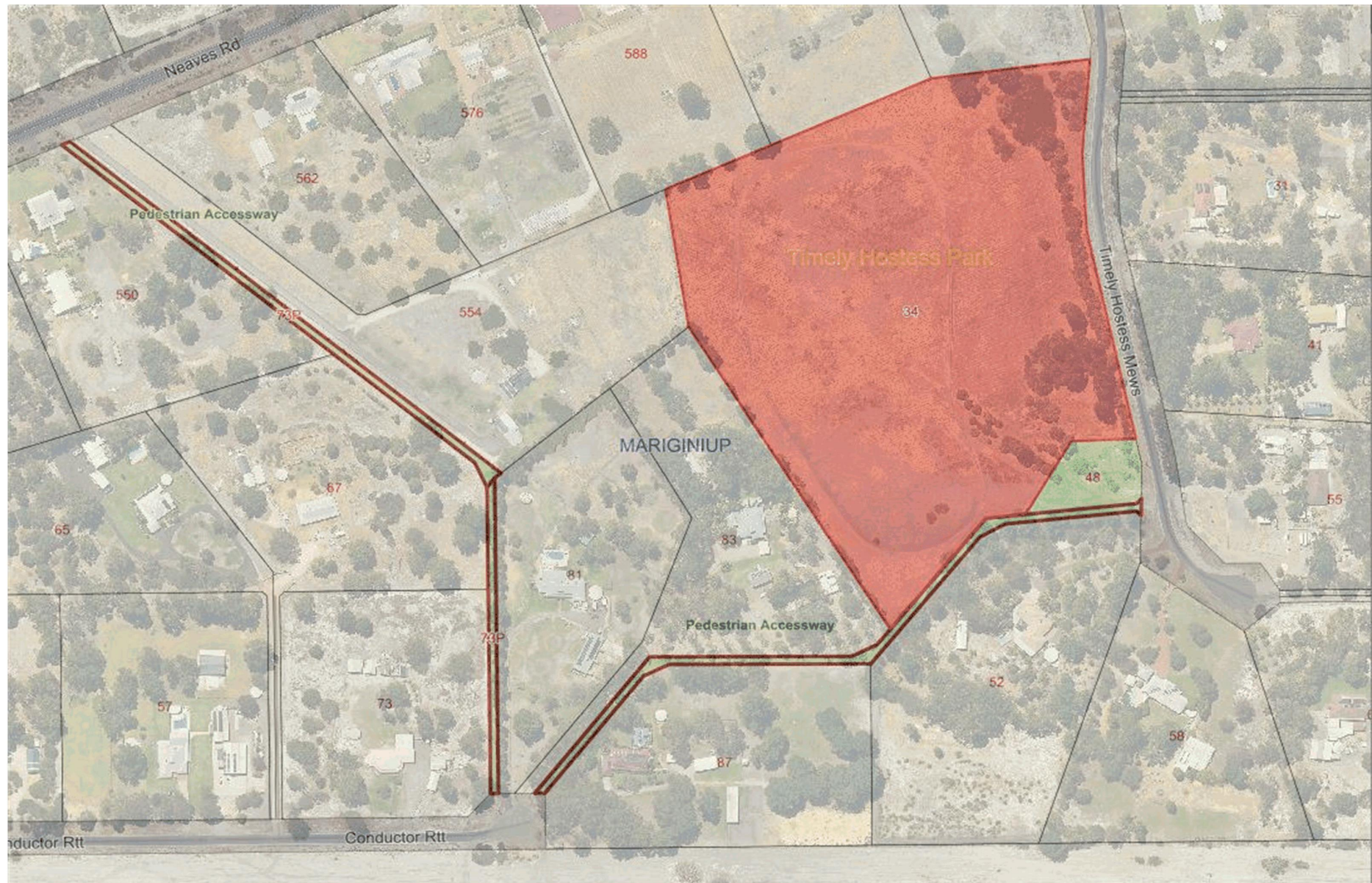
1. **APPROVES** undertaking consultation with residents of Mariginiup in regard to the proposed change to enable horses to be exercised and possible restriction on dog exercise provisions on Lot 124 (34) Timely Hostess Mews, Mariginiup;
2. **REQUESTS** Administration to investigate required dog control signage on bridle paths; and
3. **NOTES** that a report regarding the results of the community consultation, potential determination of Lot 124 (34) Timely Hostess Mews, Mariginiup as a horse exercise area and dog signage investigation will be presented to Council for further consideration.

**CARRIED UNANIMOUSLY**

Attachments:

1.  Attachment 1 - Timely Hostess Park 22/306817

## Attachment One – Timely Hostess Park 34 Timely Hostess Mews MARIGINIUP





## **Corporate Strategy & Performance**

### **Business & Finance**

#### **CS01-10/22 Financial Activity Statement for the period ended 31 August 2022**

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File Ref:	43017V02 – 22/357500
Responsible Officer:	Acting Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	6

### **Issue**

To consider the Financial Activity Statement for the period ended 31 August 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 2022/23 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 2022/23 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances.”*

### **Detail**

#### **Financial Activity for the Period Ended 31 August 2022**

At the Ordinary Council Meeting on 28 June 2022 (SCS028062022), Council adopted the Annual Budget for the 2022/23 financial year. The figures in this report are compared to the adopted Budget.

#### **Overall Comments Month-to-Date**

##### *Results from Operations*

The Financial Activity Statement report for the month of August 2022 shows an overall unfavourable variance from Operations before Non-Operating Revenue and Expenses of \$318k.

The unfavourable variance is mainly due to higher spends in Materials, Contracts, and Employee Costs.

Description	Current Month - August 2022					Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %		
Operating Revenue	3.7	2.9	0.8	27.6	G	Overall favourable variance is mainly due to higher revenue from Rates, Operating Grants, Subsidies & Contributions and Other Revenue partially offset by lower Interest Earnings. Please refer to Notes 1, 2, 3, 4 and 5.
Operating Expense	(20.1)	(19.0)	(1.1)	(5.8)	A	The unfavourable variance is mainly due to higher Employee Costs, Materials & Contracts Expenses and Insurance partially offset by lower Utility Charges and Depreciation Expenses. Please refer to notes 6, 7, 8, and 9 for further details.
Result from Operations	(16.4)	(16.1)	(0.3)	(1.9)		

### Capital Program

During August 2022, \$5.5m was spent on various capital projects of which \$2.0m was spent on Fleet Management (**Attachment 3** for more details).

Description	Month Actual \$m	Month Adopted Budget \$m	% Complete of Month Revised Budget
Expenditure	5.5	7.1	77.5%

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

#### Results from Operations

The Financial Activity Statement report for the year to date 31 August 2022 shows an overall favourable variance from Operations (before Non-Operating Revenue and Expenses) of \$6.0m.

The favourable variance is mainly due to lower expenses from Materials & Contracts of \$3.8m, Employee Costs of \$536k, Depreciation of \$367k and higher revenue from Rates of \$480k, Operating Grants, Subsidies & Contributions of \$738k, Other Revenue of \$230k and Fees & Charges of \$134k partially offset by lower Interest Earnings of \$299k.

Description	Year-To-Date August 2022					Comments
	Actual \$m	Revised Budget \$m	Variance \$m	Variance %		
Operating Revenue	183.4	182.1	1.3	0.7	G	Overall favourable variance is mainly due to higher revenue from Rates, Operating Grants, Subsidies & Contributions, Other Revenue and Fees & Charges partially offset by lower revenue from Interest Earnings. Please refer to Notes 1, 2, 3, 4 and 5.
Operating Expense	(32.5)	(37.2)	4.7	12.6	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, and 9 for further details.
Result from Operations	150.9	144.9	6.0	4.1		

### Capital Program

At the end of August 2022, \$5.6m expended on various capital projects of which \$1.9m was spent on Sports Facilities, \$2.0m on Fleet Management and \$472k on IT Equipment and Software. (Refer **Attachment 3** for Top Capital Projects 2022/23).

Description	YTD Actual \$m	YTD Revised Budget \$m	% Complete of YTD Revised Budget	Annual Adopted Budget \$m	% Complete of Annual Revised Budget
Expenditure	5.6	14.2	39.4%	84.9	6.6%



*Investment Portfolio Performance*

Portfolio Value \$m	Monthly Weighted Return	Comments
474.8	1.37%	Portfolio balance has increased by \$41.9m from July 2022. The monthly weighted return is 1.37% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 1.00%. (Refer to <b>Attachment 4</b> for more details)

*Detailed Analysis of Statement of Comprehensive Income (**Attachment 1**)*

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

- a) Current month comparison of Actuals to Budgets; and
- b) Period to date of Actuals to Budgets being the first month of the financial year, there will be no year to date comments.

The comments are provided where the variance is higher than reporting threshold or item of interest to Council.

**CITY OF WANNEROO**  
**STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE**  
**FOR THE PERIOD ENDED 31 AUGUST 2022**

Description	Current Month						Year to Date				Attachment 1			
	Actual \$	Revised Budget \$	Variance		Notes	Actual \$	Revised Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance		Notes
			\$	%				\$	%			\$	%	
<b>Revenues</b>														
Rates	346,795	1,000	345,795	34,579.5	G	145,271,818	144,791,515	480,303	0.3	G	147,290,515	147,290,515	0	0
Operating Grants, Subsidies & Contributions	1,176,230	664,530	511,700	77.0	G	1,746,750	1,008,623	738,127	73.2	G	5,596,390	5,596,390	0	0
Fees & Charges	1,576,035	1,572,546	3,489	0.2	G	35,219,463	35,085,850	133,613	0.4	G	51,292,833	51,292,833	0	0
Interest Earnings	512,839	569,865	(57,026)	(10.0)	R	844,709	1,143,403	(298,694)	(26.1)	R	7,024,598	7,024,598	0	0
Other Revenue	117,589	50,769	66,820	131.6	G	331,098	101,149	229,949	227.3	G	650,319	650,319	0	0
Ex Gratia Rates	0	-	0	0.0	G	0	0	0	0.0	G	24,000	24,000	0	0
<b>Total Operating Revenue</b>	<b>3,729,488</b>	<b>2,858,710</b>	<b>870,778</b>	<b>30.5</b>		<b>183,413,839</b>	<b>182,130,540</b>	<b>1,283,299</b>	<b>0.7</b>		<b>211,878,655</b>	<b>211,878,655</b>	<b>0</b>	<b>0</b>
<b>Expenses</b>														
Employee Costs	(7,384,030)	(7,003,845)	(380,185)	(5.4)	A	(13,452,105)	(13,987,688)	535,583	3.8	G	(83,660,259)	(83,660,259)	0	0
Materials & Contracts	(8,117,913)	(6,516,034)	(1,601,879)	(24.6)	R	(9,868,145)	(13,654,869)	3,786,724	27.7	G	(79,704,653)	(79,704,653)	0	0
Utility Charges	(862,399)	(1,522,508)	660,109	43.4	G	(1,648,833)	(1,710,646)	61,813	3.6	G	(10,380,146)	(10,380,146)	0	0
Depreciation	(3,271,412)	(3,434,899)	163,486	4.8	G	(6,503,251)	(6,869,822)	366,571	5.3	G	(41,218,774)	(41,218,774)	0	0
Interest Expenses	(358,201)	(355,839)	(2,362)	(0.7)	A	(715,517)	(711,678)	(3,839)	(0.5)	A	(4,264,103)	(4,264,103)	0	0
Insurance	(145,862)	(118,132)	(27,730)	(23.5)	A	(270,234)	(237,094)	(33,140)	(14.0)	A	(1,439,911)	(1,439,911)	0	0
<b>Total Operating Expenditure</b>	<b>(20,139,816)</b>	<b>(18,951,256)</b>	<b>(1,188,560)</b>	<b>(6.3)</b>		<b>(32,458,085)</b>	<b>(37,171,797)</b>	<b>4,713,712</b>	<b>12.7</b>		<b>(220,667,846)</b>	<b>(220,667,846)</b>	<b>0</b>	<b>0</b>
<b>RESULT FROM OPERATIONS</b>	<b>(16,410,328)</b>	<b>(16,092,546)</b>	<b>(317,782)</b>	<b>(2.0)</b>		<b>150,955,753</b>	<b>144,958,743</b>	<b>5,997,010</b>	<b>4.1</b>		<b>(8,789,191)</b>	<b>(8,789,191)</b>	<b>0</b>	<b>0</b>
<b>Non Operating Revenue &amp; Expenses</b>														
Non Operating Grants, Subsidies & Contributions	3,316,012	6,630	3,309,382	(49.9)	G	4,528,427	13,260	4,515,167	34,051.0	G	21,965,725	21,965,725	0	0
Non Operating Contract Expenses	0	0	0	0.0	G	0	0	0	0.0	G	(128,582)	(128,582)	0	0
Profit on Asset Disposals	0	212,986	(212,986)	(100)	G	818,769	425,972	392,797	92	G	2,555,831	2,555,831	0	0
Loss on Assets Disposals	0	(71,775)	71,775	100.0	G	0	(143,550)	143,550	100.0	G	(861,296)	(861,296)	0	0
TPS* & DCP** Revenues	3,046,051	1,392,488.00	1,653,563	118.7	G	3,274,174	2,784,976	489,198	17.6	G	29,069,490	29,069,490	0	0
TPS* & DCP** Expenses	(137,945)	(2,969,983)	2,832,038	95.4	G	(295,700)	(3,038,466)	2,742,766	90.3	G	(24,348,082)	(24,348,082)	0	0
Contributed Physical Assets	808,107	2,070,700	(1,262,593)	(61.0)	R	2,255,796	4,141,400	(1,885,604)	(45.5)	R	24,848,400	24,848,400	0	0
<b>Total Non Operating Revenue and Expenses</b>	<b>7,032,224</b>	<b>641,046</b>	<b>6,391,178</b>	<b>99.0</b>		<b>10,581,466</b>	<b>4,183,592</b>	<b>6,397,874</b>	<b>152.9</b>		<b>53,101,486</b>	<b>53,101,486</b>	<b>0</b>	<b>0</b>
<b>NET RESULT (OPERATING &amp; NON OPERATING)</b>	<b>(9,378,104)</b>	<b>(15,451,500)</b>	<b>6,073,396</b>	<b>39.3</b>		<b>161,537,219</b>	<b>149,142,335</b>	<b>12,394,884</b>	<b>(8.3)</b>		<b>44,312,295</b>	<b>44,312,295</b>	<b>0</b>	<b>0</b>
<b>Other Comprehensive Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(9,378,104)</b>	<b>(15,451,500)</b>	<b>6,073,396</b>	<b>39.3</b>		<b>161,537,219</b>	<b>149,142,335</b>	<b>12,394,884</b>	<b>8.3</b>		<b>44,312,295</b>	<b>44,312,295</b>	<b>0</b>	<b>0</b>

Key

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

\*TPS= Town Planning Schemes

\*\*DCP= Developers Contribution Plans

## **Revenues**

### **Note 1 Rates**

#### ***Month to Date - (Actual \$347k, Revised Budget \$1k)***

The variance is favourable by \$346k due to timing differences of Interim Rates.

#### ***Year to Date - (Actual \$145.3m, Revised Budget \$144.8m)***

The favourable variance of \$480k mainly due to timing differences of Interim Rates.

### **Note 2 Operating Grants, Subsidies & Contributions**

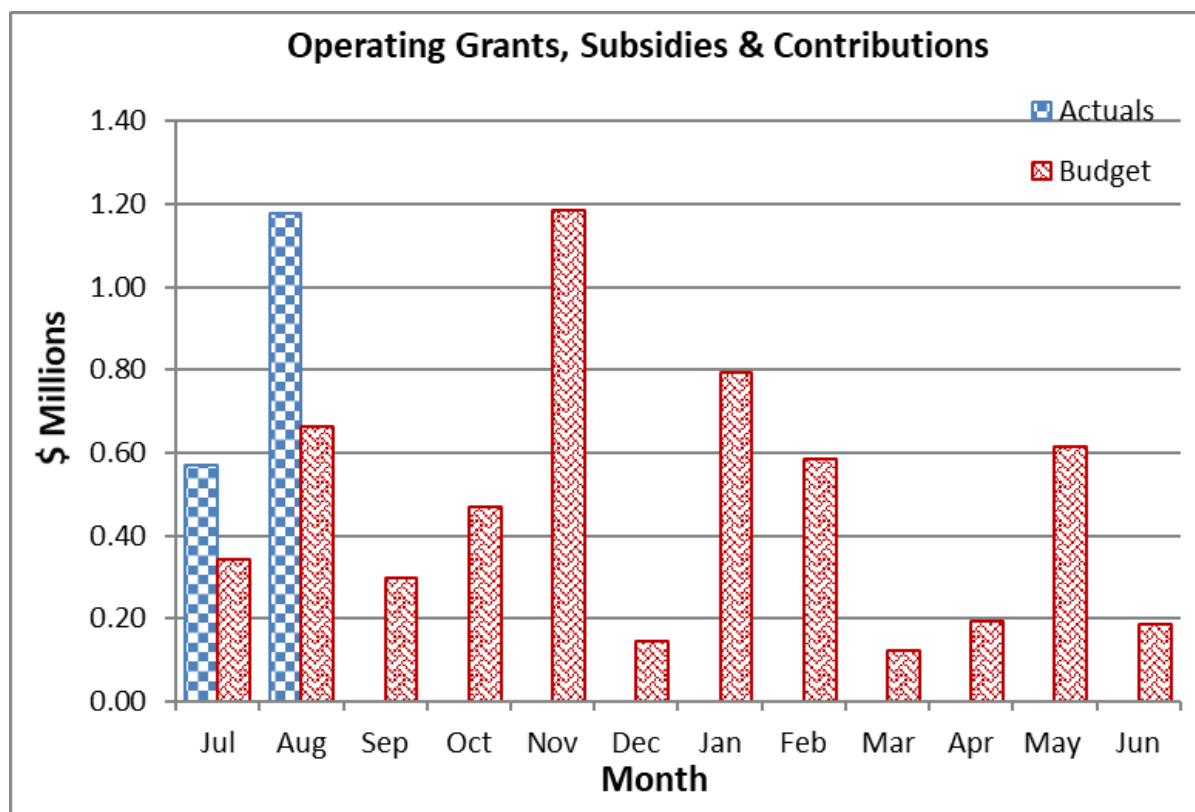
#### ***Month to Date - (Actual \$1.2m, Revised Budget \$665k)***

The variance is favourable by \$512k mainly due to higher Financial Assistance Grant income of \$292k and early receipt of cash contribution income for parks maintenance from Department of Education of \$229k partially offset by lower income from various other cash contributions.

#### ***Year to Date - (Actual \$1.7m, Revised Budget \$1.0m)***

Favourable Variance of \$738k mainly due to;

- Higher than budget Finance Assistance Grant income of \$294k;
- Early receipt of park maintenance cash contribution of \$292k from Department of Education; and
- Early receipt of maintenance grant for bus shelters from Public Transport Authority of \$166k.



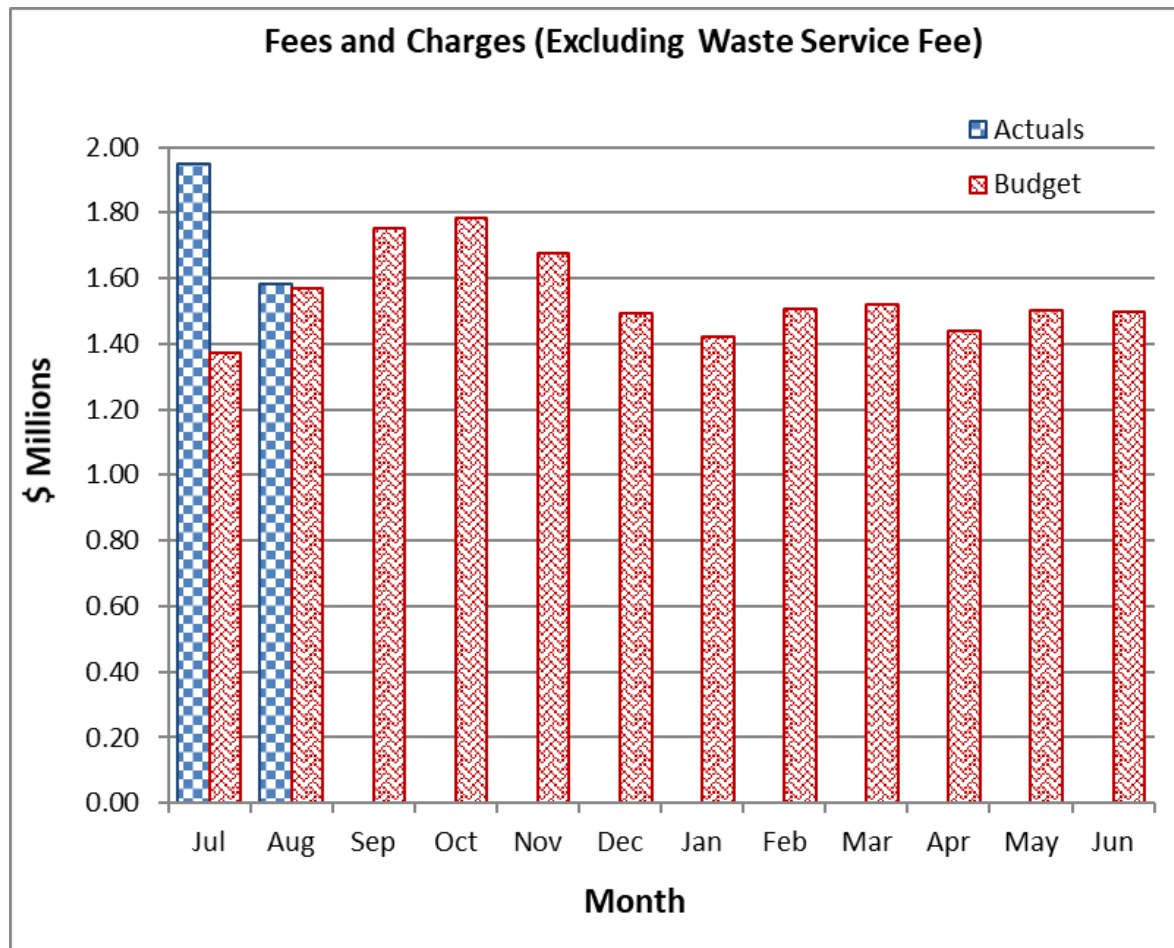
### **Note 3 Fees and Charges**

**Month to Date - (Actual \$1.6m, Revised Budget \$1.6m)**

The favourable variance for August 2022 is \$3k, which is not material.

**Year to Date - (Actual \$35.2m, Revised Budget \$35.1m)**

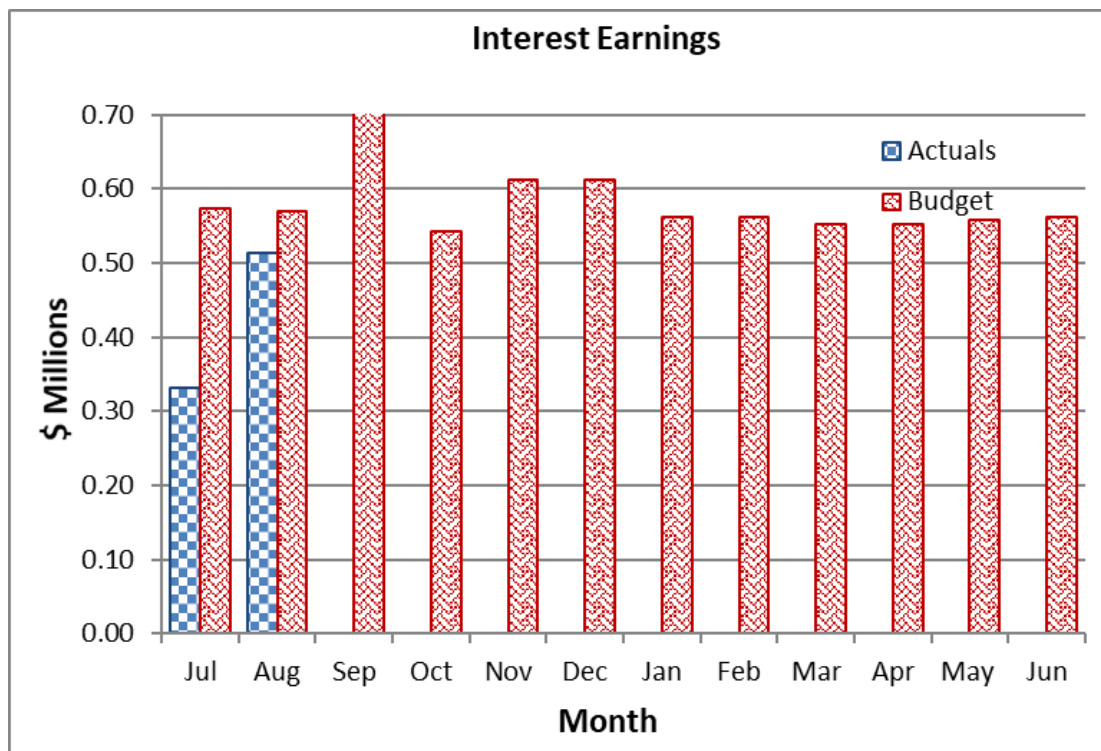
The variance is favourable by \$133k and is mainly due to early receipt of property lease income.

**Note 4 Interest Earnings****Month to Date - (Actual \$513k, Revised Budget \$570k)**

The unfavourable variance of \$57k for the month is mainly due to lower than expected interest income generated from investments due to lower than expected portfolio balance.

**Year to Date - (Actual \$845k, Revised Budget \$1.1m)**

The variance is unfavourable by \$299k due to lower Interest Earnings from investments due to lower than expected portfolio balance.



**Note 5     Other Revenue**

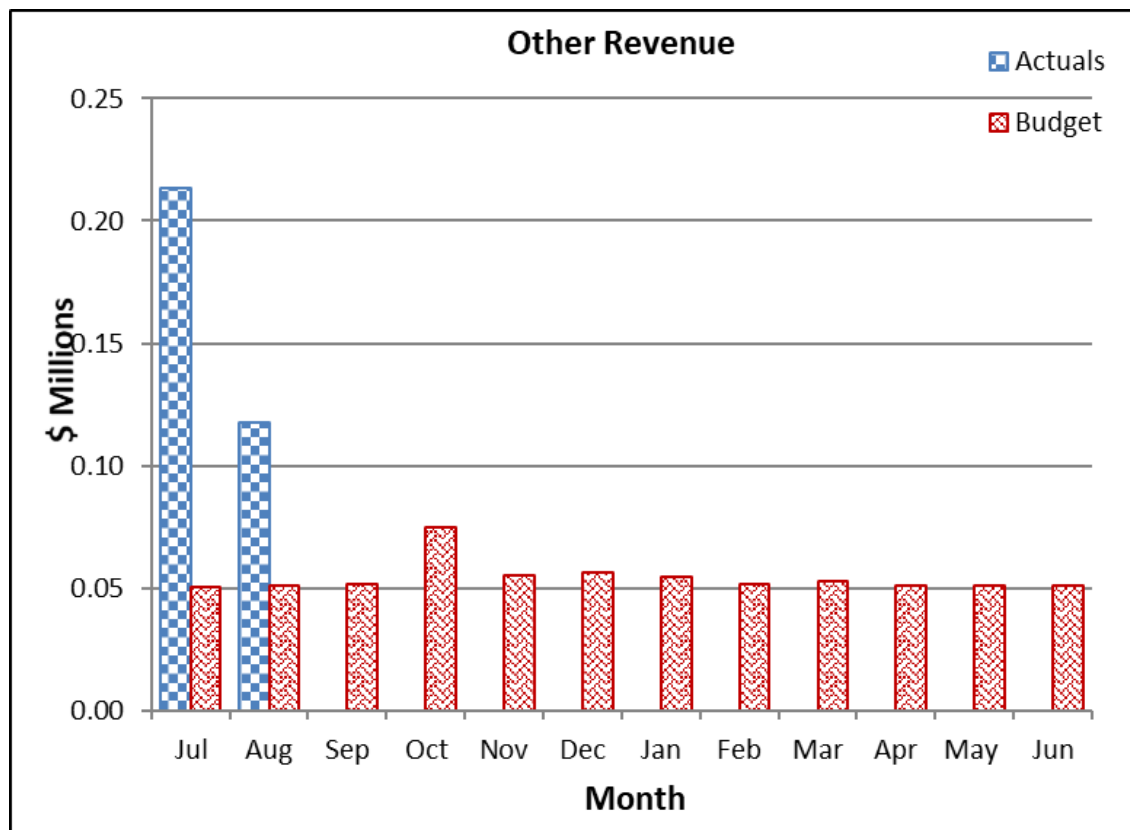
***Month to Date - (Actual \$118k, Revised Budget \$51k)***

The favourable variance of \$67k for the month is mainly due to higher than expected revenue from sand and limestone extraction charges related to Neerabup industrial area.

***Year to Date - (Actual \$331k, Revised Budget \$101k)***

The variance is favourable by \$230k due to higher than expected revenue from sand and limestone extraction revenue related to Neerabup industrial area.

Review of annual revenue forecast will be undertaken and amendments will be incorporated to the Mid -Year Budget review Process.



### **Expenses**

#### **Note 6 Employee Costs**

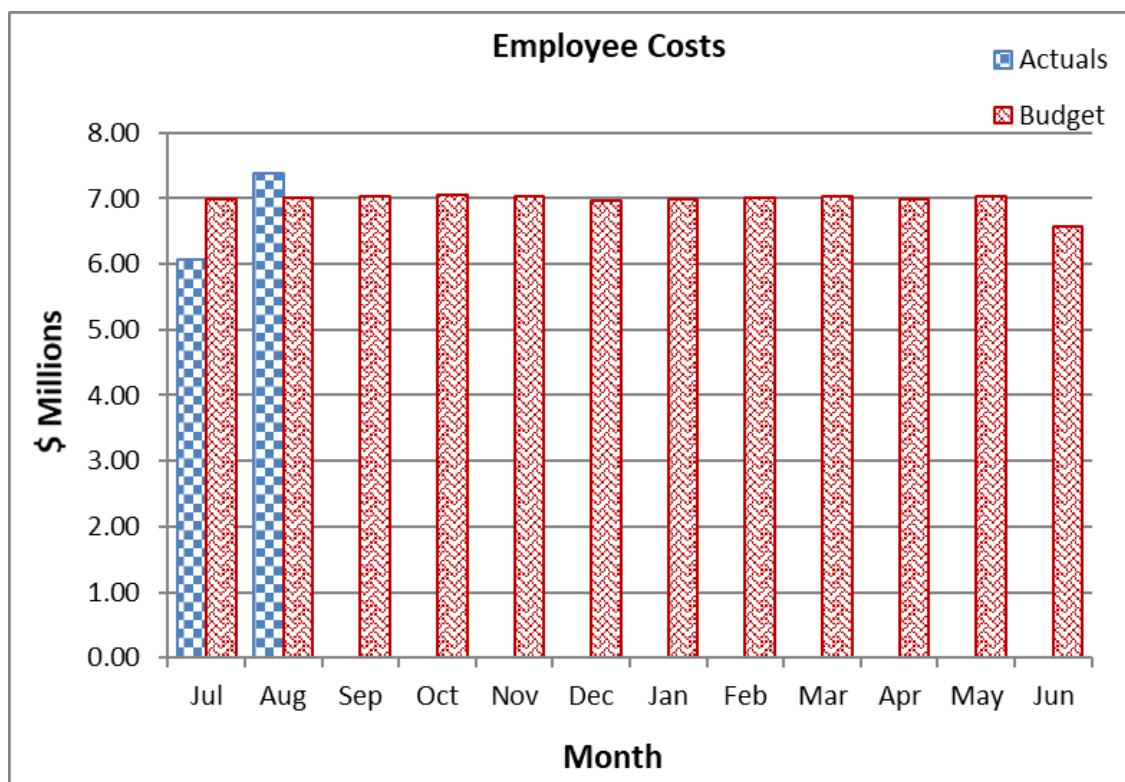
##### ***Month to Date - (Actual \$7.4m, Revised Budget \$7.0m)***

The unfavourable variance of \$380k, due to timing difference of salary increment applied to Salaried Officers Enterprise Agreement (SOEA). The City finalised SOEA in August 2022 with an increment of 3.5% effective from 1 July 2022, back pay which has reflected in August 2022 higher actuals.

##### ***Year to Date - (Actual \$13.5m, Revised Budget \$14.0m)***

The variance is favourable by \$536k mainly due to deferment in backfilling certain vacant roles due to current market conditions.





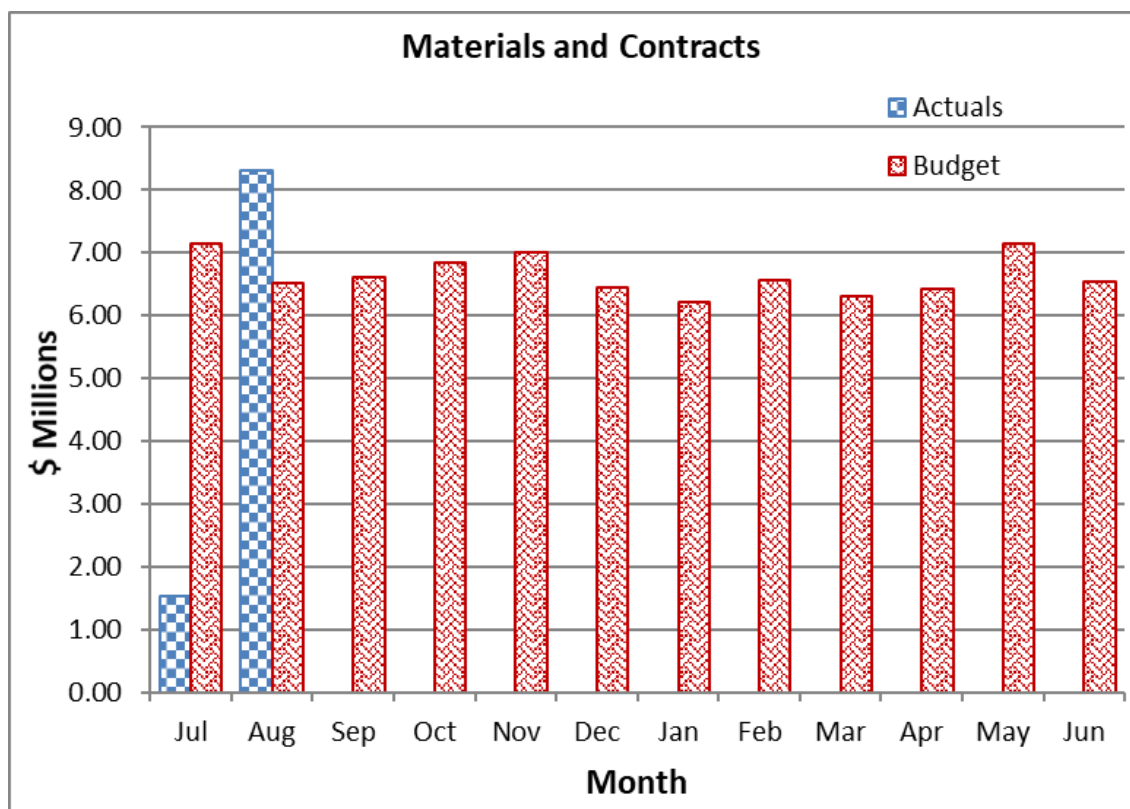
**Note 7     Materials and Contracts**

**Month to Date - (Actual \$8.1m, Revised Budget \$6.5m)**

The unfavourable variance \$1.6m is mainly due to the timing differences in various Asset maintenance services expenses.

**Year to Date - (Actual \$9.9m, Revised Budget \$13.7m)**

The variance is favourable by \$3.8m mainly due to timing differences in various contract expenses of \$5.9m and deferment of Refuse Removal Expenses of \$1.1m partially offset by the early spent of \$3.3m maintenance services expenses.



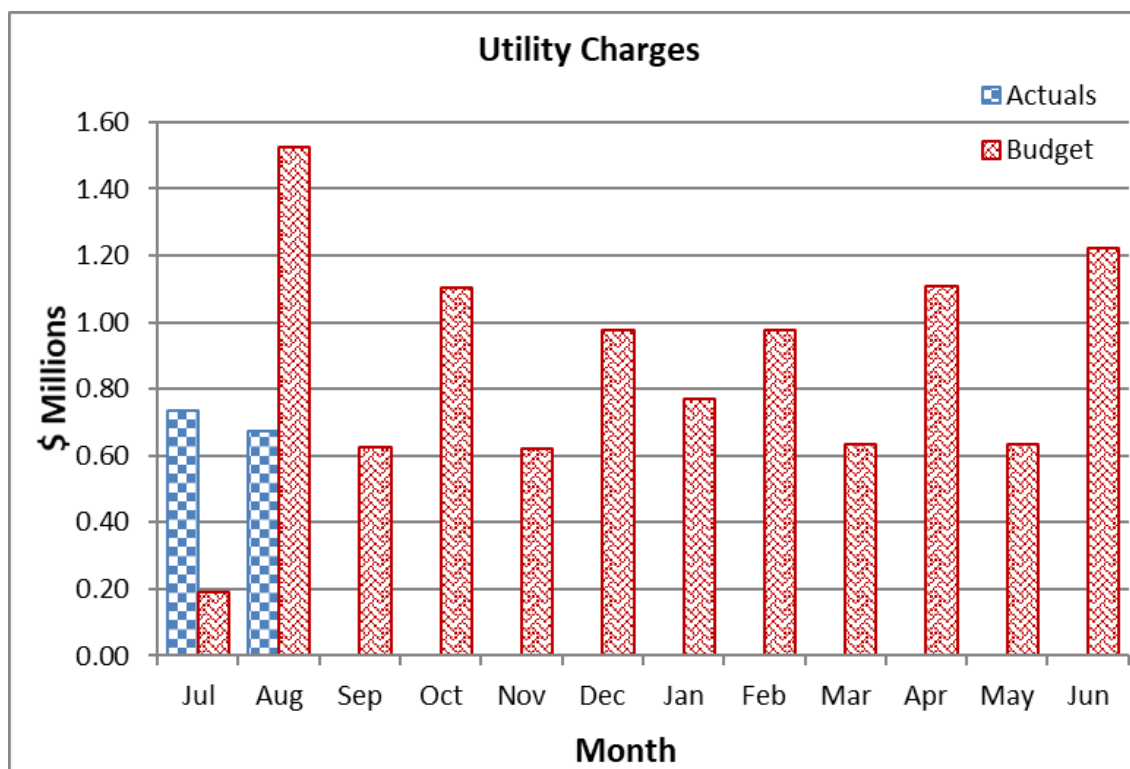
**Note 8     Utility Charges**

**Month to Date - (Actual \$862k, Revised Budget \$1.5m)**

The variance is favourable by \$660k mainly due to timing difference of monthly budget allocation between July and August 2022.

**Year to Date - (Actual \$1.6m, Revised Budget \$1.7m)**

The favourable variance of \$62k is mainly due to lower electricity expenses from various parks and community facilities.



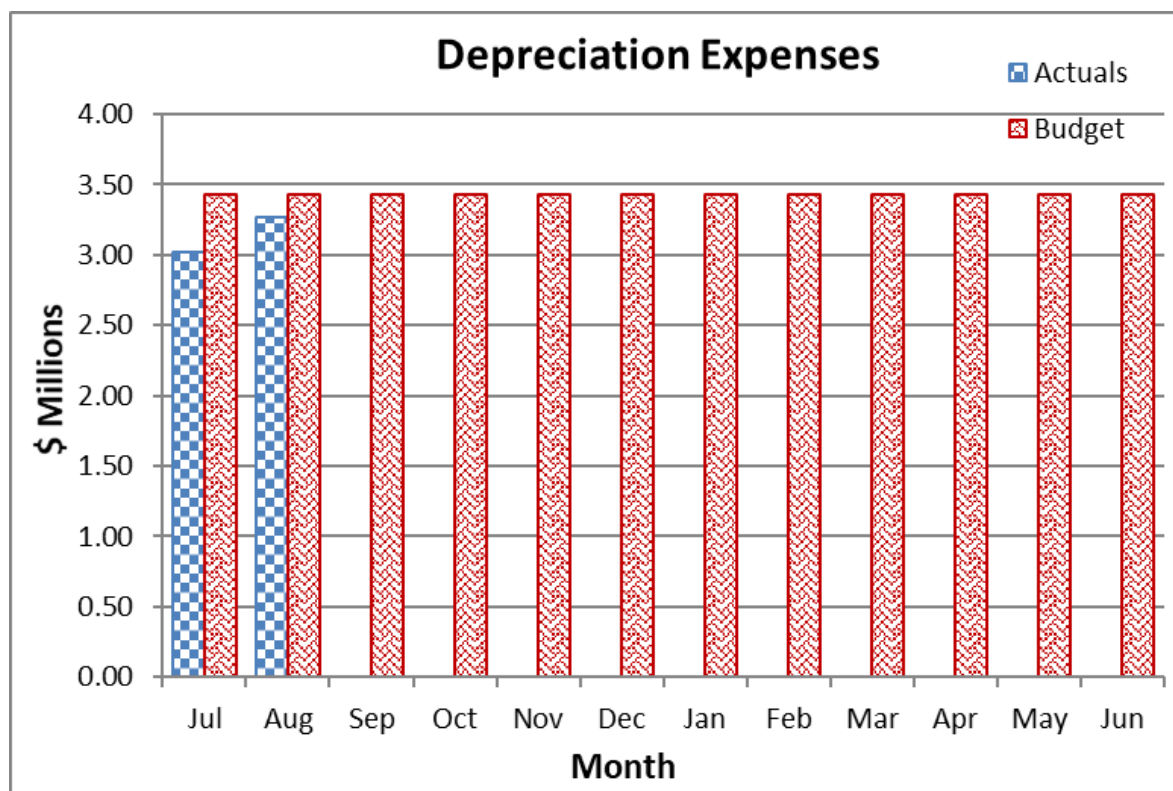
**Note 9 Depreciation**

**Month to Date - (Estimated Actual \$3.3m, Revised Budget \$3.4m)**

Actual depreciation is an estimated value until completion of external audit on Statutory Financial Statements for 2021/2022. The estimated favourable variance of \$163k is due to delay in completion of various capital projects.

**Year to Date - (Actual \$6.5m, Revised Budget \$6.9m)**

The estimated favourable variance of \$337k is due to delay in completion of various capital projects.



### **Non Operating Revenue & Expenses**

#### ***Note 10 Non Operating Grants, Subsidies & Contributions***

##### ***Month to Date – (Actual \$3.3m, Revised Budget \$6k)***

The favourable variance of \$3.3m is attributable to Commonwealth Government grants received. However, as per the Australian Accounting Standard AASB 1058, grants with performance obligations can only be recognised upon meeting the performance obligations as per the grant agreement. Accordingly, adjustment of capital grant revenue will be made at the end of each quarter and it is expected part of the received income will be deferred as some performance obligations will be made over period of time.

##### ***Year to Date – (Actual \$4.5m, Revised Budget \$13k)***

The favourable variance of \$4.5m is mainly due to Capital Grants received from Commonwealth Government and State Government. However, portion of revenue will be deferred on quarterly basis in line with AASB 1058 as explained above.

#### ***Note 11 Profit / Loss on Asset Disposals***

##### ***Month to Date – (Combined Actual \$0k, Combined Revised Budget \$141k)***

The variance is unfavourable by \$141k is mainly due to timing difference of disposal of residential land.

##### ***Year to Date – (Actual \$819k, Revised Combined Budget \$282k)***

The variance is favourable by \$536k is mainly due to disposal of residential land.

#### ***Note 12 Town Planning Scheme (TPS) Revenues***

##### ***Month to Date – (Actual \$3.0m, Revised Budget \$1.4m)***

The favourable variance of \$1.7m is mainly due to higher contributions from headwork.

**Year to Date – (Actual \$3.3m, Revised Budget \$2.8m)**

The favourable variance of \$489k is mainly due to higher contributions from headwork.

**Note 13 Town Planning Scheme (TPS) Expenses**

**Month to Date – (Actual \$138k, Revised Budget \$3.0m)**

The favourable variance of \$2.8m is mainly due to timing differences of contract expenses.

**Year to Date – (Actual \$296k, Revised Budget \$3.0m)**

The favourable variance of \$2.7m is mainly due to timing differences of contract expenses.

**Note 14 Contributed Physical Assets**

**Month to Date – (Actual \$808k, Revised Budget \$2.1m)**

The unfavourable variance of \$1.3m due to delay in contribution of various infrastructure physical assets by residential land developers.

**Year to Date – (Actual \$2.2m, Revised Budget \$4.1m)**

The unfavourable variance of \$1.9m due to delay in contribution of various infrastructure physical assets by residential land developers.

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

CITY OF WANNEROO  
STATEMENT OF FINANCIAL POSITION  
AS AT 31 AUGUST 2022

Description	30 June 2022 Actual \$	31 July 2022 Actual \$	Movement		Notes
			\$	%	
Current Assets	462,649,003	627,101,758	164,452,754	35.5	
Current Liabilities	(107,935,718)	(115,851,888)	(7,916,170)	(7.3)	
<b>NET CURRENT ASSETS</b>	<b>354,713,285</b>	<b>511,249,870</b>	<b>156,536,585</b>	<b>44.1</b>	<b>1</b>
Non Current Assets	2,356,445,629	2,361,536,653	5,091,024	0.2	<b>2</b>
Non Current Liabilities	(165,154,615)	(165,245,005)	(90,390)	(0.1)	<b>3</b>
<b>NET ASSETS</b>	<b>2,546,004,299</b>	<b>2,707,541,518</b>	<b>161,537,219</b>	<b>6.3</b>	
<b>TOTAL EQUITY</b>	<b>(2,546,004,299)</b>	<b>(2,707,541,518)</b>	<b>161,537,219</b>	<b>6.3</b>	

**Note 1 - Net Current Assets**

When compared to the unaudited opening position at 30 June 2022 Net Current Assets have increased by \$156.5m, which is predominately due to the levying of 2022/23 Rates and Waste Service Fees in July 2022.

Within the Current Assets, Current Receivables of \$146.9m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$124.3m and Emergency Services Levy of \$17.6m, with the remaining balance attributed to General Debtors of \$5.0m.

**Note 2 - Non-Current Assets**

Non-Current Assets as at 31 August 2022 have increased by \$5.1m from 30 June 2022 estimated Actuals. The movement is mainly due to increase in Work in Progress Capital Projects of \$5.2m, Investments of \$717k and Receivables of \$138k partially offset by the decrease in Plant & Equipment of \$470k and Furniture & Fittings of \$518k.

### ***Note 3 - Non-Current Liabilities***

Non-Current Liabilities as at 31 August 2022 have increased by \$90k due to change in the long service leave provisions.

### ***Financial Performance Indicators***

The ratios will be published as part of the Statutory Financial Statements, which are currently under review.

### **Capital Works Program**

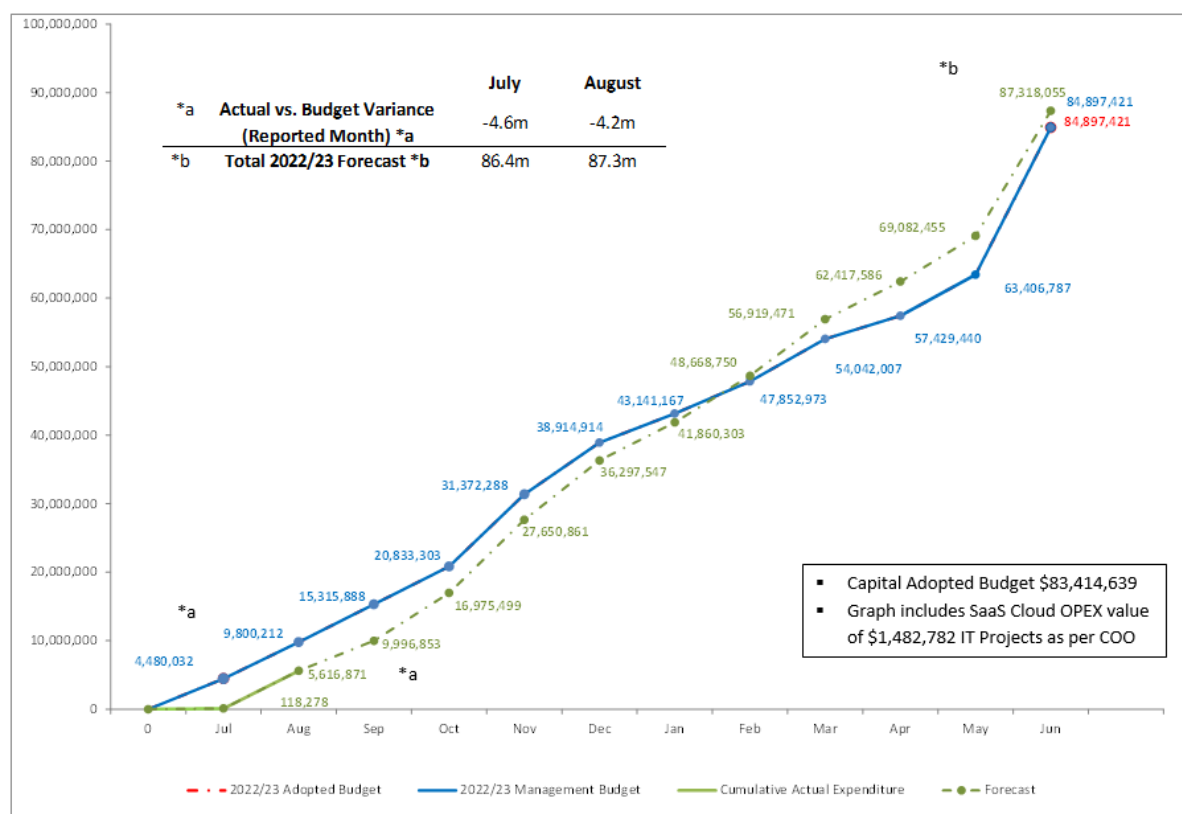
The status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Adopted Budget \$	% Spend
Community Buildings	19	192,507	205,581	5,043,417	4%
Community Safety	8	238,381	242,270	2,568,498	9%
Conservation Reserves	4	93,042	95,523	673,801	14%
Corporate Buildings	3	7,278	7,426	725,000	1%
Environmental Offset	4	6,475	7,205	365,000	2%
Fleet Management - Corporate	6	1,977,662	1,977,762	11,197,708	18%
Foreshore Management	10	3,120	6,831	4,798,387	0%
Golf Courses	3	10,550	12,729	458,999	3%
Investment Projects	14	45,990	53,924	2,983,973	2%
IT Equipment and Software	13	494,174	471,815	8,315,678	6%
Parks Furniture	9	31,675	35,917	3,098,450	1%
Parks Rehabilitation	1	30,929	30,929	1,496,800	2%
Passive Park Development	7	157,803	150,472	623,666	-24%
Pathways and Trails	5	92,372	101,440	4,056,700	3%
Roads	19	221,720	238,578	7,691,371	3%
Sports Facilities	40	1,901,756	1,941,665	24,846,215	8%
Stormwater Drainage	5	27,900	39,353	370,000	11%
Street Landscaping	4	7,042	8,702	146,805	6%
Traffic Treatments	18	171,759	187,629	5,080,953	4%
Waste Management	4	102,064	102,064	356,000	29%
<b>Grand Total</b>	<b>196</b>	<b>5,498,594</b>	<b>5,616,871</b>	<b>84,897,421</b>	<b>6.6%</b>

During the month of August 2022, the City incurred \$5.5m of capital expenditure. Up to August 2022, the city has spent \$5.6m, which represents 6.6% of the \$84.9m Capital Works Revised Budget.



### Project Expenditure to August 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**).

### Carry Forward Adjustments

As a part of the annual capital budget development process, project managers are required to estimate if there will be any unspent funds at the end of the financial year that will be needed to progress/complete their projects in the following year. These unspent funds are known as carry forwards, and form part of the new financial year's capital works program. In 2021/22 the amount of carry forwards was estimated to be \$25.0 million at 2022/23 Budget adoption time.

It is important to note that the carry forward figure adopted by Council as part of the budget adoption process is an estimate only. Once the previous year's expenditure figures have been finalised, the carry forward estimates need to be adjusted to account for the actual expenditure on each project. After reviewing, it is proposed that the revised carry forwards amount is \$26.1 million for 2021/22.

A list of the changes to the carry forward budget is shown in **Attachment 6**.

### Capital Changes

The following changes are proposed to be made to the 2022/23 Capital Works budget.

PR-4284 Kingsway RSC - Upgrade Kingsway Soccer Changerooms – The City has secured a grant of \$150,000 from the State Government for the installation of an adult changing place facility, to be installed as part of the upgrades to the Kingsway Soccer changerooms. The grant funds already received (\$45,454) for this part of the scope are not required in 2022/23, so will form part of the 2023/24 budget for PR-4284, hence this is not included in the recommendation as a capital change.

PR-4331 Kingsway Regional Sporting Complex, Upgrade Soccer Field Floodlighting – A reduction to the grant funding of \$28,500 in 2022/23 is required for this project to reflect the additional portion of the grant that was utilised last financial year.

PR-4403 City Entry Statement Signage, Various Locations, New Installations – As a result of the carry forward adjustment process, there is an additional amount of \$8,376 to be transferred from PR-2999 City Entry Statement Signage, Various Locations, New Installations to the new project.

PR-4405 Northern Corridor, New Adult Changing Place Facility – The City has secured a grant of \$150,000 from the State Government for the installation of an adult changing place facility. It is proposed to situate it in the northern corridor, at a site to be determined in the near future. The grant funds already received (\$45,454) for this project will be required in 2022/23 for site selection and design.

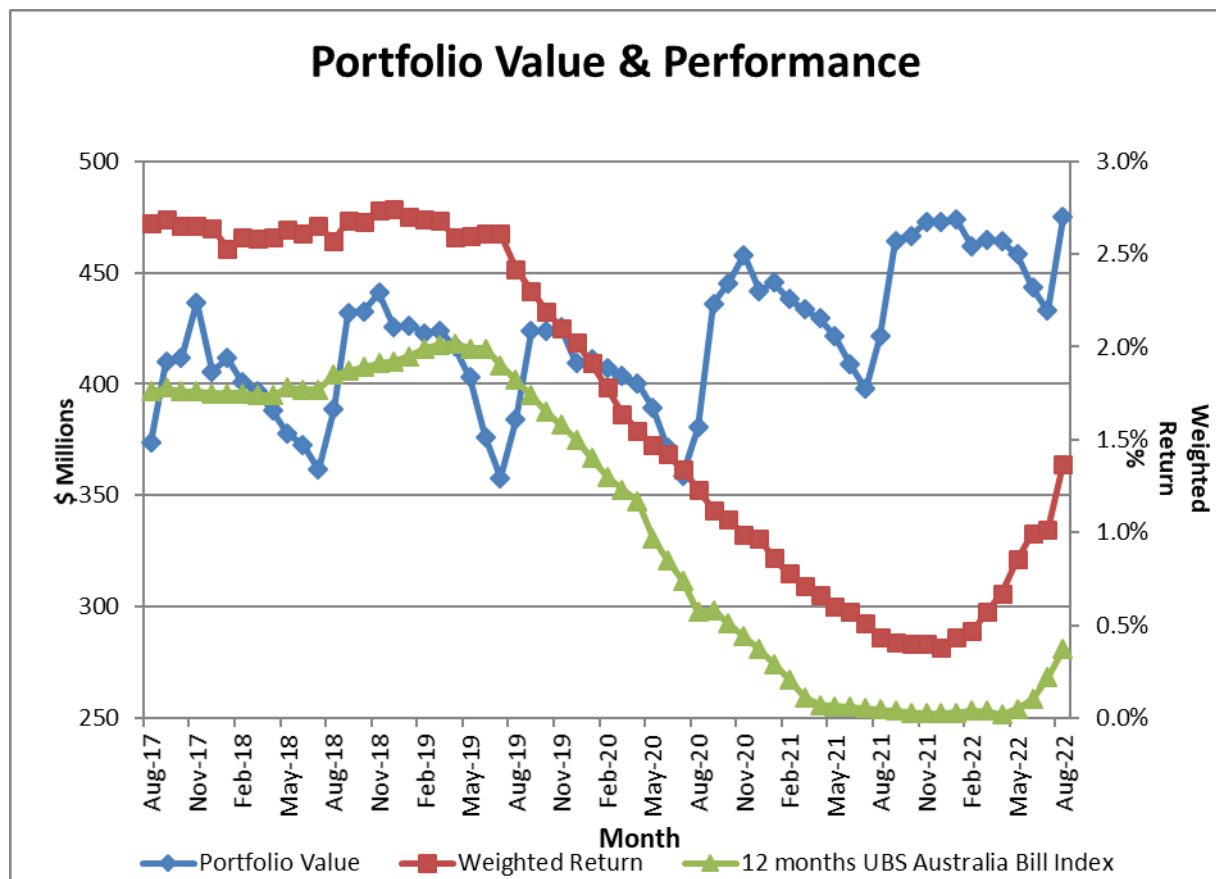
### **Local Roads and Community Infrastructure Program (LRCIP)**

The following budget movements are proposed between LRCIP Phase 2 funded projects, as already approved by the Department of Infrastructure, Transport, Regional Development and Communications, to ensure full expenditure of grant funds:

- PR-4196 Aquamotion Wanneroo, New Family Change Area (\$37,190 increase) – Additional funds required for completion of works. This funding shortfall will be funded from savings in the following projects:
  - PR-4240 Jindinga Park, Wanneroo, Upgrade Passive Park (\$7,130 reduction) – Savings upon completion of project to be transferred to PR-4196.
  - PR-4253 Belhaven Park, Upgrade sports floodlighting (\$14,198 reduction) – Savings upon completion of project to be transferred to PR-4196.
  - PR-4314 Various Locations, New Pathways (\$15,356 reduction) – Savings upon completion of project to be transferred to PR-4196.
  - PR-4324 Aquamotion Wanneroo, renew hydropool change rooms and toilets (\$506 reduction) – Savings upon completion of project to be transferred to PR-4196.

### **Investment Portfolio (Attachment 5)**

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (**ADI's**):



At the end of August 2022, the City held an investment portfolio (cash & cash equivalents) of \$474.8m (Face Value), equating to \$476.5m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 1.00% pa (1.37% pa vs. 0.37% pa), however Interest Earnings expected to exceed the budgeted 1.79% yield during the financial year.

#### **Rate Setting Statement (Attachment 6)**

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus/ (Deficit) based on the Revenues (excluding Rates), Expenses, Capital Works and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus/ (Deficit) will balance to the reconciliation of Net Current Assets Surplus/ (Deficit) Carried Forward (detailed below):

## NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD

AS AT 31 AUGUST 2022

Description	30 June 2022 Actual \$	31 July 2022 Actual \$	30 June 2023
			Adopted Budget \$
<b>Current Assets</b>			
Cash & Cash Equivalents - Unrestricted	97,999,489	133,081,122	6,500,450
Cash & Cash Equivalents - Restricted	349,987,510	346,723,729	374,918,286
Receivables	14,333,149	146,949,305	17,930,842
Inventory	328,855	347,601	332,928
<b>TOTAL CURRENT ASSETS</b>	<b>462,649,003</b>	<b>627,101,758</b>	<b>399,682,506</b>
<b>Current Liabilities</b>			
Payables*	(84,953,139)	(92,701,348)	(30,144,411)
Provisions	(22,982,580)	(23,150,540)	(22,121,004)
<b>TOTAL CURRENT LIABILITIES</b>	<b>(107,935,718)</b>	<b>(115,851,888)</b>	<b>(52,265,415)</b>
<b>Net Current Assets</b>	<b>354,713,285</b>	<b>511,249,870</b>	<b>347,417,091</b>
<b>Adjustments for Restrictions</b>			
Cash & Cash Equivalents - Restricted	(349,987,510)	(346,723,729)	(374,918,286)
Provision for leave liability (Cash Backed)	13,927,001	14,199,874	15,277,991
Contract Liabilities*	32,817,320	32,808,832	12,223,204
Contract Assets *	0	0	-
TPS Receivables	(648,800)	(648,800)	-
TPS Payables	(106,754)	106,754	-
<b>TOTAL RESTRICTED ASSETS</b>	<b>(303,998,744)</b>	<b>(300,257,068)</b>	<b>(347,417,091)</b>
<b>Surplus/(Deficit) Carried Forward</b>	<b>50,714,541</b>	<b>210,992,801</b>	<b>0</b>

\*The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not yet been met.

## Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

## Comment

In reference to Statement of Comprehensive Income in the report, the following colours have been used to categorise three levels of variance:

### Revenues:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

### Expenses:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

## Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Act and Regulations 33A and 34 of the Local Government (Financial Management) Regulations 1996.*

## Strategic Implications

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

*7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services*

*7.1 - Clear direction and decision making*

## Risk Management Considerations

Risk Title	Risk Rating
CO-017 Financial Management	Low
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;
- Financial Cash Back Reserve Policy; and
- Strategic Budget Policy.

## Financial Implications

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

## Voting Requirements

Absolute Majority

**Moved Cr Wright, Seconded Cr Baker**

**That Council:-**

1. **RECEIVES** the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 August 2022 consisting of:
  - a) August 2022 Financial Activity Statement;
  - b) August 2022 Net Current Assets Position;
  - c) August 2022 Material Financial Variance Notes; and
2. **ACCEPTS BY ABSOLUTE MAJORITY** the \$300,000 grant funding from the Department of Communities for the provision of two adult changing place facilities, as per signed Grant Agreements;
3. **APPROVES BY ABSOLUTE MAJORITY** the changes to the 2021/22 Carry Forwards as detailed in Attachment 6;
4. **APPROVES BY ABSOLUTE MAJORITY** the following changes to the 2022/23 Capital Works Budget:

Number	From	To	Amount	Description
PR-4331	Grants – State Government	PR-4331 Kingsway Regional Sporting Complex, Upgrade Soccer Field Floodlighting	(\$28,500)	Reduction in budget to account for grant funds utilised in 2021/22.
PR-4403	PR-2999 City Entry Statement Signage, Various Locations, New Installations	PR-4403 City Entry Statement Signage, Various Locations, New Installations	\$8,376	Transfer additional carry forward funds to new project due to change in scope.
PR-4405	Grants – State Government	PR-4405 Northern Corridor, New Adult Changing Place Facility	\$45,454	Grant received for installation of an adult changing place facility in the northern corridor.

5. **APPROVES** the changes to the Local Roads and Community Infrastructure Program Phase 2 funded projects:

Number	From	To	Amount	Description
PR-4196	PR-4240 Jindinga Park, Wanneroo, Upgrade Passive Park	PR-4196 Aquamotion Wanneroo, New Family Change Area	\$7,130	Additional funds required for completion of Aquamotion works.
PR-4196	PR-4253 Belhaven Park, Upgrade sports floodlighting	PR-4196 Aquamotion Wanneroo, New Family Change Area	\$14,198	Additional funds required for completion of Aquamotion works.
PR-4196	PR-4314 Various Locations, New	PR-4196 Aquamotion	\$15,356	Additional funds required for



	Pathways	Wanneroo, New Family Change Area		completion of Aquamotion works.
PR-4196	PR-4324 Aquamotion Wanneroo, renew hydropool change rooms and toilets	PR-4196 Aquamotion Wanneroo, New Family Change Area	\$506	Additional funds required for completion of Aquamotion works.

**CARRIED BY ABSOLUTE MAJORITY**

**11/0**

*Attachments:*

- 1 [!\[\]\(b1b781be830eb908d845c527ab08d5f8\_img.jpg\)](#). Attachment 1 - Statement of Comprehensive Income August 2022 22/365470
- 2 [!\[\]\(2176a4ba510fa27404d783166e891577\_img.jpg\)](#). Attachment 2 - Statement of Financial Position August 2022 22/365472
- 3 [!\[\]\(a3b1c8d49688274496e55f2751cb8993\_img.jpg\)](#). Attachment 3 - Top Capital Projects August 2022 22/365473
- 4 [!\[\]\(428d7e9195be7f8a26074c24b6c91839\_img.jpg\)](#). Attachment 4 - Investment Report August 2022 22/365476
- 5 [!\[\]\(ed97b77223b22ee5f7630fce8232c643\_img.jpg\)](#). Attachment 5 - Rate Setting Statement August 2022 22/365477
- 6 [!\[\]\(09fbf882b1c74e1d905570cb87137f75\_img.jpg\)](#). Attachment 6 - 2021-22 Carry Forward Adjustments 22/366862

CITY OF WANNEROO  
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE  
FOR THE PERIOD ENDED 31 AUGUST 2022

Description	Current Month						Year to Date						Attachment 1		Attachment 1		Notes
	Actual	Revised Budget	Variance		Notes	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance					
			\$	%				\$	%			\$	%				
Revenues																	
Rates	346,795	1,000	345,795	34,579.5	G	1	145,271,818	144,791,515	480,303	0.3	G	147,290,515	147,290,515	0	0	1	
Operating Grants, Subsidies & Contributions	1,176,230	664,530	511,700	77.0	G	2	1,746,750	1,008,623	738,127	73.2	G	5,596,390	5,596,390	0	0	2	
Fees & Charges	1,576,035	1,572,546	3,489	0.2	G	3	35,219,463	35,085,850	133,613	0.4	G	51,292,833	51,292,833	0	0	3	
Interest Earnings	512,839	569,865	(57,026)	(10.0)	R	4	844,709	1,143,403	(298,694)	(26.1)	R	7,024,598	7,024,598	0	0	4	
Other Revenue	117,589	50,769	66,820	131.6	G	5	331,098	101,149	229,949	227.3	G	650,319	650,319	0	0	5	
Ex Gratia Rates	0	-	0	0.0	G		0	0	0	0.0	G	24,000	24,000	0	0		
Total Operating Revenue	3,729,488	2,858,710	870,778	30.5			183,413,839	182,130,540	1,283,299	0.7		211,878,655	211,878,655	0	0		
Expenses																	
Employee Costs	(7,384,030)	(7,003,845)	(380,185)	(5.4)	A	6	(13,452,105)	(13,987,688)	535,583	3.8	G	(83,660,259)	(83,660,259)	0	0	6	
Materials & Contracts	(8,117,913)	(6,516,034)	(1,601,879)	(24.6)	R	7	(9,868,145)	(13,654,869)	3,786,724	27.7	G	(79,704,653)	(79,704,653)	0	0	7	
Utility Charges	(862,399)	(1,522,508)	660,109	43.4	G	8	(1,648,833)	(1,710,646)	61,813	3.6	G	(10,380,146)	(10,380,146)	0	0	8	
Depreciation	(3,271,412)	(3,434,898)	163,486	4.8	G	9	(6,503,251)	(6,869,822)	366,571	5.3	G	(41,218,774)	(41,218,774)	0	0	9	
Interest Expenses	(358,201)	(355,839)	(2,362)	(0.7)	A		(715,517)	(711,678)	(3,839)	(0.5)	A	(4,264,103)	(4,264,103)	0	0		
Insurance	(145,862)	(118,132)	(27,730)	(23.5)	A		(270,234)	(237,094)	(33,140)	(14.0)	A	(1,439,911)	(1,439,911)	0	0		
Total Operating Expenditure	(20,139,816)	(18,951,256)	(1,188,560)	(6.3)			(32,458,085)	(37,171,797)	4,713,712	12.7		(220,667,846)	(220,667,846)	0	0		
RESULT FROM OPERATIONS	(16,410,328)	(16,092,546)	(317,782)	(2.0)			150,955,753	144,958,743	5,997,010	4.1		(8,789,191)	(8,789,191)	0	0		
Non Operating Revenue & Expenses																	
Non Operating Grants, Subsidies & Contributions	3,316,012	6,630	3,309,382	(49,915.3)	G	10	4,528,427	13,260	4,515,167	34,051.0	G	21,965,725	21,965,725	0	0	10	
Non Operating Contract Expenses	0	0	0	0.0	G		0	0	0	0.0	G	(128,582)	(128,582)	0	0		
Profit on Asset Disposals	0	212,986	(212,986)	(100)	G	11	818,769	425,972	392,797	92	G	2,555,831	2,555,831	0	0	11	
Loss on Assets Disposals	0	(71,775)	71,775	100.0	G	11	0	(143,550)	143,550	100.0	G	(861,296)	(861,296)	0	0	11	
TPS* & DCP** Revenues	3,046,051	1,392,488.00	1,653,563	118.7	G	12	3,274,174	2,784,976	489,198	17.6	G	29,069,490	29,069,490	0	0	12	
TPS* & DCP** Expenses	(137,945)	(2,969,983)	2,832,038	95.4	G	13	(295,700)	(3,038,466)	2,742,766	90.3	G	(24,348,082)	(24,348,082)	0	0	13	
Contributed Physical Assets	808,107	2,070,700	(1,262,593)	(61.0)	R	14	2,255,796	4,141,400	(1,885,604)	(45.5)	R	24,848,400	24,848,400	0	0	14	
Total Non Operating Revenue and Expenses	7,032,224	641,046	6,391,178	997.0			10,581,466	4,183,592	6,397,874	152.9		53,101,486	53,101,486	0	0		
NET RESULT (OPERATING & NON OPERATING)	(9,378,104)	(15,451,500)	6,073,396	39.3			161,537,219	149,142,335	12,394,884	(8.3)		44,312,295	44,312,295	0	0		
Other Comprehensive Income	0	0	0	0.0			0	0	0	0.0		0	0	0	0		
TOTAL COMPREHENSIVE INCOME	(9,378,104)	(15,451,500)	6,073,396	39.3			161,537,219	149,142,335	12,394,884	8.3		44,312,295	44,312,295	0	0		

\*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 AUGUST 2022**

Description	30/06/2022 Actual \$	31/07/2022 Actual \$
<b>Current Assets</b>		
Cash at Bank	97,999,489	133,081,122
Investments	349,987,510	346,723,729
Receivables	14,333,149	146,949,305
Inventories	328,855	347,601
	<b>462,649,003</b>	<b>627,101,758</b>
<b>Current Liabilities</b>		
Payables	(84,953,139)	(92,701,348)
Provisions	(22,982,580)	(23,150,540)
	<b>(107,935,718)</b>	<b>(115,851,888)</b>
<b>NET CURRENT ASSETS</b>	<b>354,713,285</b>	<b>511,249,870</b>
<b>Non Current Assets</b>		
Receivables	4,271,618	4,409,475
Investments	13,659,683	14,376,319
Inventories	21,256,666	21,256,666
Land	121,165,128	121,165,128
Buildings	205,598,007	205,598,007
Plant & Equipment	23,903,963	23,433,672
Furniture & Fittings	8,753,510	8,235,506
Infrastructure	1,884,679,169	1,884,679,169
Work in Progress	73,157,887	78,382,712
	<b>2,356,445,629</b>	<b>2,361,536,653</b>
<b>Non Current Liabilities</b>		
Interest Bearing Liabilities	(74,334,488)	(74,334,488)
Provisions & Payables	(90,820,127)	(90,910,517)
	<b>(165,154,615)</b>	<b>(165,245,005)</b>
<b>NET ASSETS</b>	<b>2,546,004,299</b>	<b>2,707,541,518</b>
<b>Equity</b>		
Retained Surplus	(1,238,212,437)	(1,402,186,224)
Reserves - Cash/Investment Backed	(240,514,139)	(238,077,571)
Reserves - Asset Revaluation	(1,067,277,723)	(1,067,277,723)
<b>TOTAL EQUITY</b>	<b>(2,546,004,299)</b>	<b>(2,707,541,518)</b>

Top Capital Projects 2022/23 - August 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	2,805,635	8,566	3,047,068	(249,999)	5,355,000	5,693,275	(338,275)					30	S4. Design	Received one response to the RFT that is significantly over the available project budget containing significant exclusions. It is anticipated the Tender bid will be rejected and that the works repackaged or the RFT placed out as an Invitation to Quote. Schedule delays are anticipated, however construction is targeted within the 2022/23 FY. An additional \$250k has been placed on the project cash flow to better represent the current market conditions in line with advice from the Design Consultant, Porters.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	3,705,000	4,539	3,700,460	1	21,124,937	21,124,936	1					71	S5. Delivery	Report presented Council Meeting 9 August 2022 to consider the future provision of two sports pavilions and a storage shed at Halesworth Park, Butler. Funding the scope for re-tendering 'Construction of Sports Pavilions' are presently on hold as remaining funds on the project are insufficient. Costs continue to rise which is a reflection of construction industry price escalations in labour and materials costs. The delivery schedule may be subject to further delays pending resolution of advocacy in seeking additional funding, and/or changes to the delivery scope. Temporary accommodation for sports users and clubs have been installed.
PMO16175	002664	25883	Dordaak Kepap Library and Youth Innovation Hub, Landsdale, New Building	490,000	10,343	479,657	0	10,451,250	10,451,250	0					59	S4. Design	Council approved a preferred concept design for the new Library and Youth Innovation Hub for the purposes of community consultation. Design review completed. Community consultation commenced. Project name amended upon Council approval to be presented in the design, construction and fit out of the facility. Costs continue to rise which is a reflection of construction industry price escalations in labour and materials costs. The delivery schedule may be subject to further delays pending consultation outcomes, progressing to detailed design stage, cost estimates and industry costs impacting on existing budgets.
PMO18039	002455	28837	Clarkson Youth Centre, Clarkson, Upgrade Building	1,540,265	5,757	1,479,143	55,365	1,670,000	1,601,011	68,989					71	S4. Design	Project on track. Tender report to Council anticipated October 2022. Quantity Survey estimate updated resulting in anticipated savings.

Top Capital Projects 2022/23 - August 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
PMO18124	004169	34063	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	3,180,000	(3,484)	4,203,484	(1,020,000)	7,485,000	7,087,137	397,863					77	S5. Delivery	Detailed design is complete and all documents finalised. Tender period closed for construction contract and evaluation is underway. Council approval anticipated October 2022 for report and request for funding to be brought forward from the Coastal Management Reserve.
PMO19071	004180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gnaragala Rd to Hepburn Ave	1,273,241	970	1,272,267	4	3,200,000	3,199,995	5					25	S5. Delivery	Western Power advised critical automated high voltage switch to cause delays in construction lead times. Commencement of path construction anticipated 23/24 FY.
PMO20049	004271	40569	Splendid Park, Yanchep, New Cycling Facility	3,880,000	1,478,731	2,692,917	(291,648)	4,737,600	4,737,600	0					81	S5. Delivery	Completion of construction for new cycling anticipated November 2022. Ongoing works include installation of in-ground services, completion of track and footpath basecourse, works associated construction of retaining walls, track subgrade and installation of sub-soil services. During construction, temporary traffic / pedestrian management to be implemented to safely manage traffic and pedestrians for existing use of the sporting facility. Traffic management will be put in place. Carry Forward adjustment of \$291k anticipated.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	4,290,542	20,150	42,738,342	(3,450)	40,000,000	40,000,000	0					27	S4. Design	Project on track. Investigations ongoing into what contract is going to be used for project approach. Carry forward adjustment of \$3,450 anticipated.
PMO20062	004283	40782	Heath Park, Eglinton, New Sports Amenities Building	1,619,833	1,366	1,618,467	0	3,399,000	6,575,817	(3,176,817)					25	S4. Design	The project is anticipated to cost over \$6 million at 25% detailed design, forecasting a deficit during the construction phase. The detailed design is on hold pending a review the budget and advise on how to proceed.
PMO21008	004297	41322	Wangara Industrial Area, Wangara, New CCTV Network	1,200,416	124,633	1,075,783	(0)	978,500	1,349,728	(371,228)					61	S5. Delivery	Request for additional funds anticipated to be sourced from LRCIP Phase 3. Change control to be completed once Stiles has provided an updated program schedule. This is dependant on confirmation of Building Permits for construction commencement. Delivery delays may occur as a consequence of Covid supply line issues. Noting, no known similar project has been undertaken by the City or any other Perth LGA (as far as we know).

Top Capital Projects 2022/23 - August 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
PMO21042	004331	42285	Kingsway Regional Sporting Complex, Madeley, Upgrade Soccer Field Floodlighting	2,702,000	6,891	2,695,109	(0)	2,786,000	2,815,989	(29,989)					46	S4. Design	Project on track. Construction tender closed and evaluation completed. Council report and Director's review completed. Grant agreement signed with Dept. of Local Government, Sport and Cultural Industries. Potential delays to contract award (if Council does not agree with recommendation) and delays to project completion on time for FIFA Women's World Cup 2023 identified as risk.
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	1,000,000	52,470	947,530	0	22,750,001	22,750,001	0					50	S4. Design	Review of 100% detailed design completed and comments issued comments back to consultant. Design consultant waiting feed back from utility providers to possible relocation works required.
PMO22023	004400	44424	Two Rocks Road, Yanchep, Upgrade Street Lighting	1,167,500	4,032	1,163,468	0	1,657,500	1,167,500	0					4	S3. Delivery Planning	Western Power (WP) have been informed that Clearing Permit efforts will run parallel to WP's detailed design. Requested WP for detailed design timelines, unfortunately, WP provided a non-committal response. Environmental team has finalised the timelines for Clearing Permit efforts. The WP work is required before obtaining the Clearing Permit which is resulting in a delay. With this the currently aimed 30/6/23 finish (a Black Spot project) is highly likely unachievable (this is reflected as red in the overall risk indicator). Lodgement of RFQ for UXO investigation is currently put on hold.
				26,686,932	1,658,463	65,002,697	(1,509,728)	101,187,287	104,636,738	(3,449,451)							

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



<b>0.37%</b>	12 month UBS Australia Bank Bill Index for	31 August 2022
<b>1.00%</b>	Differential between Council's Weighted Return and	UBS Australia Bank Bill Index

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 AUGUST 2022**

Attachment 5

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
<b>Opening Surplus/(Deficit)</b>	<b>50,714,541</b>	<b>15,570,986</b>	<b>35,143,555</b>	<b>0</b>	<b>15,570,986</b>	<b>15,570,986</b>	<b>0</b>	<b>0</b>
<b>OPERATING ACTIVITIES</b>								
<b>Revenues</b>								
Operating Grants, Subsidies & Contributions	1,746,750	1,008,623	738,127	73	5,596,390	5,596,390	0	0
Fees & Charges	35,219,463	35,085,850	133,613	0	51,292,833	51,292,833	0	0
Interest Earnings	844,709	1,143,403	(298,694)	(26)	7,024,598	7,024,598	0	0
Other Revenue	331,098	101,149	229,949	227	650,319	650,319	0	0
EX GRATIA RATES	0	0	0	0	24,000	24,000	0	0
	<b>38,142,020</b>	<b>37,339,025</b>	<b>802,995</b>	<b>2</b>	<b>64,588,140</b>	<b>64,588,140</b>	<b>0</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(13,452,105)	(13,987,688)	535,583	4	(83,660,259)	(83,660,259)	0	0
Materials & Contracts	(9,868,145)	(13,654,869)	3,786,724	28	(79,704,653)	(79,704,653)	0	0
Utility Charges	(1,648,833)	(1,710,646)	61,813	4	(10,380,146)	(10,380,146)	0	0
Depreciation	(6,503,251)	(6,869,822)	366,571	5	(41,218,774)	(41,218,774)	0	0
Insurance	(270,234)	(237,094)	(33,140)	(14)	(1,439,911)	(1,439,911)	0	0
Interest Expenses	(715,517)	(711,678)	(3,839)	(1)	(4,264,103)	(4,264,103)	0	0
	<b>(32,458,085)</b>	<b>(37,171,797)</b>	<b>4,713,712</b>	<b>13</b>	<b>(220,667,846)</b>	<b>(220,667,846)</b>	<b>0</b>	<b>0</b>
<b>Non-Cash Amounts Excluded</b>								
Depreciation	6,503,251	6,869,822	(366,571)	(5)	41,218,774	41,218,774	0	0
	<b>12,187,186</b>	<b>7,037,050</b>	<b>5,150,136</b>	<b>(73)</b>	<b>(114,860,932)</b>	<b>(114,860,932)</b>	<b>0</b>	<b>0</b>
<b>INVESTING ACTIVITIES</b>								
<b>Revenues</b>								
Non Operating Grants, Subsidies & Contributions	4,528,427	13,260	4,515,167	34,051	21,965,725	21,965,725	0	0
Contributed Physical Assets - Revenue	2,255,796	2,070,700	185,096	0	24,848,400	24,848,400	0	0
TPS & DCP Revenues	3,274,174	2,784,976	489,198	18	29,069,490	29,069,490	0	0
Profit on Asset Disposals	818,769	425,972	392,797	92	2,555,831	2,555,831	0	0
Proceeds From Disposal Of Assets	67,558	621,325	(553,767)	(89)	3,727,950	3,727,950	0	0
	<b>10,944,724</b>	<b>5,916,233</b>	<b>5,028,491</b>	<b>(85)</b>	<b>82,167,396</b>	<b>82,167,396</b>	<b>0</b>	<b>0</b>
<b>Expenses</b>								
Non Operating Contract Expenses	0	0	0	0	(128,582)	(128,582)	0	0
Loss on Assets Disposals	0	(143,550)	143,550	0	(861,296)	(861,296)	0	0
TPS & DCP Expenses	(295,700)	(3,038,466)	2,742,766	90	(24,348,082)	(24,348,082)	0	0
Capital Expenditure	(5,616,871)	(14,150,000)	8,533,129	60	(83,414,639)	(83,414,639)	0	0
Contributed Physical Assets - Expenses	(2,255,796)	(4,141,400)	1,885,604	0	(24,848,400)	(24,848,400)	0	0
	<b>(8,168,368)</b>	<b>(21,473,416)</b>	<b>13,305,048</b>	<b>62</b>	<b>(133,600,999)</b>	<b>(133,600,999)</b>	<b>0</b>	<b>0</b>
<b>Non-Cash Amounts Excluded</b>								
Contributed Physical Assets - Revenue	(2,255,796)	(2,070,700)	(185,096)	9	(24,848,400)	(24,848,400)	0	0
Profit on Asset Disposals	(818,769)	(425,972)	(392,797)	92	(2,555,831)	(2,555,831)	0	0
Loss on Assets Disposals	0	143,550	(143,550)	(100)	861,296	861,296	0	0
Contributed Physical Assets - Expenses	2,255,796	4,141,400	(1,885,604)	0	24,848,400	24,848,400	0	0
Movement in Equity Accounted Investments	(716,637)	0	(716,637)	0	0	0	0	0
Movement in Non- Current Deferred Pensioner Rates	(137,857)	0	(137,857)	0	0	0	0	0
Movement in Non- Current Leave Liability Provision	(272,873)	0	(272,873)	0	0	0	0	0
	<b>(1,946,135)</b>	<b>1,788,278</b>	<b>(3,734,413)</b>	<b>(209)</b>	<b>(1,694,535)</b>	<b>(1,694,535)</b>	<b>0</b>	<b>0</b>
	<b>830,221</b>	<b>(13,768,905)</b>	<b>14,599,126</b>	<b>106</b>	<b>(53,128,138)</b>	<b>(53,128,138)</b>	<b>0</b>	<b>0</b>
<b>FINANCING ACTIVITIES</b>								
<b>Revenues</b>								
Contributions from New Loans	0	0	0	0	0	0	0	0
Transfers from Restricted Grants, Contributions & Loans	0	51,973	(51,973)	(100)	311,839	311,839	0	0
Transfers from Reserves	14,455,609	7,850,135	6,605,474	84	47,100,810	47,100,810	0	0
Transfers from TPS's	(97,862)	4,435,199	(4,533,061)	(102)	26,611,195	26,611,195	0	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	0	0	0	0	0	0	0	0
Net Transfers to/from Cash Backed Employee Provisions	272,873	0	272,873	0	0	0	0	0
Non-cash movement in DCP		317,065	(317,065)	0	1,902,388	1,902,388	0	0
	<b>14,630,621</b>	<b>12,654,372</b>	<b>1,976,249</b>	<b>0</b>	<b>75,926,232</b>	<b>75,926,232</b>	<b>0</b>	<b>0</b>
<b>Expenses</b>								
Transfers to Restricted Grants, Contributions & Loans	(272,873)	0	(272,873)	0	0	0	0	0
Transfers to Reserves	(12,582,221)	(7,364,578)	(5,217,643)	(71)	(44,187,468)	(44,187,468)	0	0
Transfers to TPS's	213,509	(4,435,199)	4,648,708	105	(26,611,195)	(26,611,195)	0	0
	<b>(12,641,585)</b>	<b>(11,799,777)</b>	<b>(841,808)</b>	<b>(7)</b>	<b>(70,798,663)</b>	<b>(70,798,663)</b>	<b>0</b>	<b>0</b>
	<b>1,989,035</b>	<b>854,595</b>	<b>1,134,441</b>	<b>133</b>	<b>5,127,569</b>	<b>5,127,569</b>	<b>0</b>	<b>0</b>
<b>(DEFICIT)/SURPLUS</b>	<b>65,720,983</b>	<b>9,693,726</b>	<b>56,027,257</b>	<b>578</b>	<b>(147,290,515)</b>	<b>(147,290,515)</b>	<b>0</b>	<b>0</b>
<b>Amount To Be Raised From General Rates</b>	<b>145,271,818</b>	<b>144,791,515</b>	<b>480,303</b>	<b>0</b>	<b>147,290,515</b>	<b>147,290,515</b>	<b>0</b>	<b>0</b>
<b>Closing Surplus/(Deficit)</b>	<b>210,992,801</b>	<b>154,485,241</b>	<b>56,507,561</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**2021/22 Carry Forward Adjustments**

Project No	Project Name	Original CF Request	Revised CF Request	Revised CF Change
PR-1010	Quinns Beach Caravan Park, Quinns Rocks, New Development	\$ 105,184	\$ 105,604	\$ 420
PR-1015	Recurring Program, Upgrade Community Buildings - Minor Works	\$ 55,000	\$ 114,490	\$ 59,490
PR-1031	Recurring Program, New IT Equipment and Software	\$ 587,273	\$ 269,587	-\$ 317,686
PR-1032	Recurring Program, Renew IT Equipment and Software	\$ 1,171,811	\$ 772,389	-\$ 399,422
PR-1033	Recurring Program, Upgrade IT Equipment and Software	\$ 552,671	\$ 397,067	-\$ 155,604
PR-1037	Recurring Program, Renew Domestic Waste Vehicles	\$ 4,837,095	\$ 4,927,150	\$ 90,055
PR-1040	Recurring Program, Marangaroo Golf Course, Upgrade Greens, Tees, Pathways and Signage	\$ 39,999	\$ 24,135	-\$ 15,864
PR-1056	Purchase Land - Road Reserves	\$ 72,000	\$ 72,000	\$ -
PR-1587	Motivation Dr, Wangara, Renew Lot 15 Environmental Investigation and Remediation	\$ 46,839	\$ 48,054	\$ 1,215
PR-1658	Recurring Program, Renew Plant	\$ 292,234	\$ 348,134	\$ 55,900
PR-1659	Recurring Program, Renew Light Vehicles	\$ 163,159	\$ 180,108	\$ 16,949
PR-1660	Recurring Program, Renew Heavy Trucks	\$ 1,026,817	\$ 1,026,817	\$ -
PR-1680	Recurring Program, Upgrade Tracks	\$ 40,000	\$ 40,000	\$ -
PR-1883	Recurring Program, Upgrade Corporate Business Systems	\$ 335,815	\$ 283,684	-\$ 52,131
PR-1999	Recurring Program, Upgrade Disability Access to Buildings and Facilities	\$ 42,000	\$ 41,720	-\$ 280
PR-2088	Badgerup Reserve, Wanneroo, Renew Site for Environmental Offset Various Requirements	\$ -	\$ 52,396	\$ 52,396
PR-2098	Recurring Program, New Corporate Business Systems	\$ 226,868	\$ 94,627	-\$ 132,241
PR-2368	Gnangara Rd, Wangara, Upgrade and Realignment from Wanneroo Rd to Hartman Dr	\$ 49,191	\$ 49,712	\$ 521
PR-2409	Yanchep Industrial Area, Yanchep, Upgrade Roads and Drainage Infrastructure	\$ -	\$ 44,667	\$ 44,667
PR-2455	Clarkson Youth Centre, Clarkson, Upgrade Building and Open Space	\$ 10,265	\$ 5,419	-\$ 4,846
PR-2557	Recurring Program, Upgrade Wanneroo Regional Museum Exhibition	\$ 1,000	\$ 12,634	\$ 11,634
PR-2558	Recurring Program, Renew Corporate Building Assets	\$ 160,000	\$ 238,065	\$ 78,065
PR-2565	Recurring Program, Renew Leased Building Assets	\$ -	\$ 59,810	\$ 59,810
PR-2602	Gnangara Rd, Wangara, Upgrade from Hartman Dr to Mirrabooka Ave	\$ 9,140	\$ 9,646	\$ 506
PR-2616	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	\$ 1,435,635	\$ 1,423,283	-\$ 12,352
PR-2619	Recurring Program, Upgrade Kingsway Indoor Stadium - Minor Works	\$ 47,460	\$ 48,016	\$ 556
PR-2622	Recurring Program, Upgrade Wanneroo Aquamotion - Minor Works	\$ 114,999	\$ 114,723	-\$ 276
PR-2658	Recurring Program, Renew Natural Area Assets	\$ 11,001	\$ 10,912	-\$ 89
PR-2664	Landsdale Library and Youth Innovation Hub, New Building	\$ 110,000	\$ 128,442	\$ 18,442
PR-2672	Recurring Program, Upgrade Beach Accessways	\$ -	\$ 85,961	\$ 85,961
PR-2687	Taywood Park, Wanneroo, Upgrade Passive Park	\$ 1,000	\$ 2,009	\$ 1,009
PR-2749	Recurring Program, New Major Pathways	\$ -	\$ 301,058	\$ 301,058
PR-2792	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	\$ 50,000	\$ 148,044	\$ 98,044

Project No	Project Name	Original CF Request	Revised CF Request	Revised CF Change
PR-2805	Flynn Dr, Banksia Grove, Upgrade from Mather Dr to Old Yanchep Rd	\$ 143,798	\$ 143,798	\$ -
PR-2947	Recurring Program, Renew Wanneroo Aquamotion Building Assets	\$ 144,087	\$ 144,841	\$ 754
PR-2955	Halesworth Park, Butler, New Sports Facilities	\$ 50,000	\$ 120,289	\$ 70,289
PR-2990	Leatherback Park, Alkimos, New Sports Amenities Building	\$ -	\$ 20,880	\$ 20,880
PR-2999	Street Landscaping, Entry Statements	\$ 14,000	\$ 22,376	\$ 8,376
PR-3063	Hardcastle Park, Landsdale, Upgrade Passive Park	\$ -	\$ 13,559	\$ 13,559
PR-4034	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	\$ 32,690	\$ 34,690	\$ 2,000
PR-4055	Renew Finance System	\$ 5,000	\$ -	-\$ 5,000
PR-4065	Moorpark Ave, Yanchep, Acquisition of Land	\$ 139,048	\$ 138,329	-\$ 719
PR-4068	Renew Assets Management System	\$ 463,000	\$ 547,668	\$ 84,668
PR-4069	Renew Performance Reporting System	\$ -	\$ 2,800	\$ 2,800
PR-4070	Renew Reporting Portal	\$ 212,635	\$ 212,635	\$ -
PR-4071	Renew Customer Request Management System	\$ 345,509	\$ 345,509	\$ -
PR-4072	Renew Property and Rating System	\$ 414,500	\$ 414,500	\$ -
PR-4075	New Enterprise Project Management System	\$ 7,000	\$ -	-\$ 7,000
PR-4088	Neerabup Industrial Area, Neerabup, New Development	\$ 553,628	\$ 508,208	-\$ 45,420
PR-4158	Marmion Ave, Alkimos, Landscaping Enhancements	\$ 27,805	\$ 30,941	\$ 3,136
PR-4172	Hinckley Park, Hocking, Upgrade Passive Park	\$ -	\$ 34,698	\$ 34,698
PR-4180	Alexander Drive, Landsdale, New Shared Pathway from Gngara Rd to Hepburn Ave	\$ 1,273,241	\$ 1,270,704	-\$ 2,537
PR-4191	New Christmas Decorations	\$ -	\$ 9,531	\$ 9,531
PR-4194	Wanneroo Animal Care Centre, Ashby, New Building	\$ 50,000	\$ 61,502	\$ 11,502
PR-4202	Montrose Park, Girrawheen, Upgrade Changeroom	\$ 12,068	\$ 39,898	\$ 27,830
PR-4216	East Wanneroo Cells 3 & 4, Upgrade Infrastructure	\$ 14,989	\$ 29,310	\$ 14,321
PR-4219	Quinns Road, Quinns Rocks, Upgrade Traffic Treatments Tapping Way Roundabout to Marmion Ave	\$ -	\$ 11,753	\$ 11,753
PR-4221	Yanchep Foreshore Reserve, Yanchep, New Fire Access Track	\$ 50,344	\$ 50,538	\$ 194
PR-4227	East Wanneroo Cell 4, Pearsall, Upgrade Infrastructure	\$ 16,520	\$ 3,367	-\$ 13,153
PR-4228	Kingsway Dog Park, Madeley, New Floodlighting	\$ 10,000	\$ 13,064	\$ 3,064
PR-4231	East Wanneroo Cell 2, Sinagra, Upgrade Infrastructure	\$ 29,000	\$ 33,864	\$ 4,864
PR-4233	Highclere Blvd, Marangaroo, Upgrade Traffic Management Scheme	\$ 150,000	\$ 254,661	\$ 104,661
PR-4234	Two Rocks Beach (South), Two Rocks, New Beach Accessway	\$ 30,457	\$ 27,956	-\$ 2,501
PR-4240	Jindinga Park, Wanneroo, Upgrade Passive Park	\$ -	\$ 7,130	\$ 7,130
PR-4244	New Membership Management Software	\$ 3,636	\$ 18,124	\$ 14,488
PR-4247	Wangara Transfer Station, Wangara, Upgrade Site Works	\$ 50,000	\$ 241,892	\$ 191,892
PR-4253	Belhaven Park, Quinns Rocks, Upgrade Sports Floodlighting	\$ -	\$ 14,198	\$ 14,198
PR-4257	Library Shelving, Various Locations, New Installations	\$ 96,612	\$ 155,684	\$ 59,072
PR-4258	Anthony Waring Park, Clarkson, New Storage Rooms	\$ 4,852	\$ 4,852	\$ -
PR-4259	Marmion Ave Santa Barbara Pde Intersection, Quinns Rocks, Upgrade Traffic Treatments	\$ 337,814	\$ 338,085	\$ 271
PR-4262	Kingsway Regional Sporting Complex, Madeley, New Car Park	\$ 20,398	\$ 17,827	-\$ 2,571
PR-4263	Recurring Program, Upgrade Streetscape Infrastructure	\$ -	\$ 95,804	\$ 95,804
PR-4264	Automatic Car Park Closing Gates and CCTV, Various Locations, New Installations	\$ 345,162	\$ 303,518	-\$ 41,644
PR-4267	Wanneroo BMX, Pearsall, Upgrade Existing Facilities	\$ 204,951	\$ 302,056	\$ 97,105
PR-4268	Carramar Golf Course, Upgrade Water Mains	\$ 199,000	\$ 202,551	\$ 3,551



Project No	Project Name	Original CF Request	Revised CF Request	Revised CF Change
PR-4270	Libraries Carpet Renewal, Various locations, Renew Library Carpet	\$ -	\$ 172,241	\$ 172,241
PR-4271	Splendid Park, Yanchep, Upgrade Splendid Park Cycling Path	\$ -	\$ 291,148	\$ 291,148
PR-4273	Santa Barbara Parade, Marmion Avenue, Quinns Rocks, upgrade intersection	\$ 193,302	\$ 192,858	-\$ 444
PR-4277	Alkimos, New Alkimos Aquatic and Recreation Centre	\$ 3,360,542	\$ 3,363,991	\$ 3,449
PR-4279	Wanneroo, Upgrade Wanneroo Recreation Centre Precinct	\$ 78,440	\$ 90,340	\$ 11,900
PR-4281	Capricorn Coastal Node, Yanchep, New Recreation and Amenity Facilities	\$ 750,000	\$ 750,000	\$ -
PR-4282	Kingsway RSC, Madeley, Upgrade Precinct Servicing Infrastructure	\$ 31,579	\$ 33,080	\$ 1,501
PR-4283	Heath Park, Eglinton, New Sports Amenities Building	\$ 260,000	\$ 241,118	-\$ 18,882
PR-4287	Frederick Stubbs Park, Quinns Rocks, Upgrade Car Park and Surrounds	\$ 152,586	\$ 153,605	\$ 1,019
PR-4288	New Occupational Safety and Health Management System	\$ 50,000	\$ -	-\$ 50,000
PR-4297	Wangara Industrial Area, Wangara, New CCTV Network	\$ 826,416	\$ 829,189	\$ 2,773
PR-4302	Neerabup Industrial Area, Neerabup, New Renewable Energy Infrastructure	\$ 10,000	\$ 13,790	\$ 3,790
PR-4303	Neerabup Industrial Area, Neerabup, New Water Infrastructure	\$ 26,000	\$ 24,850	-\$ 1,150
PR-4307	Yellagonga Regional Park/Chianti Estate, Woodvale, upgrade pathway	\$ -	\$ 32,078	\$ 32,078
PR-4314	New Pathways, Various Locations	\$ -	\$ 15,356	\$ 15,356
PR-4317	Kingsway Indoor Stadium, Madeley, Renew Changerooms and Toilets	\$ 100,000	\$ 100,000	\$ -
PR-4324	Aquamotion Wanneroo, Renew Hydropool Change Rooms and Toilets	\$ -	\$ 506	\$ 506
PR-4327	Warradale Reserve, Landsdale, Upgrade Clubrooms	\$ 810,000	\$ 810,293	\$ 293
PR-4336	Ashley Road, Tapping, Upgrade Traffic Management from Watkins Lp to Pinjar Rd	\$ 191,337	\$ 187,373	-\$ 3,964
PR-4342	Kingsway Little Athletics Centre, Madeley, New Kiosk	\$ -	\$ 2,734	\$ 2,734
PR-4343	Renew CCTV Network Infrastructure, Various Locations	\$ 72,920	\$ 65,899	-\$ 7,021
PR-4344	Lots 550 and 551 Opportunity Street, Wangara, Renew Retaining Wall	\$ 10,402	\$ 8,253	-\$ 2,149
PR-4346	Fragola Park, Landsdale, Upgrade Park Facilities	\$ 47,500	\$ 45,548	-\$ 1,952
PR-4347	Flynn Drive, Neerabup, Upgrade from Wanneroo Rd to Old Yanchep Rd	\$ -	\$ 37,350	\$ 37,350
PR-4348	Yanchep SLSC, Upgrade Building - Minor Works	\$ -	\$ 731	\$ 731
PR-4350	Mather Dr, Neerabup, Upgrade Flynn Dr to Pederick	\$ -	\$ 41,418	\$ 41,418
PR-4351	Yanchep Lagoon, Upgrade Kiosk and Changerooms	\$ -	\$ 924	\$ 924
PR-4352	Blackmore Ave, Renew Templeton Cr to Beach Rd	\$ -	\$ 6,667	\$ 6,667
PR-4353	Lot13043 Hidden Valley Retreat, Clarkson, Upgrade Drainage	\$ 135,000	\$ 134,968	-\$ 32
PR-4356	Rotary Park, Wanneroo, Upgrade Park	\$ 29,450	\$ 34,657	\$ 5,207
PR-4359	Gumblossom Park, Quinns Rocks, New Nature Playground	\$ 5,000	\$ 5,816	\$ 816
PR-4360	Ridgewood Park, Ridgewood, Upgrade to Facilities	\$ 4,000	\$ 3,809	-\$ 191
PR-4361	Riverlinks Park, Clarkson, New All Abilities Playground	\$ 185,500	\$ 167,581	-\$ 17,919
PR-4363	Liddell Park, Girrawheen, New Fitness Equipment	\$ 5,500	\$ 1,279	-\$ 4,221
PR-4365	Brazier Rd, Yanchep, Upgrade Services	\$ 85,872	\$ 86,108	\$ 236

Project No	Project Name	Original CF Request	Revised CF Request	Revised CF Change
PR-4367	Gnangara Rd and Huntingdon Pkwy, Gnangara, New Speed Signs	\$ 78,500	\$ 10,140	-\$ 68,360
PR-4371	Wanneroo Amateur Football Club, Wanneroo, New Solar Panels	\$ -	\$ 1,689	\$ 1,689
PR-4372	Wanneroo Cricket Club, Wanneroo, New Kiosk Canopy	\$ -	\$ 1,116	\$ 1,116
PR-4373	Splendid Park, Yanchep, Upgrade Floodlighting at Both Ovals	\$ 20,652	\$ 19,537	-\$ 1,115
PR-4374	Hinckley Park, Pearsall, New Toilet Block	\$ 24,100	\$ 25,179	\$ 1,079
PR-4375	Edgar Griffiths Park, Wanneroo, New Lighting to Dog Exercise Park	\$ 9,500	\$ 5,000	-\$ 4,500
PR-4377	Neerabup Industrial Area, Neerabup, New Development of Lot 9100	\$ 400,000	\$ 400,980	\$ 980
		\$25,000,298	\$26,133,152	\$ 1,132,855



## Transactional Finance

### CS02-10/22 Warrant of Payments for the Period to 31 August 2022

File Ref: 1859V02 – 22/349776  
 Responsible Officer: Acting Director Corporate Strategy & Performance  
 Attachments: Nil

## Issue

Presentation to the Council of a list of accounts paid for the month of August 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 August 2022:

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – August 2022</b>		
Cheque Numbers	123302 – 123364	\$794,508.72
Credit Cards	15 - 16	\$52,617.75
EFT Document Numbers	7978 - 8908	<u>\$13,226,796.51</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$14,073,922.98</u></b>
Less Cancelled Cheques		(\$39,935.00)
Journals		(\$49.34)
Town Planning Scheme		<u>(\$88,968.78)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>(\$13,944,969.86)</u></b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid – August 2022</b>		
Recoup to Director Corporate Services Advance A/C		\$13,944,969.86
Payroll – Direct Debits		<u>\$3,860,169.67</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$17,805,139.53</u></b>
<b>Town Planning Scheme</b>		
<b>Accounts Paid – August 2022</b>		
Cell 1		\$52,950.78
Cell 6		<u>\$36,018.00</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$88,968.78</u></b>

Warrant of Payments August 2022			
Number	Date	Supplier / Description	Amount
123302	03/08/2022	Sarah Tomasso	\$22.00
		Refund - Holiday Program Acrobatics - Unable To Attend	
123303	03/08/2022	Rates Refund	\$583.62
123304	03/08/2022	Rates Refund	\$751.36
123305	03/08/2022	Rates Refund	\$572.53
123306	03/08/2022	Rates Refund	\$381.74
123307	03/08/2022	Rates Refund	\$642.29
123308	03/08/2022	Rates Refund	\$61.65
123309	03/08/2022	Complete Approvals	\$61.65
		Refund - Building Application - Cancelled	
123310	03/08/2022	Factory Pools Perth	\$171.65
		Refund - Building Application - Cancelled	
123311	03/08/2022	Barry Dunne	\$12.00
		Refund - Verge Licence Application - Cancelled	
123312	03/08/2022	Louise Hudston	\$14.50
		Refund - Building Application - Additional Fee Not Required	
123313	03/08/2022	Sabrina Nurse	\$55.50
		Refund - Copies Of Plans - Not All Available	
123314	03/08/2022	Amy Wayne	\$42.50
		Cat Registration Refund - Already Registered	
123315	03/08/2022	Rates Refund	\$22,079.39
123316	03/08/2022	Rates Refund	\$587.65
123317	03/08/2022	Maria Canfora	\$147.00
		Refund - Development Application - Incomplete	
123318	03/08/2022	Rates Refund	\$1,620.00
123319	03/08/2022	Michael Moore	\$36.00
		Refund - Building Application - Overcharged	
123320	03/08/2022	WA Fibreglass Pools	\$110.00
		Refund - Building Application - Over Statutory Time Frame	
123321	03/08/2022	Powerlyt	\$5,604.50
		Design Services - Floodlighting Upgrade - Kingsway	
123322	03/08/2022	Sec-Pro Corporation Pty Ltd	\$275.00
		Repairs To Intercom Bollard	
123323	03/08/2022	Telstra	\$61,753.62
		Phone / Internet Charges For The City	
123324	03/08/2022	A D Engineering International Pty Ltd	\$76,846.00
		Supply / Install - Speed Radar Display - Gngara Road And Huntington Parkway	
123325	03/08/2022	NBN Co	\$16,172.86
		Asset Relocation Design - Old Yanchep Road & Flynn Drive	
		Pit Or Duct Alteration - Lower NBN - Quinns	

		Road	
123326	03/08/2022	Commercial Services WA	\$7,875.00
		Cleaning - Dalvik Park Pavilion	
123327	03/08/2022	Drama Stars WA	\$1,250.00
		4 Interactive Holiday Drama Sessions	
123328	03/08/2022	Cleanaway Operations Pty Ltd	\$2,830.57
		Refuse Disposal For The City	
123329	03/08/2022	Schlager Group	\$48,274.19
		Shelter Replacement & Sewer Line Extension - Wanneroo BMX Pearsall	
123330	03/08/2022	G & C Palmer	\$2,360.00
		Truck Repairs	
123331	08/08/2022	Cr Xuan Vinh Nguyen	\$2,757.73
		Monthly Allowance	
123332	08/08/2022	Wagners CFT Manufacturing Pty Ltd	\$9,900.00
		Decking Design - Footpath Renewal - James Spiers Park	
123333	08/08/2022	Schlager Group	\$259.38
		Refund - Building Application - Incorrect Fees Paid	
123334	10/08/2022	Cr Frank Cvitan	\$2,757.73
		Monthly Allowance	
123335	15/08/2022	Hannah Sutcliffe	\$100.00
		Dog Registration Refund - Duplicate Payment	
123336	15/08/2022	Daniel Pumnut	\$256.00
		Refund - Development Application - Withdrawn	
123337	15/08/2022	Amanda Betts	\$1,813.02
		Author Visits - Childrens Book Week 03 - 04.08.2022	
123338	15/08/2022	Yungatha	\$167.20
		Truck Signage	
123339	15/08/2022	Gentronics	\$644.17
		Welding Supplies	
123340	15/08/2022	Motive Building Group Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
123341	15/08/2022	Two Rocks Volunteer Bush Fire Brigade	\$2,000.00
		Annual Contribution 2022	
123342	15/08/2022	Bonny & Cuan Whitefoot	\$166.65
		Refund - Building Application - Duplicate	
123343	15/08/2022	Action Sheds Australia Pty Ltd	\$61.65
		Refund - Building Application - Required Information Not Provided	
123344	15/08/2022	John Lau	\$61.65
		Refund - Building Application - Required Information Not Provided	
123345	15/08/2022	Ebuild Constructions Pty Ltd	\$370.70
		Refund - Building Application - Cancelled	
123346	15/08/2022	Brian Legge	\$421.00
		Refund - Building Application - Cancelled	
123347	15/08/2022	Dawit Halefom Desta	\$148.75

		Refund - Building Application - Incorrect Fees Paid	
123348	15/08/2022	Unique Freeform Pools	\$171.65
		Refund - Building Application - Duplicate	
123349	15/08/2022	Nathan Rodoreda	\$220.00
		Refund - Development Application - Withdrawn	
123350	15/08/2022	Hector Drage	\$61.65
		Refund - Building Application - Required Information Not Provided	
123351	15/08/2022	Telstra	\$39,489.74
		Phone / Internet / Navman Charges	
123352	15/08/2022	Rosein Saweris	\$350.00
		Bond Refund	
123353	15/08/2022	City of Wanneroo	\$200.15
		Petty Cash - Health Services	
123354	22/08/2022	Timothy Parnaby	\$441.00
		Refund - Development Application Fees - Exempt	
123355	22/08/2022	Sallyann Webster	\$224.00
		Refund - Development Application - Not Required	
123356	22/08/2022	Robert Wilson	\$22.63
		Refund - Jadu System Error - Payment Taken Twice	
123357	22/08/2022	Complete Approvals	\$172.63
		Refund - Jadu System Error - Payment Taken Twice	
123358	22/08/2022	Meteor Stone Pty Ltd	\$3,739.00
		Refund - Development Application Fees - Withdrawn	
123359	22/08/2022	Complete Approvals	\$147.00
		Refund - Development Application Fees - Duplicate	
123360	22/08/2022	Mara & Marko Vojvodic	\$12.10
		Refund - Copies Of Plans - Not Available	
123361	22/08/2022	CoreLogic Asia Pacific	\$1,781.87
		RP Data Professional Basic Subscription	
123362	22/08/2022	JCS Online Resources Limited	\$6,860.01
		Find My Past And British Newspapers Subscription Renewal	
123363	22/08/2022	Department of Education	\$204,397.71
		Reimbursement - Construction Of Shared Use Oval - Grandis Park Primary School - Laricina Park	
123364	22/08/2022	oOh!media Street Furniture Pty Limited	\$257,137.18
		Council DDA Works For Bus Shelter Replacement Program	
		<b>Total Cheque Payments</b>	<b>\$794,508.72</b>
<b>Electronic Funds Transfer</b>			

7978	03/08/2022	Mike Geary Signwriting & Screen-printing Services	\$533.50
		Remove Sign - Neerabup	
7979	03/08/2022	Winc Australia Pty Limited	\$7,185.96
		Stationery For The City	
7980	02/08/2022	Cancelled	\$0.00
7981	02/08/2022	Cancelled	\$0.00
7982	02/08/2022	Cancelled	\$0.00
7983	02/08/2022	Cancelled	\$0.00
7984	02/08/2022	Cancelled	\$0.00
7985	02/08/2022	Cancelled	\$0.00
7986	02/08/2022	Cancelled	\$0.00
7987	02/08/2022	Cancelled	\$0.00
7988	02/08/2022	Cancelled	\$0.00
7989	02/08/2022	Cancelled	\$0.00
7990	02/08/2022	Cancelled	\$0.00
7991	02/08/2022	Cancelled	\$0.00
7992	02/08/2022	Cancelled	\$0.00
7993	01/08/2022	AAC ID Solutions	\$1,710.44
		SPA Wristbands - Aquamotion	
7994	01/08/2022	ABN Residential WA Pty Ltd	\$18,000.00
		Refund - Street & Verge Bonds	
7995	01/08/2022	Action Glass & Aluminium	\$4,660.10
		Glazing Services	
7996	01/08/2022	Adform Engraving & Signs	\$121.00
		Employee Name Badges	
7997	01/08/2022	Adler Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
7998	01/08/2022	AE Hoskins Building Services	\$1,936.00
		Repair & Repaint 4 Basketball Back Boards - Splendid Park	
7999	01/08/2022	Ainslee Oakes	\$2,000.00
		Refund - Street & Verge Bond	
8000	01/08/2022	Alexander House of Flowers	\$195.00
		Flowers - Sympathy - D Privilege - Mayor's Office	
		Flowers - 100th Birthday - H Walters - Mayor's Office	
8001	01/08/2022	Alinea Incorporated	\$5,847.93
		Inter Library Courier Service 2022 / 2023	
8002	01/08/2022	Alinta Gas	\$786.70
		Gas Supplies For The City	
8003	01/08/2022	Allaboutxpert Australia Pty Ltd	\$5,637.50
		Technology One Consulting	
8004	01/08/2022	Alysha Mayes	\$74.00
		Hire Fee Refund	
8005	01/08/2022	Amgrow Australia Pty Ltd	\$5,151.30
		Herbicide Supplies	
8006	01/08/2022	Animal Fun	\$8,767.00
		Supplies - It's All About Animal Fun Program	

8007	01/08/2022	APC Constructions	\$2,000.00
		Refund - Street & Verge Bond	
8008	01/08/2022	Atlas Dry Cleaners	\$1,458.93
		Dry Cleaning For Fleet	
8009	01/08/2022	Atom Supply	\$2,033.86
		Heavy Duty Gloves	
8010	01/08/2022	Aussie Natural Spring Water	\$619.85
		Bottled Water - Fire Services	
		Spring Water Supply - Yanchep Two Rocks Access Centre	
8011	01/08/2022	Australian Airconditioning Services Pty Ltd	\$2,024.18
		Airconditioning Maintenance	
8012	01/08/2022	Australian Services Union	\$440.30
		Payroll Deductions	
8013	01/08/2022	Australian Taxation Office	\$21,638.00
		Payroll Deductions	
8014	01/08/2022	Autosmart North Metro Perth	\$479.60
		Vehicle Spare Parts	
8015	01/08/2022	Azility	\$26,666.76
		Utility Control (Bill verification (Energy and Water, Utility advocacy, Payment file integration) and Core Scorekeeping Service	
8016	01/08/2022	Baileys Fertilisers	\$777.70
		Supply Fertiliser	
8017	01/08/2022	Ball & Doggett Pty Ltd	\$218.37
		Paper Supplies	
8018	01/08/2022	Banhams WA Pty Ltd	\$550.00
		Internal Inspection Of Water Tank 23.06.2022	
8019	01/08/2022	BCA Consultants (WA) Pty Ltd	\$792.00
		Aquamotion HVAC Condition Assessment Aquamotion Building Assets	
8020	01/08/2022	Benedetto D'Acunto & L. Cheng NG-D'Acunto	\$2,000.00
		Refund - Street & Verge Bond	
8021	01/08/2022	BioBag World Australia Pty Ltd	\$9,801.00
		Dog Biobags	
8022	01/08/2022	Bladon WA Pty Ltd	\$309.20
		Uniform Issues	
8023	01/08/2022	Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
8024	01/08/2022	Bollig Design Group Ltd	\$935.00
		Professional Services - Changeroom Refurbishment Aquamotion	
8025	01/08/2022	Boulevard Group Pty Ltd	\$1,584.00
		Provision of Health, Safety, Environment and Quality Service	
8026	01/08/2022	BP Australia Ltd	\$144,996.84
		Fuel Issues For The City	
8027	01/08/2022	Bridgestone Australia Limited	\$13,834.68
		Tyre Fitting Services	



8028	01/08/2022	Bucher Municipal Pty Ltd	\$7,484.17
		Vehicle Spare Parts	
8029	01/08/2022	Building & Construction Industry Training Board	\$163,090.40
		Collection Agency Fee Payments March, April, May & June 2022	
8030	01/08/2022	Canterbury Group Pty Ltd	\$170,335.00
		Library Shelving Replacement - Girrawheen & Clarkson Library	
8031	01/08/2022	Car Care Motor Company Pty Ltd	\$3,647.05
		Vehicle Repairs / Services	
8032	01/08/2022	Carramar Resources Industries	\$1,356.08
		Disposal Of Rubble	
8033	01/08/2022	Castledine Gregory	\$50,713.77
		Legal Fees	
8034	01/08/2022	CDM Australia Pty Ltd	\$21,120.00
		Professional Services - ICT	
8035	01/08/2022	CFMEU	\$336.00
		Payroll Deductions	
8036	01/08/2022	Cherry's Catering	\$1,181.45
		Catering Services - Council Dinners	
8037	01/08/2022	Child Support Agency	\$1,339.74
		Payroll Deductions	
8038	01/08/2022	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	\$8,923.75
		Heavy Equipment Hire	
8039	01/08/2022	City of Karratha	\$40.83
		Interest Charges	
8040	01/08/2022	City of Wanneroo	\$2,268.00
		Payroll Deductions	
8041	01/08/2022	City of Wanneroo	\$528.00
		Payroll Deductions	
8042	01/08/2022	Civica Pty Ltd	\$1,320.00
		Group Training 13 - 14.07.2022	
8043	01/08/2022	Clinipath Pathology	\$7,386.50
		Medical Fees For The City	
8044	01/08/2022	Coastal Navigation Solutions	\$1,615.88
		North Boundary Sign And Removal Of Graffiti - Butler Community Centre	
		Remove Bore Water Stains - Ridgewood Park	
		Remove Tiles - Homestead Park	
8045	01/08/2022	Coca Cola Amatil Pty Ltd	\$234.15
		Beverages For Kingsway Stadium	
8046	01/08/2022	Commissioner of Police	\$16.70
		Volunteer Police Check	
8047	01/08/2022	Complete Office Supplies Pty Ltd	\$1,432.91
		Stationery Supplies	
8048	01/08/2022	Corsign (WA) Pty Ltd	\$492.28
		Sign - Carmathen Park	
8049	01/08/2022	Critical Fire Protection & Training Pty Ltd	\$3,844.35

		Fire Equipment Service - Kingsway & Civic Centre Extension	
8050	01/08/2022	CSP Group Pty Ltd	\$630.00
		Stock - Stores Issues	
8051	01/08/2022	D&E Parker t/as Lawn Doctor	\$8,309.18
		Rolling Of Wanneroo Showgrounds	
		Apply Aggravator Across 11 Areas	
8052	01/08/2022	Dale Alcock Homes Pty Ltd	\$12,000.00
		Refund - Street & Verge Bond	
8053	01/08/2022	Data #3 Limited	\$1,343.10
		Power Apps/Portal	
8054	01/08/2022	Datavoice Communications Pty Ltd	\$2,354.00
		Sip Trunking Testing	
8055	01/08/2022	David Paul Petale	\$1,400.00
		2 On The Write Track Workshops	
8056	01/08/2022	Denise Jose Cockill	\$360.00
		Workshop @ YTRAC- July 2022	
8057	01/08/2022	Department of Fire & Emergency Services	\$2,674.00
		False Fire Alarm Attendance Charges	
8058	01/08/2022	Department of Fire & Emergency Services	\$24,453.00
		Fire Panel Monitoring - Various Locations	
8059	01/08/2022	Department of Primary Industries and Regional Development	\$3,094.00
		Weed Inspections And Treatment Of Plants 2020 / 2021	
8060	01/08/2022	Derek Joseph Nannup	\$150.00
		Didj Playing Flag Raising	
8061	01/08/2022	Direct Communications	\$640.42
		Deinstall And Reinstall Equipment - Fleet Assets	
8062	01/08/2022	Donald Macrae Gordon	\$365.00
		Presentation - Experience As A Volunteer At RAF Museum In UK - 23.07.2022	
8063	01/08/2022	Double G (WA) Pty Ltd	\$550.00
		Call Out - Kingsbridge Park & Marchwood Park	
8064	01/08/2022	Dowsing Group Pty Ltd	\$5,835.52
		Moving Crossover & Installing Removable Bollards - Dalvik Park Pavilion	
8065	01/08/2022	Drainflow Services Pty Ltd	\$434.09
		Carpark Sweeping Services	
8066	01/08/2022	Drovers Vet Hospital Pty Ltd	\$60.00
		Veterinary Services	
8067	01/08/2022	ELM Estate Landscape Maintenance	\$2,299.00
		Irrigation Maintenance - July 2022	
8068	01/08/2022	Environmental Industries Pty Ltd	\$73,805.94
		Landscape Maintenance	
8069	01/08/2022	EPM Partners Pty Ltd	\$10,450.00
		Subscription - Self Managed Local Government Program Level	

8070	01/08/2022	EVH Emergency Vet Hospital	\$416.00
		Veterinary Services	
8071	01/08/2022	External Works	\$9,438.00
		Vegetation Removal - Heath And Slate Park 29.06.2022	
8072	01/08/2022	First Homebuilders Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
8073	01/08/2022	Fleet Network	\$3,284.49
		Input Tax Credits For Salary Packaging For May, June & July 2022	
8074	01/08/2022	Focus Consulting WA Pty Ltd	\$726.00
		Electrical Consultancy Services - Brady Park Pedestrian Lighting	
8075	01/08/2022	Frontline Fire & Rescue Equipment	\$181.50
		Truck Wash	
8076	01/08/2022	Fusion Applications Pty Ltd	\$8,470.00
		Oracle Specialist Services	
8077	01/08/2022	G and J Morrow	\$72,568.00
		Payment To Landowners Within Cell 1, 3, 5 & 6 That Have Not Previously Received A Historic Public Open Space Credit In Accordance With Clause 9.5 Of DPS2	
8078	01/08/2022	Galleria Toyota	\$27,216.00
		New Vehicle Purchase - Toyota Yaris Cross Hybrid	
8079	01/08/2022	Galleria Toyota	\$384.75
		Toyota Yaris Cross - On Road Costs	
8080	01/08/2022	Gen Connect Pty Ltd	\$295.90
		Generator Cables Service	
8081	01/08/2022	Geoff's Tree Service Pty Ltd	\$78,785.30
		Pruning Works	
8082	01/08/2022	Geoff's Tree Service Pty Ltd	\$20,303.13
		Pruning Works	
8083	01/08/2022	GPC Asia Pacific Pty Ltd	\$66.38
		Vehicle Spare Parts	
8084	01/08/2022	Greens Hiab Service	\$528.00
		Moving Goal Posts - Merriwa	
8085	01/08/2022	Greenway Turf Solutions Pty Ltd	\$374.00
		Fertiliser Supplies	
8086	01/08/2022	Guardian Doors	\$371.20
		Repairs To Roller Door - Clarkson Volunteer Bush Fire Station	
8087	01/08/2022	Halpd Pty Ltd Trading As Affordable Living Homes	\$4,900.00
		Refund - Street & Verge Bonds	
8088	01/08/2022	Haynes Australia Pty Ltd	\$2,310.00
		Subscription - Haynes Online Car Manuals	
8089	01/08/2022	Hays Personnel Services	\$17,310.54
		Casual Labour	
8090	01/08/2022	HBF Health Limited	\$716.01

		Payroll Deductions	
8091	01/08/2022	Heatley Sales Pty Ltd	\$591.89
		Vehicle Spare Parts / PPE Issues	
8092	01/08/2022	Hickey Constructions Pty Ltd	\$422.40
		Paving - Burleigh Park	
8093	01/08/2022	Hindu Council of Australia Ltd	\$1,827.10
		Community Funding - International Yoga Day - Wanneroo Recreation Centre - 19.06.2022	
8094	01/08/2022	Hitachi Construction Machinery Pty Ltd	\$160.04
		Vehicle Spare Parts	
8095	01/08/2022	Home Group WA Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
8096	01/08/2022	Homebuyers Centre	\$8,000.00
		Refund - Street & Verge Bonds	
8097	01/08/2022	Hose Right	\$1,669.34
		Vehicle Spare Parts	
8098	01/08/2022	Hydroquip Pumps	\$1,485.00
		Repairs To Pump - Ferrara Park	
8099	01/08/2022	Iconic Property Services Pty Ltd	\$55,059.96
		Cleaning Services	
8100	01/08/2022	Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8101	01/08/2022	Imagesource Digital Solutions	\$1,981.10
		Banners And Artwork - National Science Week	
		Glass Wrap Banners, A-Frame Inserts & Corflute Inserts - National Science Week	
8102	01/08/2022	Indoor Gardens Pty Ltd	\$297.00
		Indoor Plant Hire - Civic Centre	
8103	01/08/2022	Insight Electrical Technology	\$2,535.18
		Energy Efficiency Monitoring - 5 Locations	
8104	01/08/2022	Institute of Public Works Engineering Australasia (NSW Division) LTD	\$605.00
		Fleet Subscription 01.07.2022 - 30.06.2023	
8105	01/08/2022	Integrity Industrial Pty Ltd	\$22,003.84
		Casual Labour	
8106	01/08/2022	Integrity Staffing	\$6,895.71
		Casual Labour	
8107	01/08/2022	Intelife Group	\$18,972.16
		BBQ Maintenance / Cleaning	
		Car Wash And Vacuum Services	
8108	01/08/2022	Interfire Agencies Pty Ltd	\$50.49
		PPE Issues	
8109	01/08/2022	Interfire Agencies Pty Ltd	\$978.09
		PPE Issues	
8110	01/08/2022	J Blackwood & Son Ltd	\$403.99
		Tool Purchases / PPE Issues	
8111	01/08/2022	J Blackwood & Son Ltd	\$107.95
		Tool Purchases / PPE Issues	
8112	01/08/2022	Rates Refund	\$145.00

8113	01/08/2022	Jobfit Health Group Pty Ltd	\$81.40
		Medical Fees For The City	
8114	01/08/2022	Joseph Calasara	\$2,000.00
		Refund - Street & Verge Bond	
8115	01/08/2022	Kerb Direct Kerbing	\$2,222.36
		Kerbing & Traffic Control - Ashley Road	
8116	01/08/2022	Kleenit	\$1,563.89
		Graffiti Removal	
8117	01/08/2022	Komatsu Australia Pty Ltd	\$626.76
		Vehicle Spare Parts	
8118	01/08/2022	Landcare Weed Control	\$3,459.39
		Landscape Maintenance	
8119	01/08/2022	LD Total	\$32,455.84
		Landscape Maintenance	
8120	01/08/2022	LGISWA	\$1,000.00
		Insurance Excess - 1HGD 105	
8121	01/08/2022	LGRCEU	\$1,639.00
		Payroll Deductions	
8122	01/08/2022	Local Government Professionals Australia WA	\$2,660.00
		2022 / 2023 Silver Local Government Subscription	
		Registration - Community Development Masterclass 29.08.2022	
8123	01/08/2022	Major Motors	\$4,206.45
		Vehicle Spare Parts	
8124	01/08/2022	Malco Flooring Pty Ltd	\$2,684.00
		Floorcoverings - Staff Muster Wet Area	
8125	01/08/2022	Manheim Pty Ltd	\$5,324.13
		Impounded Vehicle Fees	
8126	01/08/2022	Materon Investments WA Pty Ltd	\$14,000.00
		Refund - Street & Verge Bonds	
8127	01/08/2022	Maxxia Pty Ltd	\$7,828.43
		Payroll Deductions	
8128	01/08/2022	Michael Page International (Australia) Pty Ltd	\$1,910.94
		Casual Labour	
8129	01/08/2022	Michelle Rosney	\$2,000.00
		Refund - Street & Verge Bond	
8130	01/08/2022	Millennium Cleaning (WA) Pty Ltd	\$635.53
		Cleaning Services - Y-HUB July 2022	
8131	01/08/2022	Mindarie Regional Council	\$194,164.05
		Refuse Disposal	
8132	01/08/2022	Mr J & Mrs JA Langley	\$2,000.00
		Refund - Street & Verge Bond	
8133	01/08/2022	Mr Matthew Gill	\$360.00
		Vehicle Crossing Subsidy	
8134	01/08/2022	Mr Mayurkumar Patel & Dharitaben Patel	\$360.00
		Vehicle Crossing Subsidy	
8135	01/08/2022	Mr Sandro Valentino	\$1,000.00
		Refund - Street & Verge Bond	

8136	01/08/2022	Nastech (WA) Pty Ltd	\$7,952.50
		Fee Proposal - Lot 105 Pipidinny Road	
8137	01/08/2022	Natural Area Holdings Pty Ltd	\$15,624.97
		Autumn Feral Animal Control	
		Landscape Maintenance	
8138	01/08/2022	Navman Wireless Australia Pty Ltd	\$1,199.00
		Deinstall And Reinstall GPS - Plant	
8139	01/08/2022	Noma Pty Ltd	\$660.00
		Design Review Panel Meeting 24.03.2022	
8140	01/08/2022	Office Cleaning Experts	\$1,562.43
		Cleaning Supplies	
8141	01/08/2022	Officeworks Superstores Pty Ltd	\$343.95
		Stationery Items	
		Water Delivery - Waste	
8142	01/08/2022	Officeworks Superstores Pty Ltd	\$2,408.95
		Stationery Items	
8143	01/08/2022	On Tap Plumbing & Gas Pty Ltd	\$6,380.71
		Plumbing Maintenance	
8144	01/08/2022	Oracle Corporation Australia Pty Ltd	\$122,378.41
		Oracle Fusion Financials Cloud Service	
8145	01/08/2022	Outdoor World	\$2,000.00
		Refund - Street & Verge Bonds	
8146	01/08/2022	Paperbark Technologies Pty Ltd	\$5,236.35
		Street Tree Data Collection - Banksia Grove	
		QTRA Report - Church Street	
		QTRA Report - Risk Of Harm Report	
8147	01/08/2022	Parker Black & Forrest	\$343.97
		Locking Services	
8148	01/08/2022	Paywise Pty Ltd	\$456.84
		Payroll Deductions	
8149	01/08/2022	Perth Energy Pty Ltd	\$489.48
		Power Supplies	
8150	01/08/2022	Perth Patio Magic Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
8151	01/08/2022	Pindan Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8152	01/08/2022	Pindan Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8153	01/08/2022	Plantrite	\$1,387.76
		Plants - Forestry Tubes	
8154	01/08/2022	Porter Consulting Engineers	\$547.71
		Western Power Forward Works Application Fee - Mather Drive	
8155	01/08/2022	Powerhouse Batteries Pty Ltd	\$502.37
		Vehicle Batteries	
8156	01/08/2022	Prestige Alarms	\$9,845.57
		CCTV / Alarm Monitoring	
8157	01/08/2022	Pure Homes Pty Ltd Trading As B1 Homes	\$4,000.00
		Refund - Street & Verge Bonds	



8158	01/08/2022	Redink Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
8159	01/08/2022	Reliable Fencing WA Pty Ltd	\$7,680.52
		Fencing Works	
8160	01/08/2022	Renoscape WA	\$682.00
		Remedial Work - Cooinda Close	
8161	01/08/2022	Rent A Dingo	\$352.00
		Dingo Hire - Ashby Depot	
8162	01/08/2022	RJ Vincent & Co	\$31,746.16
		Payment Certificate 20 - Halesworth Park Sports Facilities	
8163	01/08/2022	Road & Traffic Services	\$1,567.50
		Linemarking - Alexander Heights & Ashby Depot	
8164	01/08/2022	Roads 2000	\$121,125.37
		Road Works - Quinns Road Traffic Treatment Upgrade	
8165	01/08/2022	Robert Walters Pty Ltd	\$5,005.77
		Casual Labour	
8166	01/08/2022	Rogers Axle & Spring Works Pty Ltd	\$112.20
		Vehicle Spare Parts	
8167	01/08/2022	RPG Auto Electrics	\$287.38
		Vehicle Repairs	
8168	01/08/2022	Rubek Automatic Doors	\$1,877.70
		Service Door - 05.07.2022 - Aquamotion	
8169	01/08/2022	Scott Print	\$4,537.50
		Printing - Rates Information Flyers	
8170	01/08/2022	Seek Limited	\$33,000.00
		Seek Job Advertising	
8171	01/08/2022	Sensorium Theatre Incorporated	\$1,650.00
		Senses Awakening Session 22.06.2022	
8172	01/08/2022	Sherwood Flooring Pty Ltd	\$3,649.80
		Recoat Timber Floors & Handrails - Mary Lindsay Homestead	
8173	01/08/2022	Shred-X	\$324.23
		Shredding Services	
8174	01/08/2022	Sifting Sands	\$4,107.47
		Monthly Cleaning Of Sandpits	
		Raking & Debris Removal - Petanque Court	
8175	01/08/2022	Site Sentry Pty Ltd	\$1,694.00
		Relocation Of Solar CCTV Towers	
8176	01/08/2022	Skyline Landscape Services (WA)	\$20,647.49
		Landscape Maintenance	
8177	01/08/2022	Smartbuilt Perth Pty Ltd	\$1,426.02
		Pest Control Services	
8178	01/08/2022	Smartbuilt Perth Pty Ltd	\$82.84
		Pest Control Services	
8179	01/08/2022	Smartsalary	\$5,760.68
		Payroll Deductions	

8180	01/08/2022	Softfallguys National	\$407.00
		Softfall Safety Repairs - Bonvin Park, Tapping	
8181	01/08/2022	Spot on Print	\$7,282.22
		Feather Flags And Corflute Signs	
8182	01/08/2022	SSB Pty Ltd	\$6,573.52
		Refund - Street & Verge Bonds	
8183	01/08/2022	Stephen O'Hare	\$2,000.00
		Refund - Street & Verge Bond	
8184	01/08/2022	Stewart & Heaton Clothing Company Pty Ltd	\$5,096.09
		Uniforms - Fire Services	
8185	01/08/2022	StrataGreen	\$163.69
		Tools & Bamboo Stakes	
8186	01/08/2022	Superior Nominees Pty Ltd	\$1,141.25
		Playground Equipment Repairs	
8187	01/08/2022	Synergy	\$29,862.44
		Power Supplies	
8188	01/08/2022	Synergy	\$245.29
		Power Supplies	
8189	01/08/2022	Terravac Vacuum Excavations Pty Ltd	\$1,197.90
		Location Of Services - Kingsway Dog Park	
8190	01/08/2022	The Distributors Perth	\$222.75
		Confectionery - Kingsway	
8191	01/08/2022	The Leisure Institute of WA (Aquatics) Incorporated	\$2,717.00
		Registration - Annual State Conference - 4 Attendees & 5 LIWA Aquatics Memberships	
8192	01/08/2022	The Spiers Centre Incorporated	\$464.64
		Parent Information Sessions - Clarkson Library	
8193	01/08/2022	The Trustee for The Cardup Unit Trust	\$70,427.50
		Bond Refund - 37 Kingsway Madeley WAPC 160438	
8194	01/08/2022	Tim Eva's Nursery	\$2,101.00
		Supply Plants	
8195	01/08/2022	TJ Depiazzi & Sons	\$29,274.30
		Mulch Deliveries	
8196	01/08/2022	Toll Transport Pty Ltd	\$13.39
		Courier Services	
8197	01/08/2022	Totally Workwear Joondalup	\$188.90
		PPE Issues	
8198	01/08/2022	Trailer Parts Pty Ltd	\$106.83
		Vehicle Spare Parts	
8199	01/08/2022	Trophy Shop Australia	\$164.40
		Employee Name Badges	
8200	01/08/2022	Truck Centre WA Pty Ltd	\$969.19
		Vehicle Spare Parts	
8201	01/08/2022	Turf Care WA Pty Ltd	\$9,437.65
		Supply Turf	
8202	01/08/2022	Urban Development Institute of Australia WA Division Incorporated	\$200.00

		Registration - The Development Fundamentals - 2 Attendees	
8203	01/08/2022	Vodafone Hutchinson Australia Pty Ltd	\$188.76
		SMS Charges - Emergency Services	
8204	01/08/2022	WA Limestone Company	\$3,254.94
		Limestone Products	
8205	01/08/2022	Wanneroo Electric	\$4,239.23
		Electrical Maintenance	
8206	01/08/2022	Wanneroo Fire Support Brigade	\$200.00
		Hose A Appearance - Hocking Twilight Markets	
8207	01/08/2022	Water Corporation	\$30,516.52
		Water Supplies	
8208	01/08/2022	Water Corporation	\$7.94
		Water Supplies	
8209	01/08/2022	Water Corporation	\$856.10
		Water Supplies	
8210	01/08/2022	West-Sure Group Pty Ltd	\$323.24
		Cash Collection Services	
8211	01/08/2022	Western Australia Vietnam Business Council Incorporated	\$350.00
		Bond Refund	
8212	01/08/2022	Western Australian Local Government Association	\$1,974.50
		Local Laws Subscriptions 2022 / 2023	
8213	01/08/2022	William Buck Consulting (WA) Pty Ltd	\$2,420.00
		Probity Advisor Services	
8214	01/08/2022	Wilson Security	\$7,727.88
		Security Services	
8215	01/08/2022	Workpower Incorporated	\$529.10
		Supply Plants	
8216	01/08/2022	Workpower Incorporated	\$4,703.34
		Weed Control - Mindarie, Burns, Catalina	
8217	01/08/2022	Yanchep Little Athletics Club	\$600.00
		Donation - Participation Of 4 Members At The Australian Athletics Championships 202 Held In Sydney 26.03.2022 - 01.04.2022	
8218	03/08/2022	Cancelled	\$0.00
8219	03/08/2022	Cancelled	\$0.00
8220	03/08/2022	Cancelled	\$0.00
8221	03/08/2022	Cancelled	\$0.00
8222	03/08/2022	Cancelled	\$0.00
8223	03/08/2022	Cancelled	\$0.00
8224	03/08/2022	Cancelled	\$0.00
8225	03/08/2022	Cancelled	\$0.00
8226	03/08/2022	Cancelled	\$0.00
8227	03/08/2022	Cancelled	\$0.00
8228	03/08/2022	Cancelled	\$0.00
8229	03/08/2022	Cancelled	\$0.00
8259	04/08/2022	JLT Risk Solutions Pty Ltd	\$275.00

		Insurance - Marine Cargo 2022 / 2023	
8260	05/08/2022	Cancelled	\$0.00
8261	05/08/2022	Cancelled	\$0.00
8262	05/08/2022	Cancelled	\$0.00
8263	05/08/2022	Cancelled	\$0.00
8264	05/08/2022	Cancelled	\$0.00
8265	05/08/2022	Cancelled	\$0.00
8266	05/08/2022	Cancelled	\$0.00
8267	05/08/2022	Cancelled	\$0.00
8268	05/08/2022	Cancelled	\$0.00
8269	05/08/2022	Cancelled	\$0.00
8270	05/08/2022	Cancelled	\$0.00
8271	05/08/2022	Cancelled	\$0.00
8272	05/08/2022	Cancelled	\$0.00
8273	05/08/2022	Cancelled	\$0.00
8274	05/08/2022	Cancelled	\$0.00
8275	05/08/2022	Cancelled	\$0.00
8276	05/08/2022	Cancelled	\$0.00
8277	05/08/2022	Cancelled	\$0.00
8278	05/08/2022	Cancelled	\$0.00
8279	08/08/2022	ABM Landscaping	\$3,444.10
		Upgrade Road Drainage - Quinns Rocks Catchment	
8280	08/08/2022	ABN Residential WA Pty Ltd	\$3,487.67
		Refund - Street & Verge Bonds	
8281	08/08/2022	Accenture Australia Pty Ltd	\$379,431.80
		Milestone 17 - FMIS Project	
		Oracle Fusion Financials Cloud Service - Year 4	
8282	08/08/2022	Action Glass & Aluminium	\$975.59
		Glazing Services	
8283	08/08/2022	Alinta Gas	\$36.75
		Gas Supplies	
8284	08/08/2022	Allaboutxpert Australia Pty Ltd	\$9,900.00
		Support - T1 Payroll AMS - June 2022	
8285	08/08/2022	Annmaree Keaton	\$125.00
		Dog Registration Refund - Registered With Another Council	
8286	08/08/2022	Aqua Attack Drilling	\$2,459.60
		Works Completed - Blackmore Park	
8287	08/08/2022	Armaguard	\$333.74
		Cash Collection Services	
8288	08/08/2022	Australasian Performing Right Association	\$35,997.52
		Onemusic Australia 01.07.2022 - 30.06.2023	
8289	08/08/2022	Australian Airconditioning Services Pty Ltd	\$14,110.16
		Airconditioning Maintenance	
8290	08/08/2022	Australian Manufacturing Workers Union	\$29.20
		Payroll Deductions	
8291	08/08/2022	Australian Property Consultants	\$5,500.00
		Valuation Report - Lot 1000 Wanneroo Road	

8292	08/08/2022	AV Truck Service Pty Ltd	\$155.12
		Vehicle Spare Parts	
8293	08/08/2022	Avantgarde Technologies Pty Ltd	\$4,840.00
		Block Time Agreement - 20 Hours	
8294	08/08/2022	Banhams WA Pty Ltd	\$692.12
		Install Fire Hose Reel Cabinet - Clarkson Volunteer Bushfire Brigade Office	
8295	08/08/2022	BGC Concrete	\$749.76
		Concrete Mix - Various Locations	
8296	08/08/2022	Blueprint Homes (WA) Pty Ltd	\$7,505.00
		Refund - Street & Verge Bonds	
8297	08/08/2022	BOC Limited	\$63.75
		Gas Bottle Rentals	
8298	08/08/2022	Boulevard Group Pty Ltd	\$792.00
		Development Of Monitoring, Measurement & Improvement Procedure	
8299	08/08/2022	BPA Consultants Pty Ltd	\$550.00
		Site Attendance & Recording Of Data - Dennis Cooley Pavilion Upgrade	
8300	08/08/2022	Bridge42	\$4,345.00
		Implementation Of The City's Golf Course Strategic Plan	
8301	08/08/2022	Bridgestone Australia Limited	\$619.03
		Tyre Fitting Services	
8302	08/08/2022	Brownes Foods Operations Pty Limited	\$607.64
		Milk Deliveries	
8303	08/08/2022	Bunnings Pty Ltd	\$200.00
		Gift Cards - Have your Say - Local Planning Strategy	
8304	08/08/2022	Car Care Motor Company Pty Ltd	\$2,241.00
		Vehicle Repairs / Services	
8305	08/08/2022	Carramar Resources Industries	\$1,607.60
		Disposal Of Rubble	
8306	08/08/2022	Carving Concrete Construction Pty Ltd	\$4,400.00
		Repair Works - Skatepark, Yanchep	
8307	08/08/2022	Cherry's Catering	\$1,795.00
		Catering - Briefing Session - 02.08.2022	
8308	08/08/2022	Chubb Fire & Security Pty Ltd	\$1,430.22
		Chubb Brackets	
8309	08/08/2022	City of Wanneroo	\$425.00
		Rates Payments From Monthly Allowances	
8310	08/08/2022	Clayton Utz	\$2,640.33
		Legal Fees	
8311	08/08/2022	Clayton Utz	\$13,543.32
		Legal Fees	
8312	08/08/2022	Coastmac Pty Ltd	\$210.00
		Tipper Support Bar - Waste	
8313	08/08/2022	Complete Office Supplies Pty Ltd	\$370.21
		Stationery Purchases	

8314	08/08/2022	Contra-Flow Pty Ltd	\$1,152.66
		Traffic Control Stop / Slow Sign - Moort Rise	
8315	08/08/2022	Corsign (WA) Pty Ltd	\$4,198.55
		Signage - Portsmouth Dog Park	
		Signs - Emergency Exit & In Emergency Push	
8316	08/08/2022	Cossill & Webley Consulting Engineers	\$33,091.30
		Consulting Engineering Services - Flynn Drive Duplication	
		Kingsbridge Boulevard/Butler Road - Road Upgrade	
8317	08/08/2022	Cr Brett Treby	\$4,711.09
		Monthly Allowance	
8318	08/08/2022	Cr Christopher Baker	\$2,757.73
		Monthly Allowance	
8319	08/08/2022	Cr Glynis Parker	\$2,757.73
		Monthly Allowance	
8320	08/08/2022	Cr Helen Berry	\$2,757.73
		Monthly Allowance	
8321	08/08/2022	Cr Jacqueline Huntley	\$2,532.73
		Monthly Allowance	
8322	08/08/2022	Cr James Rowe	\$2,757.73
		Monthly Allowance	
8323	08/08/2022	Cr Jordan Wright	\$2,757.73
		Monthly Allowance	
8324	08/08/2022	Cr Linda Aitken	\$2,757.73
		Monthly Allowance	
8325	08/08/2022	Cr Natalie Herridge	\$2,757.73
		Monthly Allowance	
8326	08/08/2022	Cr Natalie Sangalli	\$2,757.73
		Monthly Allowance	
8327	08/08/2022	Cr Paul Miles	\$2,557.73
		Monthly Allowance	
8328	08/08/2022	Cr Sonet Coetzee	\$2,757.73
		Monthly Allowance	
8329	08/08/2022	Craneswest (WA) Pty Ltd	\$385.00
		Tree Recycling - Heath Park	
8330	08/08/2022	Critical Fire Protection & Training Pty Ltd	\$3,090.01
		Service Fire Detection Equipment	
8331	08/08/2022	CS Legal	\$15,853.18
		Court Fees	
8332	08/08/2022	CSP Group Pty Ltd	\$3,192.45
		Small Plant Purchase	
8333	08/08/2022	D&E Parker t/as Lawn Doctor	\$940.00
		Turfing Works	
8334	08/08/2022	Department of Transport	\$664.00
		Vehicle Ownership Search	
8335	08/08/2022	Dowsing Group Pty Ltd	\$15,450.36
		Concrete Works - Various Locations	
8336	08/08/2022	Drainflow Services Pty Ltd	\$1,185.95



		Drain Cleaning - Warradale Terrace	
8337	08/08/2022	Edge People Management	\$1,886.47
		Case Management, Job Analysis And Travel	
8338	08/08/2022	Ellenby Tree Farms	\$413.05
		Supply Plants	
8339	08/08/2022	Elliotts Irrigation Pty Ltd	\$2,373.80
		Iron Filter Servicing - July 2022	
8340	08/08/2022	Emma Carter	\$65.40
		Refund - Cashless Credit Voucher - Membership Cancelled	
8341	08/08/2022	Emma Williams	\$40.00
		Dog Registration Refund - Deceased	
8342	08/08/2022	Environmental Industries Pty Ltd	\$110,157.08
		Landscape Maintenance	
8343	08/08/2022	Foxfish Pty Ltd t/as Binley Fencing	\$1,352.42
		Temporary Fencing Hire & Fencing Works	
8344	08/08/2022	Fusion Applications Pty Ltd	\$14,520.00
		Oracle Specialist Services	
8345	08/08/2022	Fusion Applications Pty Ltd	\$6,050.00
		Oracle Bi Publisher Reports	
8346	08/08/2022	Gemmill Homes Pty Ltd	\$8,000.00
		Refund - Street & Verge Bonds	
8347	08/08/2022	Geoff's Tree Service Pty Ltd	\$26,309.80
		Pruning Works For The City	
8348	08/08/2022	GJ Woodard	\$243.55
		Keyholder Payments	
8349	08/08/2022	Glenn John Doyle	\$2,000.00
		Refund - Street & Verge Bond	
8350	08/08/2022	GPC Asia Pacific Pty Ltd	\$92.95
		Vehicle Spare Parts	
8351	08/08/2022	Grasstrees Australia	\$1,232.00
		Grasstrees For Cassilda And Whitfield Park	
8352	08/08/2022	Great Southern Fuels	\$30.59
		Interest Charges	
8353	08/08/2022	Hays Personnel Services	\$1,844.37
		Casual Labour	
8354	08/08/2022	Heatley Sales Pty Ltd	\$297.86
		Vehicle Spare Parts	
8355	08/08/2022	Hickey Constructions Pty Ltd	\$865.15
		Wanneroo Aquamotion - Recurring Program, Renew Building Assets - Sub Floor Moisture Test	
8356	08/08/2022	Hitachi Construction Machinery Pty Ltd	\$75.92
		Vehicle Spare Parts	
8357	08/08/2022	Hodge Collard Preston Unit Trust	\$4,083.20
		Architectural Consultancy Services - Warradale Reserve Clubroom Upgrade	
8358	08/08/2022	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8359	08/08/2022	Homebuyers Centre	\$2,905.28

		Refund - Building Application - Duplicate	
8360	08/08/2022	Hydroquip Pumps	\$17,881.82
		Bore Pump Removal & New Bore Service - Blackmore Park	
		Bore Service - Marangaroo Golf Driving Range	
8361	08/08/2022	Iconic Property Services Pty Ltd	\$1,792.77
		Cleaning Services	
8362	08/08/2022	Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8363	08/08/2022	Imagesource Digital Solutions	\$544.50
		Fix & Reinstall Museum Panels	
8364	08/08/2022	IMCO Australasia Pty Ltd	\$2,939.20
		Asphalt Repair	
8365	08/08/2022	Indoor Gardens Pty Ltd	\$297.00
		Monthly Live Plant Hire - Civic Centre	
8366	08/08/2022	Integrity Industrial Pty Ltd	\$4,866.90
		Casual Labour	
8367	08/08/2022	Integrity Staffing	\$8,138.03
		Casual Labour	
8368	08/08/2022	Intelife Group	\$429.00
		Car Wash And Vacuum - Ashby Building 01.06.2022	
8369	08/08/2022	Iron Mountain Australia Group Pty Ltd	\$5,881.47
		Document Management Services	
8370	08/08/2022	Ixom Operations Pty Ltd	\$207.33
		Pool Chemicals	
8371	08/08/2022	Jadu Software Pty Ltd	\$1,210.00
		Additional Storage Trim	
8372	08/08/2022	Japanese Truck & Bus Spares Pty Ltd	\$230.45
		Vehicle Spare Parts	
8373	08/08/2022	Jobfit Health Group Pty Ltd	\$6,785.90
		Medical Fees	
8374	08/08/2022	Julie Stanley	\$1,000.00
		Refund - Street & Verge Bond	
8375	08/08/2022	Kate Skelton	\$1,000.00
		Refund - Street & Verge Bond	
8376	08/08/2022	Kerb Direct Kerbing	\$2,653.74
		Kerbing - Yanchep Beach Road	
8377	08/08/2022	Kleenit	\$6,737.50
		Clean Blood Stains - Ghost Gum Park	
		June Monthly Cleans - Various Job Sites	
		Removal Graffiti - Irrigation Cabinets	
8378	08/08/2022	Kyocera Document Solutions	\$3,132.21
		Photocopy Charges	
8379	08/08/2022	Landgate	\$3,023.36
		GRV Interim Values	
8380	08/08/2022	Landscape Elements	\$8,393.32
		Landscape Maintenance	
8381	08/08/2022	LD Total	\$203,269.81

		Landscape Maintenance	
8382	08/08/2022	Les Mills Asia Pacific	\$754.63
		Fitness Classes Licence Fees	
8383	08/08/2022	LG Solutions	\$17,655.00
		"Cloud" Fees & Charges - Licence Fee 2022 / 2023	
8384	08/08/2022	Major Motors	\$221.41
		Vehicle Spare Parts	
8385	08/08/2022	Mandalay Technologies Pty Ltd	\$35,955.92
		2022 / 2023 Voucher Project	
		Subscription Renewal - Resident Services 01.07.2022 - 30.06.2023	
8386	08/08/2022	Marketforce Pty Ltd	\$25,869.38
		Advertising Services	
8387	08/08/2022	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8388	08/08/2022	Millennium Cleaning (WA) Pty Ltd	\$603.26
		Cleaning Services For The Month Of April 2022	
8389	08/08/2022	Mindarie Regional Council	\$213.73
		Refuse Disposal	
8390	08/08/2022	Mini-Tankers Australia Pty Ltd	\$4,054.06
		Fuel Issues - Plant	
8391	08/08/2022	Minuteman Press - Wanneroo	\$348.15
		Printing - Flyers - Yanchep National Park	
8392	08/08/2022	Monsterball Amusements & Hire	\$2,495.00
		50% Deposit - Hire Of Mobile Ice Rink	
8393	08/08/2022	Ms Peggy Brown	\$108.76
		Keyholder Payments	
8394	08/08/2022	Natural Area Holdings Pty Ltd	\$10,973.38
		Landscape Maintenance	
8395	08/08/2022	Nearmap Australia Pty Ltd	\$33,000.00
		Advantage LGA Tier 1 30.07.2022 - 29.07.2023	
8396	08/08/2022	Netsight Pty Ltd	\$1,780.90
		Subscription Fees - Online Learning Module	
8397	08/08/2022	Neverfail Springwater Limited	\$26.55
		Springwater Supplies - Print Room	
8398	08/08/2022	Nutrien Ag Solutions Limited	\$1,635.28
		Knapsacks, Fenceposts And Fence Rails	
8399	08/08/2022	Office Cleaning Experts	\$34,082.40
		Cleaning Services	
8400	08/08/2022	On Tap Plumbing & Gas Pty Ltd	\$1,680.88
		Plumbing Maintenance	
8401	08/08/2022	Oracle Customer Management Solutions Pty Ltd	\$6,456.71
		After Hours Calls Service	
8402	08/08/2022	Paperbark Technologies Pty Ltd	\$12,372.30
		Street Tree Data Collection - 1,406 Street Trees Within The Suburb Of Banksia Grove	
8403	08/08/2022	Parks & Leisure Australia	\$352.00

		WA Playspace Technical Tour - North - 8 Sep 2022 - 2 Attendees	
8404	08/08/2022	Penske Power Systems Pty Ltd	\$1,005.05
		Fuel Filter And Fuel Water Separator	
8405	08/08/2022	Planning Institute of Australia Limited	\$2,095.00
		Registration - Planning Institute Of Australia	
8406	08/08/2022	Plantrite	\$663.34
		Callistemon - Kings Park	
8407	08/08/2022	Platinum Window Tinting & Glass Repair	\$495.00
		Remove & Install Security Film To Bobcat Windows	
8408	08/08/2022	Porter Consulting Engineers	\$7,260.00
		Western Power Design Fee - Mather Drive	
8409	08/08/2022	Prestige Alarms	\$31,935.20
		CCTV / Alarm Services	
8410	08/08/2022	Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
		Refund - Street & Verge Bond	
8411	08/08/2022	Rebecca Gowing	\$56.60
		Hire Fee Refund	
8412	08/08/2022	Redink Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8413	08/08/2022	Reliable Fencing WA Pty Ltd	\$8,923.28
		Fencing / Barrier Works	
8414	08/08/2022	Reliable Fencing WA Pty Ltd	\$562.54
		Repair Fence - Claytons Beach	
8415	08/08/2022	Rent A Dingo	\$330.00
		Hire - Dingo Trax With Bucket & Trailer And Fuel Charges	
8416	08/08/2022	Roads 2000	\$103,176.06
		Progress Claim 1 - Highclere Boulevard Stage 2	
8417	08/08/2022	Rubek Automatic Doors	\$319.00
		Repair Glass Entry Doors - Civic Centre	
8418	08/08/2022	Safety Tactile Pave	\$20,149.42
		Install Pavers - Rawlinson Drive & Blackmore Avenue	
8419	08/08/2022	Safety World	\$652.30
		PPE / Uniform Issues	
8420	08/08/2022	Rates Refund	\$4,975.30
8421	08/08/2022	Sensei Project Solutions	\$18,700.00
		Corporate Reporting System MVP	
8422	08/08/2022	Simsai Construction Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8423	08/08/2022	Skyline Landscape Services (WA)	\$1,320.00
		Landscape Maintenance	
8424	08/08/2022	Slater-Gartrell Sports	\$1,109.90
		Works Completed - Tennis Courts - Splendid Park	
8425	08/08/2022	Smartbuilt Perth Pty Ltd	\$220.00
		Treatment For Spiders - Alexander Heights 23.02.2022	

8426	08/08/2022	Softfallguys National	\$1,254.00
		Repairs To Softfall Safety Surface - Jimbub Swamp Park	
		Repairs To Softfall Safety Surface - Leisure Park	
8427	08/08/2022	SPORTENG	\$45,910.92
		Works Completed - Kingsway Regional Sporting Complex	
8428	08/08/2022	Spot on Print	\$381.04
		Feather Flags And Corflutes	
8429	08/08/2022	SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8430	08/08/2022	St John Ambulance Western Australia Ltd	\$516.75
		Training Services / First Aid Supplies	
8431	08/08/2022	StrataGreen	\$3,442.41
		Tree Coach Bio & Tree Ties	
8432	08/08/2022	Superior Nominees Pty Ltd	\$4,917.00
		Playground Equipment Repairs	
8433	08/08/2022	Supreme Dry Cleans and Laundrette	\$560.00
		Drycleaning Services	
8434	08/08/2022	Synergy	\$7,376.07
		Power Supplies	
8435	08/08/2022	Synergy	\$137,374.62
		Power Supplies	
8436	08/08/2022	Terravac Vacuum Excavations Pty Ltd	\$2,427.98
		Location Of Services	
8437	08/08/2022	The Distributors Perth	\$347.45
		Snacks And Confectionery - Kingsway	
8438	08/08/2022	The Pavilion at Mindarie	\$11,000.00
		Sponsorship - Mambakoort Mindarie - 09 - 11.09.2022	
8439	08/08/2022	The Social Room WA	\$2,904.00
		Manage Social Media Platforms To Promote Discover Wanneroo Brand, 24 Hours - August 2022	
8440	08/08/2022	The Trustee for BARRA CIVIL AND FENCING Trust	\$24,598.20
		Replace Sump Fencing - Pensacola Avenue	
8441	08/08/2022	Tim Eva's Nursery	\$9,570.00
		Tree Planting - Kalbarri Park	
8442	08/08/2022	TJ Depiazzi & Sons	\$14,251.60
		Mulch For Wanneroo Road	
8443	08/08/2022	Toll Transport Pty Ltd	\$13.39
		Courier Services	
8444	08/08/2022	Total Eden Pty Ltd	\$1,650.00
		Tubestock Planting - Broadside Park	
8445	08/08/2022	Totally Workwear Joondalup	\$485.70
		PPE / Uniform Issues	
8446	08/08/2022	Triton Electrical Contractors Pty Ltd	\$28,499.52
		Reticulation Electrical Works	

8447	08/08/2022	Truck Centre WA Pty Ltd	\$474,312.45
		Vehicle Repairs / Services	
		New Vehicle Purchase - Volvo Fitted With Bucher Side Loader \$473,434.50	
8448	08/08/2022	Turf Care WA Pty Ltd	\$5,433.11
		Turfing Works	
8449	08/08/2022	Twin Cities FM	\$11,000.00
		Sponsorship - 2022 / 2023	
8450	08/08/2022	Urban Development Institute of Australia WA Division Incorporated	\$262.00
		Registration - WA Industry Lunch - Perth Property Prophesy - 1 Attendee - 19.08.2022	
8451	08/08/2022	Vaughn Joshua McGuire	\$550.00
		Naidoc Week - Flag Raising Ceremony 01.07.2022	
8452	08/08/2022	Vocus Communications	\$581.90
		NBN Connection For Wire Track YTRAC	
8453	08/08/2022	Vodafone Hutchinson Australia Pty Ltd	\$188.32
		Phone Charges For The City	
8454	08/08/2022	WA Limestone Company	\$119,695.64
		Beach Sand - Quinns Dog Beach	
8455	08/08/2022	Wanneroo Electric	\$7,600.47
		Electrical Maintenance	
8456	08/08/2022	Water Corporation	\$5.29
		Water Supplies	
8457	08/08/2022	Water Corporation	\$8,168.14
		Water Supplies	
8458	08/08/2022	West Coast Turf	\$56,061.50
		Turfing Works	
8459	08/08/2022	West-Sure Group Pty Ltd	\$332.84
		Cash Collection Services	
8460	08/08/2022	Western Irrigation Pty Ltd	\$1,887.75
		Reticulation Items	
8461	08/08/2022	WEX Australia Pty Ltd	\$1,323.31
		Fuel Issues - July 2022	
8462	08/08/2022	William Buck Consulting (WA) Pty Ltd	\$4,400.00
		Probity Advisor Services	
8463	08/08/2022	Workpower Incorporated	\$737.00
		Plants - Corymbia Ficifolia	
8464	08/08/2022	Yanchep Beach Joint Venture	\$9,448.31
		August 2022 - Rent, Variable Outgoings And Rates And Taxes	
8465	08/08/2022	Zetta Pty Ltd	\$25,260.94
		Licence & Support Renewal 2022 / 2023	
8470	15/08/2022	6030 Cafe Pty Ltd t/as Clarkson Cafe	\$370.00
		Catering - Quinns Rocks Fire Station - 02.07.2022	
8471	15/08/2022	ABM Landscaping	\$2,420.55
		Works - Addington Way	



8472	15/08/2022	ABN Residential WA Pty Ltd	\$3,214.40
		Refund - Jadu Payment – Payment Taken Twice - System Error	
8473	15/08/2022	Air Liquide Australia	\$190.08
		Cylinder Fee	
8474	15/08/2022	Alcolizer Technology	\$842.60
		Calibration Service	
		Repairs To Alcohol Tester	
8475	15/08/2022	Alinta Gas	\$2,307.15
		Gas Supplies	
8476	15/08/2022	Alphazeta	\$1,210.00
		Fire System Compliance Review - Wanneroo Sports & Social Club	
8477	15/08/2022	Animal Fun	\$2,530.00
		Animal Tales Workshops Clarkson 21.07.2022, Wanneroo 28.07.2022	
8478	15/08/2022	Armada Construction Group	\$2,000.00
		Refund – Street & Verge Bond	
8479	15/08/2022	Armaguard	\$185.45
		Cash Collections	
8480	15/08/2022	Artref Pty Ltd	\$168.18
		Toner Cartridges	
8481	15/08/2022	Atlas Dry Cleaners	\$1,849.21
		Drycleaning Services	
8482	15/08/2022	Atlas Dry Cleaners	\$1,277.98
		Drycleaning Services	
8483	15/08/2022	Auscontact Association Limited	\$650.00
		Corporate Membership - Customer Relations	
8484	15/08/2022	Austraffic WA	\$3,938.00
		Traffic Control - Lenore Road & East Road / Bebich Drive / Nicholas Road	
		Turning Moving Surveys - Pitcairn Entrance / Marmion Avenue & Santa Barbara Parade / Marmion Avenue	
8485	15/08/2022	Australian Airconditioning Services Pty Ltd	\$1,165.30
		Airconditioning Services	
8486	15/08/2022	Australian Communications & Media Authority	\$157.00
		Licence Renewal - ICT	
8487	15/08/2022	Australian Manufacturing Workers Union	\$29.20
		Payroll Deductions	
8488	15/08/2022	Australian Services Union	\$440.30
		Payroll Deductions	
8489	15/08/2022	Australian Taxation Office	\$13,694.00
		Payroll Deductions	
8490	15/08/2022	Auto Ingress Pty Ltd	\$385.00
		Vehicle Repairs	
8491	15/08/2022	Aveling Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
8492	15/08/2022	BGC Concrete	\$487.30

		Concrete Supplies - Kerbmix	
8493	15/08/2022	Black Dog Institute	\$7,040.00
		Training - Safety & Injury Management	
8494	15/08/2022	Bladon WA Pty Ltd	\$2,571.56
		Staff Uniforms	
		Lanyard And Pens - People & Culture	
8495	15/08/2022	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8496	15/08/2022	Bolinda Digital Pty Ltd	\$55,000.00
		2022 / 2023 Value Plan Mixed Formats	
8497	15/08/2022	Boulevard Group Pty Ltd	\$2,376.00
		Development Of Internal Audit Agenda, Audit Tool & Internal Audit Report Template	
8498	15/08/2022	Breeze Printing	\$905.00
		Book Binding X 11 Books	
8499	15/08/2022	Bridgestone Australia Limited	\$278.58
		Tyre Fitting Services	
8500	15/08/2022	Brownes Foods Operations Pty Limited	\$758.09
		Milk Deliveries	
8501	15/08/2022	Bucher Municipal Pty Ltd	\$6,772.20
		Vehicle Spare Parts	
8502	15/08/2022	Car Care Motor Company Pty Ltd	\$5,641.01
		Vehicle Repairs	
8503	15/08/2022	Carramar Resources Industries	\$2,072.24
		Disposal Of Materials	
8504	15/08/2022	Cathara Consulting Pty Ltd	\$8,860.50
		Casual Labour	
8505	15/08/2022	Cathara Consulting Pty Ltd	\$5,070.18
		Casual Labour	
8506	15/08/2022	Catherine Burns	\$62.05
		Refund - Aquamotion Membership – Cooling Off Period	
8507	15/08/2022	CDM Australia Pty Ltd	\$17,226.00
		Professional Services - Level	
8508	15/08/2022	CFMEU	\$332.00
		Payroll Deductions	
8509	15/08/2022	Cherry's Catering	\$1,795.00
		Catering - Council Meeting 09.08.2022	
8510	15/08/2022	Child Support Agency	\$1,382.85
		Payroll Deductions	
8511	15/08/2022	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	\$1,291.40
		Heavy Equipment Hire	
8512	15/08/2022	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	\$30,376.50
		Heavy Equipment Hire	
8513	15/08/2022	Christian Revival Church Perth (CRC) Inc	\$1,000.00
		Cleaning & Damages Deposit - Community Development	
8514	15/08/2022	Christopher & Gay Keene	\$2,000.00

		Refund – Street & Verge Bond	
8515	15/08/2022	City of Wanneroo	\$528.00
		Payroll Deductions	
8516	15/08/2022	City of Wanneroo	\$2,749.31
		Payroll Deductions	
8517	15/08/2022	Clark Equipment Sales Pty Ltd	\$68.00
		Vehicle Spare Parts	
8518	15/08/2022	Claw Environmental	\$270.60
		Collect Polystyrene - Wangara Recycling Centre	
8519	15/08/2022	Coca Cola Amatil Pty Ltd	\$503.46
		Beverages - Kingsway	
8520	15/08/2022	Complete Office Supplies Pty Ltd	\$473.11
		Stationery Purchases	
8521	15/08/2022	Contra-Flow Pty Ltd	\$6,393.77
		Traffic Control Services	
8522	15/08/2022	Corpvote Pty Ltd	\$3,471.34
		Salaried Officers Enterprise Agreement Ballot	
8523	15/08/2022	Cossill & Webley Consulting Engineers	\$12,089.00
		Consulting - Engineering Services For 2022 / 2022 Linemarking Program	
8524	15/08/2022	Critical Fire Protection & Training Pty Ltd	\$722.87
		Fire Detection / Protection System Services	
8525	15/08/2022	CS Legal	\$1,625.69
		Court Fee	
8526	15/08/2022	CSP Group Pty Ltd	\$3,092.45
		Small Plant Purchase - Stihl BR800 Magnum	
8527	15/08/2022	Department of Mines, Industry Regulation & Safety	\$96,604.99
		Collection Agency Fee Payments - 01.07.22 - 31.07.22	
8528	15/08/2022	Direct Communications	\$975.92
		Deinstall / Reinstall Two Way, UHF & Dashcam	
8529	15/08/2022	Dirk Slocombe	\$1,000.00
		Refund - Street & Verge Bond	
8530	15/08/2022	DMC Cleaning	\$92.40
		Cleaning Services - Carramar & Butler Community Centres	
8531	15/08/2022	Cancelled	\$0.00
8532	15/08/2022	Dowsing Group Pty Ltd	\$32,501.64
		Concrete Works - Various Locations	
8533	15/08/2022	DVA Fabrications	\$4,301.00
		Community History Centre Credenza - Workstation	
8534	15/08/2022	Ecoblue International	\$4,812.50
		Ecoblue Bulk Adblue	
8535	15/08/2022	Ellenby Tree Farms	\$6,667.10
		Supply Plants	
8536	15/08/2022	ELM Estate Landscape Maintenance	\$25,497.57
		Landscape Maintenance - July 2022	
8537	15/08/2022	Environmental Industries Pty Ltd	\$100,227.23

		Landscape Maintenance	
8538	15/08/2022	Equifax Australasia Credit Rating Pty Ltd	\$3,656.84
		Financial And Performance Assessment	
8539	15/08/2022	Fleet Network	\$2,559.17
		Payroll Deductions	
8540	15/08/2022	Focus Consulting WA Pty Ltd	\$4,400.00
		Consulting Service - Floodlighting - Grandis Skate Park	
8541	15/08/2022	Foxfish Pty Ltd t/as Binley Fencing	\$745.80
		Temporary Fencing Hire	
8542	15/08/2022	Frontline Fire & Rescue Equipment	\$2,351.32
		Fire Hydrant Marking Paint, Fire Brigade Hoses & Replace Air Compressor	
8543	15/08/2022	Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8544	15/08/2022	Gemmill Homes Pty Ltd	\$31,957.22
		Refund - Second Pre-Payment For East Wanneroo Cell 1 Excess Funds	
8545	15/08/2022	Geoff's Tree Service Pty Ltd	\$7,721.45
		Pruning Works	
8546	15/08/2022	GHT (WA) Pty Ltd	\$17,956.20
		Refund - Second Pre-Payment For East Wanneroo Cell 1 Excess Funds	
8547	15/08/2022	Grant Dunstan and Kym Jeffs	\$1,012.46
		Refund - Second Pre-Payment East Wanneroo Cell 1 - Dunstan & Jeffs	
8548	15/08/2022	Green Options Pty Ltd	\$16,765.70
		Mowing Services	
8549	15/08/2022	Greigs Safety and Employment Lawyers Pty Ltd	\$12,100.00
		Legal Fees	
8550	15/08/2022	Guardian Doors	\$750.86
		Repairs To Roller Door	
8551	15/08/2022	Gymnastics Western Australia Incorporated	\$3,918.20
		Community Funding - Delivery Of Gym Warriors In The City Of Wanneroo	
8552	15/08/2022	Halpd Pty Ltd Trading As Affordable Living Homes	\$2,000.00
		Refund - Street & Verge Bond	
8553	15/08/2022	HBF Health Limited	\$716.01
		Payroll Deductions	
8554	15/08/2022	Heatley Sales Pty Ltd	\$415.80
		Cut Off Disc (Tool Purchase)	
8555	15/08/2022	Homebuyers Centre	\$4,000.00
		Refund - Street & Verge Bonds	
8556	15/08/2022	Hose Right	\$872.63
		Vehicle Hoses	
8557	15/08/2022	Hydroquip Pumps	\$22,442.20
		Irrigation Pump Works	
8558	15/08/2022	Identity Perth	\$1,578.50

		Yanchep Lagoon Brand Style Guide & Design File	
8559	15/08/2022	Integrity Industrial Pty Ltd	\$13,235.80
		Casual Labour	
8560	15/08/2022	Integrity Staffing	\$4,584.81
		Casual Labour	
8561	15/08/2022	Intelife Group	\$20,372.30
		BBQ Maintenance - July 2022	
8562	15/08/2022	Interfire Agencies Pty Ltd	\$786.94
		PPE Issues	
8563	15/08/2022	Interfire Agencies Pty Ltd	\$1,508.62
		PPE Issues	
8564	15/08/2022	Iron Mountain Australia Group Pty Ltd	\$4,983.95
		Document Management Services	
8565	15/08/2022	J Blackwood & Son Ltd	\$589.25
		PPE Issues	
8566	15/08/2022	J Blackwood & Son Ltd	\$191.24
		PPE Issues & Tool Purchases	
8567	15/08/2022	Jadu Software Pty Ltd	\$17,380.00
		Jadu Annual Subscription	
8568	15/08/2022	James Bennett Pty Ltd	\$1,500.40
		Book Stock - Library Services	
8569	15/08/2022	Jobfit Health Group Pty Ltd	\$2,968.90
		Medical Fees	
8570	15/08/2022	Kinetic IT Pty Ltd	\$20,518.97
		Enhanced Security Services & Vulnerability Management - July 2022	
8571	15/08/2022	Kleenheat Gas Pty Ltd	\$1,306.79
		Gas Supplies	
8572	15/08/2022	Kleenit	\$1,024.60
		Graffiti Removal - Taywood Park	
		Clean Up Paint Spill On Marchwood And Pembury	
8573	15/08/2022	Komatsu Australia Pty Ltd	\$439.08
		Vehicle Spare Parts	
8574	15/08/2022	Konecranes Pty Ltd	\$2,197.80
		Vehicle Repairs / Maintenance	
8575	15/08/2022	Kyocera Document Solutions	\$827.20
		Kyocera Valet Charges	
8576	15/08/2022	Landcare Weed Control	\$47,956.57
		Landscape Maintenance	
8577	15/08/2022	Landgate	\$8,001.38
		Gross Rental Valuations 09 - 22.07.2022 - Rating Services	
8578	15/08/2022	Landscape Elements	\$31,270.25
		Landscape Maintenance	
8579	15/08/2022	LD Total	\$61,426.27
		Landscape Maintenance	
8580	15/08/2022	Leamac Picture Framing	\$133.00

		Framed Artwork - Rebecca Dagnell - Sacrifice	
8581	15/08/2022	LGRCEU	\$1,639.00
		Payroll Deductions	
8582	15/08/2022	Limitless Promotions	\$8,760.00
		Cat & Dog Straps & Tags	
8583	15/08/2022	Lisa and Matthew Stray	\$1,012.46
		Refund - Second Pre-Payment For East Wanneroo Cell 1 - Lisa And Matthew Stray	
8584	15/08/2022	Madeline Corp Pty Ltd	\$385.00
		Sand Pit Auditing	
8585	15/08/2022	Major Motors	\$61.20
		Vehicle Spare Parts	
8586	15/08/2022	Maria Filippone	\$36,018.00
		Payment To Landowners Within Cells 1, 3, 5 & 6 That Have Not Previously Received An Historic Public Open Space Credit In Accordance With Clause 9.5 Of DPS2	
8587	15/08/2022	Marketforce Pty Ltd	\$536.25
		Economic Development Strategy Artwork	
8588	15/08/2022	Maxxia Pty Ltd	\$7,828.43
		Payroll Deductions	
8589	15/08/2022	Mercer Consulting (Australia) Pty Ltd	\$3,960.00
		Mercer Ced Job Evaluation Workshop	
8590	15/08/2022	Michael Page International (Australia) Pty Ltd	\$9,416.88
		Casual Labour	
8591	15/08/2022	Millennium Cleaning (WA) Pty Ltd	\$635.53
		Cleaning Services Yanchep Two Rocks Access Centre	
8592	15/08/2022	Mindarie Regional Council	\$4,397.30
		Refuse Disposal	
8593	15/08/2022	Mr Ian Bailie	\$2,000.00
		Refund - Street & Verge Bond	
8594	15/08/2022	Mrs Alison Moffatt	\$2,000.00
		Refund - Street & Verge Bond	
8595	15/08/2022	Mrs Veraine Mews	\$2,000.00
		Refund - Street & Verge Bond	
8596	15/08/2022	Natural Area Holdings Pty Ltd	\$13,273.17
		Autumn Feral Animal Control	
		Conservation Weed Control	
8597	15/08/2022	Navman Wireless Australia Pty Ltd	\$18.15
		Solar Tracker Subscription GPS CCTV Trailer	
8598	15/08/2022	Neverfail Springwater Limited	\$35.40
		Supply Of Water	
8599	15/08/2022	Nilfisk Advance Pty Ltd	\$742.42
		Blade Squeegee Kit	
8600	15/08/2022	North Coast Auto & Marine Electrics	\$827.20
		Vehicle Repairs	
8601	15/08/2022	Office Cleaning Experts	\$47.85
		Cleaning Services - Butterworth Park Toilets	
8602	15/08/2022	On Tap Plumbing & Gas Pty Ltd	\$13,777.41



		Plumbing Maintenance	
8603	15/08/2022	Oracle Customer Management Solutions Pty Ltd	\$6,014.77
		After Hours Calls Service - May 2022	
8604	15/08/2022	Orbit Health & Fitness Solutions	\$194.40
		Fitness Equipment Repairs	
8605	15/08/2022	Paperbark Technologies Pty Ltd	\$3,255.00
		Arboriculture Advice - Kalbarri Park & Clubhouse Lane	
		Quantified Tree Risk Assessment - Bredhurst Road, Cockman House & Towerhill Road	
8606	15/08/2022	Parker Black & Forrest	\$1,808.24
		Locking Services	
8607	15/08/2022	Paywise Pty Ltd	\$1,592.73
		Payroll Deductions	
8608	15/08/2022	Perth Patio Magic Pty Ltd	\$1,000.00
		Refund – Street & Verge Bond	
8609	15/08/2022	Prestige Alarms	\$5,087.25
		Alarm / CCTV Services	
8610	15/08/2022	Primewest (Yanchep Beach Road) Pty Ltd	\$287,155.21
		Bond Release - Vertex Estate Stage 2B POS Yanchep WAPC 156201	
8611	15/08/2022	Reliable Fencing WA Pty Ltd	\$4,697.13
		Install New Bollard - Spinifex Park	
		Install Temporary Flagging - Warradale Park	
		Repairs To Fencing - Picton Terrace & Charnwood Park	
8612	15/08/2022	Ricoh Australia Pty Ltd	\$10,485.29
		Collection Of Printer	
		Lease Charges - Print Room	
8613	15/08/2022	Roads 2000	\$139,483.42
		Asphalt Works & Final Claim - Mulching - Yanchep Beach Road	
		Traffic Management - Highclere Boulevard Stage 1 Marangaroo	
8614	15/08/2022	Royal Wolf Trading Australia Pty Ltd	\$2,488.00
		10 Foot Cube Pallet & 6m Event Kiosk - Halesworth Park	
8615	15/08/2022	Safety World	\$259.60
		PPE Uniform Issue	
8616	15/08/2022	Satalyst Pty Ltd	\$792.00
		SQL Server Optimisation Adhoc Support Services	
8617	15/08/2022	Scott Print	\$6,863.60
		Printing - Aquamotion Creche Flyer	
		Printing - Fire Notice Leaflet	
		Printing - Mayor Invite Basestock	
8618	15/08/2022	Seabreeze Landscape Supplies	\$26.00
		Landscape Supplies	
8619	15/08/2022	Sheridans For Badges	\$107.32

		Councillor Name Badge	
8620	15/08/2022	Shobukan Martial Arts	\$600.00
		Participation Funding - 4 Participants - AKF National Championships - Queensland - 05 - 07.08.2022	
8621	15/08/2022	Shred-X	\$320.72
		Shredding Services	
8622	15/08/2022	Sifting Sands	\$41,186.85
		Levelling & Cleaning - Petanque/Bocce Courts	
		Sand Pit Top Ups For The City	
		Sand Clean - Kingsbridge Park	
		Softfall Mulch Rotary Hoeing	
8623	15/08/2022	SJ McKee Maintenance Pty Ltd	\$662.00
		Repair Fence - 6 Whitewall Way	
8624	15/08/2022	Skyline Landscape Services (WA)	\$1,358.50
		Mulching - Ocean Falls Boulevard	
8625	15/08/2022	Smartbuilt Perth Pty Ltd	\$66.00
		Termite Inspection - Girrawheen Library	
8626	15/08/2022	Smartsalary	\$5,760.68
		Payroll Deductions	
8627	15/08/2022	Sonia Griffith	\$506.22
		Second Prepayment Excess For East Wanneroo Cell 1 - Sonia Griffith	
8628	15/08/2022	SPORTENG	\$3,663.00
		Irrigation Design & Consultancy - Fragola Park Roundabout	
8629	15/08/2022	St John Ambulance Western Australia Ltd	\$193.50
		First Aid Training / Supplies	
8630	15/08/2022	St John Ambulance Western Australia Ltd	\$80.09
		First Aid Supplies	
8631	15/08/2022	Stantec Australia Pty Ltd	\$4,730.00
		Design RSA For Elliot Road And Patra Way Road And Intersection Improvements	
8632	15/08/2022	Stewart & Heaton Clothing Company Pty Ltd	\$900.94
		Uniforms - Fire Services	
8633	15/08/2022	Superior Nominees Pty Ltd	\$12,101.10
		Playground Equipment Repairs	
8634	15/08/2022	Suzanne Becker	\$15.00
		Dog Registration Refund - Sterilised	
8635	15/08/2022	Synergy	\$18,386.67
		Power Supplies	
8636	15/08/2022	Synergy	\$16,422.83
		Power Supplies	
8637	15/08/2022	Technologically Speaking	\$4,900.05
		Adult Literacy Workshops - Various Library	
8638	15/08/2022	Technology One Limited	\$5,494.50
		Remote Training - SQL Spatial Fundamentals - 16 - 17.06.2022 - 1 Attendee	

		Spatial - Intramaps Administrator - M Hamindi 22 - 22.07.2022	
8639	15/08/2022	Terravac Vacuum Excavations Pty Ltd	\$1,770.01
		Intersection Upgrades - Sovereign Drive, 20.07.2022	
8640	15/08/2022	The Distributors Perth	\$216.75
		Confectionery - Kingsway	
8641	15/08/2022	The Hire Guys Wangara	\$1,110.00
		Equipment Hire - Trailer For Event Season	
		Arrow Board Hire - Bulk Collection - Waste	
8642	15/08/2022	The Royal Life Saving Society Australia	\$2,544.00
		Training - 7 Participants - Pool Lifeguard Requalification - Aquamotion	
		Training - 8 Participants - Pool Lifeguard - Aquamotion	
8643	15/08/2022	The Trustee for Osborne Park Unit Trust	\$180.00
		Key Coded To Vehicle - WN 34499	
8644	15/08/2022	Thinkproject Australia Pty Ltd	\$68,011.15
		Rental Of The Pocket Ramm Software For The Period 2022 / 2023	
		Transport Asset Annual Support And Maintenance Fee For The Period 2022 / 2023	
		Work Management License For The Period 2022 / 2023 On The Ramm Hosting Service	
8645	15/08/2022	TJ Depiazzi & Sons	\$8,308.36
		Mulch Deliveries	
8646	15/08/2022	Trophy Shop Australia	\$582.20
		School Leadership Medals - Child & Youth Planning	
		Employee Name Badges	
8647	15/08/2022	Truck Centre WA Pty Ltd	\$950,267.26
		Annual Fee - Access To Services Via CSOL Portal	
		2 New Vehicle Purchases - Volvo With Side Loader & Licence Fees \$947,568.70	
		Vehicle Spare Parts / Repairs	
8648	15/08/2022	Turf Care WA Pty Ltd	\$123,499.96
		Application Of Urea - Parks	
		Golf Course Maintenance - June 2022	
8649	15/08/2022	Two Rocks SES Unit	\$8,812.38
		LGGs Operating Grant - Quarter 1 2022 / 2023	
8650	15/08/2022	Veolia Recycling & Recovery Pty Ltd	\$235,226.90
		Waste Disposal	
8651	15/08/2022	WA Limestone Company	\$352.00
		Spalls - Ex Wattle Avenue	
8652	15/08/2022	Wanneroo Electric	\$6,672.33
		Electrical Maintenance	
8653	15/08/2022	Wanneroo Fire Support Brigade	\$107.54
		Reimbursement - Covid-19 Cleaning Materials For Station	

8654	15/08/2022	Water Corporation	\$1,978.33
		Water Charges	
8655	15/08/2022	Water Corporation	\$837.23
		Water Charges	
8656	15/08/2022	Western Australian Local Government Association	\$759.00
		Registration - Developing Specifications For Excellence - 1 Attendee	
8657	15/08/2022	Western Australian Treasury Corporation	\$951,249.62
		Loan Interest Payment Due On 01 Sep & 23 Sep 2022	
8658	15/08/2022	Western Power	\$6,044.00
		Streetlighting - Callison Way Koondoola	
8659	15/08/2022	William Buck Consulting (WA) Pty Ltd	\$11,825.00
		Attendance Of The Audit And Risk Committee Meeting 19.07.2022	
		Work-In-Progress Emergency Services Levy Internal Audit	
8660	15/08/2022	Workpower Incorporated	\$3,540.08
		Beach Access Maintenance - July 2022	
8661	15/08/2022	Workpower Incorporated	\$8,686.52
		Landscape Maintenance	
8662	15/08/2022	Yolk Syndicate 118 Pty Ltd	\$3,855.50
		Progress Claim 8 - Roydon Park Construction	
8663	15/08/2022	Zetta Pty Ltd	\$65,185.28
		Network Managed Services & Links	
8664	15/08/2022	Zipform Pty Ltd	\$23,531.35
		Printing - Annual Rates Notices 2022 / 2033	
8665	15/08/2022	B Wood	\$21.20
		Reimbursement - Parking Expense (Work Related Course)	
8666	15/08/2022	D Middlemass	\$975.00
		Study Reimbursement (Work Related Course)	
8667	15/08/2022	B McCawley	\$81.20
		Reimbursement - Training And Development In Asset Management	
8668	15/08/2022	C Gaudoin	\$67.04
		Parking Reimbursement For New Water Ways WSUD Training	
8669	15/08/2022	C Langsford	\$231.66
		Reimbursement - Airport Transfers	
8670	15/08/2022	Cancelled	\$0.00
8671	15/08/2022	E van Heyningen	\$208.24
		Reimbursement - Beverages - Conference	
8672	15/08/2022	K Russell	\$1,350.00
		Reimbursement - Study Assistance	
8673	15/08/2022	K Govender	\$775.00
		Reimbursement - Chartered Accountant – Annual Subscription Fee	
8674	15/08/2022	G Maximo	\$60.00

		Reimbursement - Bankwest Audit Certificate	
8675	15/08/2022	R Bennett	\$52.60
		Reimbursement - Drop Bolts And Screws For Gates On The New Recycling Station At Wangara Greens	
8676	15/08/2022	M Blackmore	\$20.00
		Reimbursement - USBs For MRRG Submissions	
8677	15/08/2022	Cancelled	\$0.00
8678	15/08/2022	R Somerford	\$1,325.00
		Reimbursement - Practising Certificate	
8679	15/08/2022	S Moss	\$16.50
		Reimbursement - Stationary For Information Session	
8680	15/08/2022	S Nolan	\$50.63
		Reimbursement - Parking For Training	
8681	15/08/2022	S Bai	\$775.00
		Reimbursement - Profession Membership Fees	
8682	15/08/2022	S Marmion	\$23.22
		Reimbursement - Parking Fee - Economic Development Australia Event	
8683	15/08/2022	Mr B Jones	\$39.55
		Reimbursement - 2022 Diaries For Field Crew	
8705	18/08/2022	Advanteering - Civil Engineers	\$726,678.77
		Progress Claim 3 - Splendid Park Cycling Track Upgrade	
8706	18/08/2022	BP Australia Ltd	\$132,341.71
		Fuel Issues For The City	
8707	18/08/2022	Stiles Electrical & Communication Services Pty Ltd	\$107,242.52
		Progress Claim 3 - Automatic Gates And CCTV In Various Sites	
8708	18/08/2022	Stiles Electrical & Communication Services Pty Ltd	\$77,577.30
		Progress Claim 1 - Wangara CCTV Upgrade	
8709	18/08/2022	Tah Land Pty Ltd	\$480,000.00
		Legal Fees - Tah Land - Settlement	
8710	18/08/2022	Viva Energy Australia Pty Ltd	\$83,094.27
		Fuel Issues For The City	
8722	22/08/2022	Action Glass & Aluminium	\$1,686.08
		Glazing Services	
8723	22/08/2022	Akwaaba African Drumming	\$577.50
		Workshop - African Drumming & Drum Making Workshop	
8724	22/08/2022	Alexandra Byfield	\$212.25
		Hire Fee Refund	
8725	22/08/2022	Alinta Gas	\$372.55
		Gas Supplies	
8726	22/08/2022	All Australian Safety Pty Ltd	\$445.87
		PPE Supplies - Safety Glasses	

8727	22/08/2022	Rates Refund	\$653.53
8728	22/08/2022	Aquatic Leisure Technologies	\$172.63
		Refund - Jadu System Error	
8729	22/08/2022	Ati-Mirage	\$10,890.00
		Training - Leading WHS For Supervisors & Managers	
8730	22/08/2022	Atlas Dry Cleaners	\$46.42
		Trees & Conservation Dry Cleaning	
8731	22/08/2022	Aussie Natural Spring Water	\$22.50
		Bottled Water - Yanchep Hub	
8732	22/08/2022	Australian Airconditioning Services Pty Ltd	\$741.76
		Airconditioning Maintenance	
8733	22/08/2022	Australian Human Resources Institute Ltd	\$735.00
		Memberships - Organisational & Professional	
8734	22/08/2022	Australian Karen Organisation of WA Inc	\$141.50
		Hire Fee Refund	
8735	22/08/2022	Australian Taxation Office	\$1,115,532.00
		Payroll Deductions	
8736	22/08/2022	Aveling Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8737	22/08/2022	Azure Painting Pty Ltd	\$3,520.00
		Woodwork Oiling - Yanchep Open Space Playground & Windlass Park	
8738	22/08/2022	Ball & Doggett Pty Ltd	\$249.57
		Paper Supplies - Print Room	
8739	22/08/2022	Benara Nurseries	\$8,116.78
		Supply Plants	
8740	22/08/2022	Better Pets and Gardens Wangara	\$526.72
		Animal Care Centre Supplies	
8741	22/08/2022	BGC Concrete	\$304.48
		Concrete Supplies - Roulettes Parade	
8742	22/08/2022	Bladon WA Pty Ltd	\$181.81
		Corporate Uniform Issues	
8743	22/08/2022	Blueprint Homes (WA) Pty Ltd	\$5,925.22
		Refund - Jadu System Error - Payment Taken Twice	
8744	22/08/2022	Bollig Design Group Ltd	\$1,320.00
		Professional Services - Wanneroo BMX Pearsall Upgrade	
8745	22/08/2022	Boral Construction Materials Group Ltd	\$522.06
		Kerb Mix - Andromeda Loop	
8746	22/08/2022	Brandon Shortland	\$506.22
		Second Prepayment Excess - Brandon Shortland	
8747	22/08/2022	Rates Refund	\$799.89
8748	22/08/2022	Bridge42	\$7,040.00
		Funding Models For The AARC	
8749	22/08/2022	Brownes Foods Operations Pty Limited	\$342.35
		Milk Deliveries	
8750	22/08/2022	Building & Construction Industry Training Board	\$27,457.92



		Collection Agency Fee Payments - 01.07.2022 - 31.07.2022	
8751	22/08/2022	Cameron Chisholm & Nicol (WA) Pty Ltd	\$412.50
		Design Review Panel Services 28.07.2022	
8752	22/08/2022	Car Care (WA) Mindarie	\$423.50
		Cleaning Of Community Buses	
8753	22/08/2022	Car Care Motor Company Pty Ltd	\$3,848.00
		Vehicle Services	
8754	22/08/2022	Carramar Resources Industries	\$149.40
		Disposal Of Rubble	
8755	22/08/2022	Carving Concrete Construction Pty Ltd	\$14,850.00
		Repairs - Kingsbridge & Grandis Skateparks	
8756	22/08/2022	CDM Australia Pty Ltd	\$54,325.70
		Professional Services - Level 1 & 3: Business Hours System Administrator(Daily Rate) To Assist With General Duties	
8757	22/08/2022	Chemical Essentials Pty Ltd	\$1,144.00
		Vet Disinfectant 5L	
8758	22/08/2022	Cherry's Catering	\$3,434.45
		Catering - Council Dinner - 23.06.2022	
		Catering - Special Council Forum - 16.08.2022	
		Catering - Working Dinner - 21.06.2022	
8759	22/08/2022	City of Fremantle	\$2,908.53
		Long Service Leave Recoup - G Tattersall	
8760	22/08/2022	Complete Office Supplies Pty Ltd	\$429.84
		Stationery Items	
8761	22/08/2022	Contra-Flow Pty Ltd	\$8,925.68
		Traffic Management Services	
8762	22/08/2022	Corsign (WA) Pty Ltd	\$4,862.00
		Remove Analogue Fire Danger Rating Sign & Cover 5 Existing Solar Fire Danger Rating Signs	
		Signs - Caution Glyphosate Being Applied & Caution Fusillade Being Applied	
8763	22/08/2022	Cossill & Webley Consulting Engineers	\$1,650.00
		Consulting Engineering Services - 2022 / 2023 Linemarking Program - Blackmore Avenue	
8764	22/08/2022	CR Kennedy & Co Pty Ltd	\$4,964.60
		Leica Service Contract	
		Leica CS20 Survey Controller – Replacement Face And Rubber Outer	
		Panasonic AC Adapter	
8765	22/08/2022	Critical Fire Protection & Training Pty Ltd	\$941.55
		Service Fire Detection Equipment	
8766	22/08/2022	Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8767	22/08/2022	DC Golf	\$102,220.10
		Commission Fees - Carramar Golf Course	
		Commission Fees - Marangaroo Golf Course	
8768	22/08/2022	Department of Planning, Lands and Heritage	\$5,815.00

		Application Fee - Aron Bell - Lot 7 Bernard Road North Carabooda - DA2022/989	
8769	22/08/2022	Double G (WA) Pty Ltd	\$50,430.28
		Irrigation Installation - Marangaroo Golf Course	
		Irrigation Repairs / Adjustments - Various Locations	
8770	22/08/2022	Cancelled	\$0.00
8771	22/08/2022	Dowsing Group Pty Ltd	\$24,326.18
		Concrete Footpath - Yanchep Beach Road	
8772	22/08/2022	Drainflow Services Pty Ltd	\$1,688.93
		Sweeping Of Russell Road, Madeley	
8773	22/08/2022	Rates Refund	\$786.02
8774	22/08/2022	Ergolink	\$1,149.06
		Office Equipment - Office Chair & Footrest	
8775	22/08/2022	External Works	\$1,144.00
		Maintenance - Jindalee Foreshore	
8776	22/08/2022	First Homebuilders Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8777	22/08/2022	Fleet Network	\$129.42
		Input Tax Credits For Salary Packaging	
8778	22/08/2022	Frontline Fire & Rescue Equipment	\$1,320.94
		Service - Two Rocks Light Tanker	
8779	22/08/2022	FUJIFILM Business Innovation AUSTRALIA Pty Ltd	\$4,840.00
		Ezescan Maintenance	
8780	22/08/2022	Fusion Applications Pty Ltd	\$19,133.13
		Oracle Specialist Services Consulting Fees	
8781	22/08/2022	Geoff's Tree Service Pty Ltd	\$41,704.85
		Pruning Services For The City	
8782	22/08/2022	GPC Asia Pacific Pty Ltd	\$515.35
		Vehicle Spare Parts	
8783	22/08/2022	Rates Refund	\$967.53
8784	22/08/2022	Grand Toyota	\$642.00
		Vehicle Spare Parts	
8785	22/08/2022	Hardik Mandaliya	\$312.70
		Hire Fee Refund	
8786	22/08/2022	Hickey Constructions Pty Ltd	\$9,097.72
		Remove Existing Garden Edging In Sand Pit And Replenish Sand As Required. Supply And Install Single Course Limestone Wall To Assist With Sand Drift Around Playground Area - Seadler Park	
8787	22/08/2022	Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
8788	22/08/2022	Hose Right	\$54.34
		Vehicle Hoses	
8789	22/08/2022	i3 Consultants WA	\$2,744.50
		Detailed Design Road Safety Audit - Construct Roundabout At Investigator Parade	
8790	22/08/2022	Iconic Property Services Pty Ltd	\$47,775.91

		Cleaning Services	
8791	22/08/2022	Ideal Homes Pty Ltd	\$147.00
		Refund - Development Application - Withdrawn	
8792	22/08/2022	IMCO Australasia Pty Ltd	\$2,939.20
		Asphalt Repair 20kg Bags	
8793	22/08/2022	Integrity Industrial Pty Ltd	\$56,687.55
		Casual Labour	
8794	22/08/2022	Integrity Industrial Pty Ltd	\$10,250.51
		Casual Labour	
8795	22/08/2022	Integrity Staffing	\$1,697.41
		Casual Labour	
8796	22/08/2022	Interfire Agencies Pty Ltd	\$1,293.18
		Fire Safety Equipment & Vehicle Spare Parts	
8797	22/08/2022	J Blackwood & Son Ltd	\$2,055.81
		Hand Sanitiser, Gloves & Pruning Saw - Stores Stock	
8798	22/08/2022	J Blackwood & Son Ltd	\$155.78
		Antibacterial Wipes & Hand Sanitiser - Stores Stock	
8799	22/08/2022	Japanese Truck & Bus Spares Pty Ltd	\$362.05
		Vehicle Spare Parts	
8800	22/08/2022	Jobfit Health Group Pty Ltd	\$2,948.00
		Medical Fees	
8801	22/08/2022	Kerb Direct Kerbing	\$20,796.89
		Kerbing Works & Traffic Control - Belgrade Road & Ashley Avenue	
8802	22/08/2022	Kinetic IT Pty Ltd	\$685.30
		Security Consultant Fees	
8803	22/08/2022	Kingsway Christian Education Association Incorporated	\$500.00
		Deposit For Australian Day Citizenship Ceremony - 25 & 26 January 2023	
8804	22/08/2022	Kleenheat Gas Pty Ltd	\$736.64
		Gas Charges - 29.04.22 - 04.07.22	
8805	22/08/2022	Kleenit	\$449.97
		Graffiti Removal Services	
8806	22/08/2022	La Vida Australia Pty Ltd	\$3,510.47
		Refund - Jadu Application - Submitted Twice By Error	
8807	22/08/2022	Landcare Weed Control	\$51,130.99
		Landscape Maintenance	
8808	22/08/2022	Landgate	\$1,663.80
		Land Enquiries For The City	
8809	22/08/2022	LGISWA	\$4,299.20
		Insurance Excess - Motor Vehicle	
		Property Register Adjustment	
8810	22/08/2022	Lightforce Assets Pty Ltd	\$4,207.50
		Repair Guardrail - Littleham / Tapping Way	
8811	22/08/2022	Linemarking WA Pty Ltd	\$440.00

		Pavement Marking & Associated Works - Hinchinbrook Ave Spotting	
8812	22/08/2022	Mackay Urban Design	\$990.00
		Design Review Panel - 304 Marangaroo Drive	
8813	22/08/2022	Mackay Urban Design	\$825.00
		Design Review Panel 28.07.2022	
8814	22/08/2022	Major Motors	\$356.06
		Vehicle Repairs / Spare Parts	
8815	22/08/2022	Rates Refund	\$2,155.68
8816	22/08/2022	Marketforce Pty Ltd	\$3,267.00
		Advertising Services	
8817	22/08/2022	Mastec Australia Pty Ltd	\$3,753.20
		900 Mini Bins	
8818	22/08/2022	Masters Youth Club	\$350.00
		Bond Fee Refund	
8819	22/08/2022	Materon Investments WA Pty Ltd	\$14,924.46
		Refund - Street & Verge Bonds	
		Refund - Jadu System Error - Payment Taken Multiple Times In Error	
8820	22/08/2022	Materon Investments WA Pty Ltd	\$4,000.00
		Refund - Street & Verge Bonds	
8821	22/08/2022	McGees Property	\$825.00
		Valuation Fees - Lagoon Drive - Property	
8822	22/08/2022	Michael Page International (Australia) Pty Ltd	\$3,520.16
		Casual Labour	
8823	22/08/2022	Mindarie Regional Council	\$62,640.34
		Refuse Disposal	
8824	22/08/2022	MNG Pty Ltd	\$455.00
		Refund - WAPC 157359 - DP422803 - Subdivision Lots Reduced From 34 Residential To 21 Residential	
8825	22/08/2022	Modus Compliance Pty Ltd	\$660.00
		Technical Advice Note - Aquamotion Northern Courtyard Exit Gate Fire Exit	
8826	22/08/2022	Mr Dean Winter	\$51.66
		Dog Registration Refund – Sterilisation	
8827	22/08/2022	Mr Mustafa Aljhwri	\$2,000.00
		Refund - Street & Verge Bond	
8828	22/08/2022	Rates Refund	\$1,905.67
8829	22/08/2022	Rates Refund	\$3,731.84
8830	22/08/2022	Ms Elizabeth Martin	\$2,000.00
		Refund - Street & Verge Bond	
8831	22/08/2022	Rates Refund	\$2,500.00
8832	22/08/2022	Nastech (WA) Pty Ltd	\$1,760.00
		Lease Area Survey - Mather Drive, Neerabup	
8833	22/08/2022	Natural Area Holdings Pty Ltd	\$5,500.00
		Wanneroo Lakes Debris Removal	
8834	22/08/2022	NoiseNet Operations Pty Ltd	\$2,695.00
		Dashboard Noise Monitor Hire & Noise Reports	

8835	22/08/2022	North Coast Auto & Marine Electrics	\$440.00
		Labour Onsite Standard - Inc Return Travel	
8836	22/08/2022	OEM Group Pty Ltd	\$4,193.99
		Vehicle Spare Parts	
8837	22/08/2022	Office Cleaning Experts	\$220.00
		Cleaning Services - Aquamation & Ferrara Park	
8838	22/08/2022	On Road Auto Electrics	\$1,717.00
		Vehicle Repairs	
8839	22/08/2022	On Tap Plumbing & Gas Pty Ltd	\$3,375.39
		Plumbing Maintenance	
8840	22/08/2022	Orbit Health & Fitness Solutions	\$240.13
		Repair Gym Equipment	
8841	22/08/2022	OSHGroup Pty Ltd	\$3,332.56
		Medical Fees	
8842	22/08/2022	Paperbark Technologies Pty Ltd	\$3,500.00
		Aboricultural Tree Survey Of 30 Trees At Broadview Park	
		Qtra Risk Assessment - Hainsworth Leisure Centre	
8843	22/08/2022	Perth Energy Pty Ltd	\$70.81
		Power Supplies	
8844	22/08/2022	Phil Barton	\$55.60
		Hire Fee Refund	
8845	22/08/2022	PK Technology Pty Ltd	\$2,042.40
		Install WAERN Radio - Deputy Chief Ranger	
8846	22/08/2022	Platinum Window Tinting & Glass Repair	\$968.00
		Install Safety Security Film To 2 Bobcats	
8847	22/08/2022	PLE Computers	\$869.00
		Computer Equipment	
8848	22/08/2022	Prestige Alarms	\$46,199.53
		CCTV Services / Alarm Monitoring	
8849	22/08/2022	Public Transport Authority	\$6,600.00
		Contribution - Design Of New Bus Stops - Jefferson Drive	
8850	22/08/2022	Ralph Beattie Bosworth	\$6,039.00
		Contract Administration - Dalvik Park Sports Amenities Building & Carpark	
8851	22/08/2022	Reliable Fencing WA Pty Ltd	\$6,814.91
		Fencing Works - Various Locations	
8852	22/08/2022	Residential Building WA Pty Ltd	\$327.00
		Refund - Building Application - Not Required	
8853	22/08/2022	Roads 2000	\$966.32
		Asphalt Supplies	
8854	22/08/2022	Safety World	\$1,139.60
		Uniform Issues	
8855	22/08/2022	Sifting Sands	\$2,672.63
		Monthly Sand Pit Cleaning	
8856	22/08/2022	Rates Refund	\$1,218.50
8857	22/08/2022	Slater-Gartrell Sports	\$528.00

		Repair 2 Tennis Nets And Install - Halesworth Park	
8858	22/08/2022	South West Corridor Development Foundation Inc	\$1,650.00
		Share Of Level 2 Contribution - Saving Our Snake-Necked Turtles	
8859	22/08/2022	Specialised Building Solutions Pty Ltd	\$1,573.00
		Structural Engineer Report - Hidden Valley Retreat	
8860	22/08/2022	Sphere Architects	\$6,110.50
		Concept Design - Ashby Building 3 Roof Repair	
8861	22/08/2022	Sports World of WA	\$734.25
		Stock For Resale - Aquamation	
8862	22/08/2022	SSB Pty Ltd	\$6,000.00
		Refund - Street & Verge Bonds	
8863	22/08/2022	St John Ambulance Western Australia Ltd	\$3,324.49
		Training Services & First Aid Supplies	
8864	22/08/2022	Statewide Pump Services	\$385.00
		Inspect Sewer Pump Fault - Wanneroo Recreation Centre	
8865	22/08/2022	Stewart & Heaton Clothing Company Pty Ltd	\$381.74
		Uniform Issues	
8866	22/08/2022	StrataGreen	\$472.16
		Arbortab Tree Tablets & Initiator Tables	
8867	22/08/2022	Sunny Industrial Brushware	\$770.88
		6 Gutter Brooms	
8868	22/08/2022	Superior Nominees Pty Ltd	\$5,050.87
		Playground Equipment Repairs	
8869	22/08/2022	Supreme Shades Pty Ltd	\$48,433.00
		Remove Shade Sails - Various Locations	
8870	22/08/2022	Synergy	\$4,593.76
		Power Supplies	
8871	22/08/2022	Synergy	\$6,379.99
		Power Supplies	
8872	22/08/2022	Synergy	\$590,090.00
		Power Supplies	
8873	22/08/2022	Taimyza Shaw	\$2,000.00
		Refund - Street & Verge Bond	
8874	22/08/2022	Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$3,474.87
		Refund - Development Application - Duplicate	
8875	22/08/2022	Technologically Speaking	\$300.00
		Servicewa App Grant - Digital Literacy Staff Training Workshop - Girrawheen Library	
8876	22/08/2022	Terravac Vacuum Excavations Pty Ltd	\$9,317.55
		Locations Of Services - Various Locations	
8877	22/08/2022	The Literature Centre Inc	\$3,706.56
		Workshop - Meet The Author - Gabriel Evans - 8 - 11 August 2022	
8878	22/08/2022	Thirty4 Pty Ltd	\$233.20



		Qnav Monthly Subscription	
8879	22/08/2022	TJ Depiazzi & Sons	\$13,059.64
		Mulch Deliveries	
8880	22/08/2022	Toolmart	\$90.00
		Pinch Bar - Tool Purchase	
8881	22/08/2022	Toolsafe	\$147.18
		Hinge - Hardware Purchase	
8882	22/08/2022	Trailer Parts Pty Ltd	\$472.63
		Vehicle Spare Parts	
8883	22/08/2022	Training Services Australia	\$1,045.00
		Training - Health & Safety Representative Course 15 - 19.08.2022	
8884	22/08/2022	Trophy Shop Australia	\$68.50
		Employee Name Badges	
8885	22/08/2022	Truck Centre WA Pty Ltd	\$122.90
		Vehicle Spare Parts	
8886	22/08/2022	V Lambda Lighting Design	\$1,072.50
		Progress Claim - Lighting Design Services - Dalvik Park Sports Amenities Building	
8887	22/08/2022	Vermeer (WA & NT)	\$1,152.18
		2 Knee Bar Switches, Retrieve Winch Rope & Feed Through Winch Boom To Connect To Hook	
8888	22/08/2022	WA Garage Doors Pty Ltd	\$242.00
		Repair Roller Door - Girrawheen Library	
8889	22/08/2022	WA Limestone Company	\$1,078.55
		Limestone Supplies	
8890	22/08/2022	Wanneroo Central Bushfire Brigade	\$1,000.00
		Reimbursement - 4 Controlled Burns	
8891	22/08/2022	Wanneroo Central Bushfire Brigade	\$9,887.75
		Reimbursement - Purchases For Operational Purchases - Catering, Portable Freezer/Fridge, Generator, Stationery etc.	
8892	22/08/2022	Wanneroo Electric	\$6,782.12
		Electrical Maintenance - Various Locations	
8893	22/08/2022	Wanneroo Patios	\$345.26
		Refund - Jadu System Error - Payment Taken Again In Error	
8894	22/08/2022	Water Corporation	\$52.92
		Water Charges	
8895	22/08/2022	Water Corporation	\$59.62
		Water Charges	
8896	22/08/2022	West Coast Turf	\$4,191.00
		Lay Turf - Carramar Golf Course	
8897	22/08/2022	Western Australian Local Government Association	\$1,518.00
		Training - Developing Specifications For Excellence - 2 Attendees	
8898	22/08/2022	Western Irrigation Pty Ltd	\$3,620.64
		Irrigation Equipment	

8899	22/08/2022	Western Irrigation Pty Ltd	\$767.25
		Irrigation Equipment	
8900	22/08/2022	Wilson Security	\$2,335.07
		Security Services For The City	
8901	22/08/2022	Work Clobber	\$870.30
		PPE / Uniform Issues	
8902	22/08/2022	Workpower Incorporated	\$4,130.50
		Weed Control - Various Locations	
8903	22/08/2022	Worldwide Joondalup Malaga	\$495.00
		Printing - Business Wanneroo Branded Merchandise - Notepads	
8904	22/08/2022	WSP Australia Pty Ltd	\$12,945.60
		Microsim Traffic Modelling	
8905	24/08/2022	Australia Post	\$14,693.69
		Postage Charges For The City	
8906	24/08/2022	Australia Post	\$7,682.18
		Postage Charges For The City	
8907	25/08/2022	Lauren Smyth	\$349.00
		Replacement Of Basketball Hoop Removed From Property During Bulk/Junk Collection	
		<b>Total EFT Payments</b>	<b>\$13,226,796.51</b>
<b>CREDIT CARD RECONCILIATIONS</b>			
15	16/08/2022	CBA Corporate Card	
		Harinder Singh	
15-1		Waste Management - WA Breakfast With The Minister - 2 Attendees	\$141.82
15-2		Qantas Airways Limited - LG Management Challenge Return Flights - Adelaide	\$1,327.90
15-3		Virgin Australia - Credit Card Surcharge From Virgin Australia	\$6.20
15-4		Virgin Australia - LG Management Challenge Flights - Adelaide	\$660.00
15-5		Western Power - Installation Of Street Light Greenwood Retreat Alexander Heights	\$497.92
15-6		Green Building Council - Training - Insights Into Innovations In Energy Storage	\$104.50
15-7		Department Of Biodiversity Conservation And Attraction - Flora Taking License	\$75.00
		<b>Total CBA Payments</b>	<b>\$2,813.34</b>
16	16/08/2022	NAB Corporate Card	
		Advocacy & Economic Development	
16-1		Annual Credit Card Fee	\$5.00
16-2		Do Gooder Subscription - Subscription - Advocacy Campaign	\$817.94

16-3		Facebook - Social Media Promotion - Discover Wanneroo Competition Mindarie	\$60.03
16-4		Local Government Managers - Event Attendance - Property And The Economy In WA	\$80.00
16-5		Qantas Airways - Travel Expenses - LG Pro Australasian Management Challenge	\$678.35
16-6		QRSTUFF - QR Code Generator - 6 Month Subscription	\$76.72
		Building Maintenance	
16-7		Ampelite Australia P/L - Wonderglass GC	\$119.69
16-8		Annual Credit Card Fee - 14	\$70.00
16-9		Barnetts Architectural Hardware - Hardware Purchases	\$659.12
16-10		Bunnings - Hardware Purchases	\$6,365.27
16-11		Calidad Industries - Opal Dome	\$337.70
16-12		CSR Gyprock Trade Centre - Aquachek / Various Items	\$399.30
16-13		Galvins Plumbing Supplies - Brackets & Grate	\$10.19
16-14		Lindan Pty Ltd - Uniform Issue	\$71.50
16-15		Midland Plasterboard - Tubes	\$11.00
16-16		Officeworks - Stationary And Diaries For Outside Workforce	\$124.61
16-17		Pattos Paint Shop - Paint Supplies	\$176.78
16-18		RSEA Pty Ltd - Uniform Issue	\$903.95
16-19		Rynat Industries Australia - Bob Key	\$22.22
16-20		SAS Locksmithing - Duplicate Keys Cut	\$61.96
16-21		Action Lock Service - Keys Cut	\$14.00
16-22		Valspar - Paint Supplies	\$1,050.85
16-23		Work Clobber - Uniform Issue	\$627.60
		Communications & Brand	
16-24		Annual Credit Card Fee	\$5.00
16-25		Camera Electronic - General Material Expenses	\$317.14
16-26		Campaignmonitor - Digital Publishing Tool	\$4,787.79
16-27		Facebook - Advertising	\$1,378.00
16-28		Freshworks Inc - Content Management System	\$1,532.70
16-29		Local Government Managers - Communication Training Course Fee x 2	\$68.00
16-30		State Of Social 21 - Communication Training Course Fee	\$990.00
16-31		Teamviewer Pty Ltd - Membership And Subscription Expenses	\$634.80
16-32		Yumpu Publishing - Monthly Subscription - Web Based Platform To Host E-Newsletters And Other Publications (Wanneroo Link, Digital Edition Of What's Happening Mag)	\$141.49
		Community Development Team	
16-33		Coles - Catering - Community Workshop	\$9.25

16-34		Annual Credit Card Fee	\$5.00
		<b>Community Safety &amp; Emergency Management</b>	
16-35		Reconyx - Covert Camera Licenses	\$29.37
16-36		Annual Credit Card Fee	\$5.00
16-37		City Of Joondalup - Parking - Homelessness Hub Launch	\$4.00
		<b>Council &amp; Corporate Support - Hospitality</b>	
16-38		Aldi Stores - Catering Items - In House Hospitality Requests Inclusive Of Ashby Training 18.07.2022	\$21.55
16-39		Annual Credit Card Fee	\$5.00
16-40		Coles - Solv It Cleaner To Remove Stickers From Bins & Catering Items - In House Hospitality Requests	\$505.50
16-41		Liquorland - Beverages - Various Functions & Events For And When Required July 2022	\$259.00
16-42		Wanneroo Fresh - Catering Items - In House Hospitality Requests Inclusive Of Ashby Training 18 July 2022 & Corporate Induction And Gathering & Growing In Makaru-Community	\$28.40
16-43		Subway Wanneroo - Catering - Inclusive Of Ashby Training & Corporate Induction 7 July 2022	\$240.55
		<b>Customer &amp; Information Services</b>	
16-44		Adobe - Photoshop Monthly Subscription	\$14.29
16-45		Annual Credit Card Fee	\$5.00
16-46		Gethomesafe - Monthly Software Subscription	\$444.31
16-47		MSL* Onlineassetlabels - 22 Asset Labels (500 Quantity)	\$467.50
16-48		Paypal - 15 USB Chargers For Asset Tablets	\$285.00
16-49		Paypal - 32 Philex USB-C & USB -A Wall Charger - Asset Tablets	\$608.00
16-50		Paypal - Charge Name: Zoom Standard Pro Monthly	\$46.18
16-51		Paypal - Charging Cabinet For 32 Tablets	\$1,734.59
16-52		Paypal - Zoom Accounts - Charge Name: Standard Biz Monthly	\$1,539.46
16-53		Sidra Solutions - 2 Intersection 9 Plus / 1PC, 1 Intersection 9 Network / 1PC	\$1,738.00
		<b>Engineering Maintenance</b>	
16-54		Ajar Enterprises Pty - Rubber - Skid Steer Trailer	\$293.39
16-55		Annual Credit Card Fee	\$10.00
16-56		Bunnings - Hardware Purchases	\$1,144.85
16-57		Image Bollards - Wheel Stops / Fixings	\$1,233.21
16-58		L And T Venables Pty Ltd - Bolts Grinder	\$19.54
16-59		Lindan Pty Ltd - Uniform Issue	\$606.10

16-60		Master Hose Pty Ltd - Ball Valve / Pump / Hose Fittings	\$111.56
16-61		RSEA Pty Ltd - Uniform Issue	\$359.85
16-62		Safetyculture Plus - SWMS Template	\$89.95
		<b>Fleet Maintenance</b>	
16-63		Blackwoods - Uniform Issue	\$490.05
16-64		Cool Breeze Rentals - Jetfire LPG Heater Hire For Large Workshop	\$412.50
16-65		Industrial Power Equip - Vehicle Air Filter	\$35.00
16-66		L And T Venables Pty Ltd - Bolts & Nuts	\$139.13
16-67		Motor Trade Association Of WA - 2 Day Training Bosch Electronic Fundamentals & Sensor Diagnosis - 1Attendee	\$738.10
16-68		Nara Training & Assessment - Working From Heights Training - 2 Attendees	\$480.00
16-69		Noregon Systems - Allison Transmission Diagnostic Software Annual Renewal	\$663.50
		<b>Heritage Education</b>	
16-70		Annual Credit Card Fee	\$5.00
16-71		Bookwhen - Software Subscription - Museum In A Box Online Booking System	\$39.00
16-72		Coles - Catering Items - Volunteer Morning Tea	\$62.25
16-73		Flowerama - Artificial Flowers - Art Activity - Buckingham House	\$178.60
16-74		Garden In A Bag - Firewood - Buckingham House Education	\$144.00
16-75		Kmart - Watercolour Paper - Heritage Education Program	\$32.00
		<b>Kingsway Indoor Stadium</b>	
16-76		Big W - HP Wireless Keyboard And Mouse	\$39.95
16-77		Bunnings - Hardware Purchases	\$79.76
16-78		Facebook - Facebook Advertising	\$445.17
		<b>Library Services</b>	
16-79		Aldi Stores - Catering Items – Program Materials	\$5.09
16-80		Amazon Web Services - Repatriation Website	\$22.68
16-81		Annual Credit Card Fee	\$25.00
16-82		Booktopia Pty Ltd - Library Book Stock	\$42.90
16-83		Cleverpatch Pty Ltd - Project Materials	\$304.82
16-84		Coles - Catering Items - Project Materials	\$24.00
16-85		Dymocks Online - Library Book Club Kits & Book Stock	\$655.36
16-86		ED Resources Pty Ltd - Front Of House Services	\$88.13
16-87		Kmart - Program Materials	\$102.50
16-88		Museums Australia - Membership - AMAGA	\$244.00

16-89		Officeworks - Library Stationery Supplies	\$307.84
16-90		Wanewsdtd - Library Newspapers	\$432.00
16-91		Woolworths - Refreshments For Junior Program	\$21.95
		<b>Parks &amp; Conservation Management</b>	
16-92		Annual Credit Card Fee	\$15.00
16-93		Boya Equipment Pty Ltd - Backpack Sprayers & Carry Strap	\$504.24
16-94		Bunnings - Hardware Purchases	\$226.00
16-95		Nutrien Ag Solutions - Kamba For Use On Vehicle 95290	\$35.99
16-96		Work Clobber - Uniform Issue	\$737.20
		<b>People &amp; Culture</b>	
16-97		Annual Credit Card Fee	\$5.00
16-98		Domino's - Catering - Assets WHS Project Roll-Out & Support	\$103.00
16-99		Qantas Airways - Flight To Adelaide - Team Leader Information Management - Attend Professional Development Training - The AMC National Awards	\$332.40
16-100		Rehab Co - Pre-Employment D & A Test	\$47.60
16-101		Sonic Healthplus - Pre-Employment D & A Test	\$82.50
16-102		Subway Wanneroo - Catering - Assets WHS Project Roll-Out & Support	\$65.00
16-103		Virgin Australia - Flight To Perth - Team Leader Information Management - Attend Professional Development Training - The AMC National Awards	\$333.10
		<b>Place Management</b>	
16-104		Annual Credit Card Fee	\$20.00
16-105		Kmart - Craft Material - Events	\$406.10
16-106		Officeworks - Craft Materials - Events	\$171.77
16-107		Paypal - E-Book - Mainstreet Management Strategies	\$39.95
16-108		Pricesavers Butler - Craft Materials - Events	\$34.00
16-109		Pricesavers Joondalup - Craft Materials - Events	\$42.00
16-110		The Reject Shop - Craft Materials - Events	\$60.25
16-111		Wanewsadv - Death Notice Pioneer	\$107.63
		<b>Property Services</b>	
16-112		Kmart - Camera Memory Card	\$14.00
16-113		Annual Credit Card Fee	\$5.00
		<b>Surveys</b>	
16-114		Annual Credit Card Fee	\$5.00
16-115		Microsoft - Cloud Storage 100gb Monthly Subscription	\$3.00



		<b>Traffic Services</b>	
16-116		Annual Credit Card Fee	\$5.00
16-117		Totally Workwear - Uniform Issue	\$24.90
		<b>Tree &amp; Conservation Maintenance</b>	
16-118		Annual Credit Card Fee	\$5.00
16-119		Bunnings - Hardware Purchases	\$173.21
16-120		Corsign WA Pty Ltd	\$121.00
16-121		Lena Nursery - 2 Olive Trees	\$70.00
16-122		Spud Shed - National Tree Day Volunteer Morning Tea 31/07/2022	\$15.98
16-123		Stihl Shop Malaga	\$126.00
16-124		Total Tools - Tool Purchases	\$29.95
16-125		Work Clobber - Uniform Issue	\$927.30
		<b>Wanneroo Aquamotion</b>	
16-126		Annual Credit Card Fee	\$10.00
16-127		ASCTA - Swim Schools Australia Annual Membership	\$469.00
16-128		Campaignmonitor - Aquamotion Advertising	\$196.90
16-129		Coles - Crèche Craft Supplies & Swim Nappies - Resale Product	\$119.90
16-130		Facebook - Swim School Advertising	\$41.68
16-131		Jim Kidd Sports - Learn To Swim Equipment	\$33.90
16-132		Kmart 1395 - Batteries & Learn To Swim Equipment	\$8.75
16-133		Plineph Wanneroo Central - Ventolin For Aquamotion	\$38.93
16-134		RLSSWA - Advanced Resuscitation Training	\$150.00
16-135		Sea To Summit Pty Ltd - Waterproof Swim School Tablet Covers	\$258.93
16-136		St John Ambulance Australia - 3 Advanced First Aid Courses	\$393.75
16-137		wwc-communities - Working With Children Check	\$87.00
		<b>Waste Services</b>	
16-138		Annual Credit Card Fee	\$10.00
16-139		City Of Perth Parking - Parking - Ignite Leadership Course Day 1 & 2	\$27.26
16-140		Officeworks - General Materials	\$65.82
16-141		Typeform - Short Term Subscription To Survey Platform	\$43.30
16-142		University Of Western Australia - Parking - Ignite Leadership Course Day 3	\$10.00
		<b>Youth Services</b>	
16-143		Annual Credit Card Fee	\$20.00
16-144		Coles - Catering Items - Program Activities	\$857.10
16-145		DBCA Yanchep - Aboriginal Experience	\$150.00

		Presentation	
16-146		Kmart - Equipment - Program Activities	\$81.20
16-147		Little Summits Pty Ltd - Young People Entry To Venue	\$151.65
16-148		Meatswa Wangara Pty Ltd - Catering - African Drumming Circle	\$23.95
16-149		Needen Europa - Materials - Niny Bidi Six Seasons Themed Workshop	\$58.03
16-150		Officeworks - Stationary Purchases	\$273.80
16-151		Pearsall IGA - Catering - African Drumming Circle	\$25.90
16-152		Quick Fix Foods - Catering Items - Program Activities	\$6.00
16-153		Red Dot Stores - Materials - Program Activities	\$29.25
16-154		Spud Shed - Catering Items - Program Activities	\$306.21
16-155		Woolworths - Catering Items - Program Activities	\$239.75
		<b>Total NAB Credit Card</b>	<b>\$49,804.41</b>
<b>CANCELLED CHEQUES FROM PREVIOUS PERIOD</b>			
123206	27.06.2022	Sensei Project Solutions	-\$18,700.00
123273	18.07.2022	Truckline	-\$407.46
123083	16.05.2022	Black Dog Institute	-\$7,040.00
122795	25.02.2022	Jobfit Health Group Pty Ltd	-\$917.40
123266	11.07.2022	TeamViewer Germany GmbH	-\$634.80
123146	03.06.2022	Datacom Systems (AU) Pty Ltd	-\$9,285.14
122982	07.04.2022	Datacom Systems (AU) Pty Ltd	-\$2,950.20
		<b>Total</b>	<b>-\$39,935.00</b>
<b>JOURNALS</b>			
		Returned Creditor Reject Fees	\$10.00
		CBA Charges Moved To Correct GL	-\$2,813.34
		FER Lodgement Fees - 34 Unpaid	\$2,754.00
		<b>Total</b>	<b>-\$49.34</b>
<b>TOWN PLANNING SCHEME</b>			
		<b>Cell 1</b>	
		Brandon Shortland - Second Prepayment Excess	\$506.22
		Sonia Griffith - Second Prepayment Excess	\$506.22
		G Dunstan & K Jeffs - Second Prepayment Excess	\$1,012.46
		Lisa & Matthew Stray - Second Prepayment Excess	\$1,012.46
		Bazzo GHT WA - Second Prepayment Excess	\$17,956.20
		Gemmill Properties - Second Prepayment Excess	\$31,957.22

		<b>Cell 6</b>	
		Maria Filippone - Public Open Space Credit	\$36,018.00
		<b>Total TPS</b>	<b>\$88,968.78</b>
<b>General Fund Bank Account</b>			
		<b>Payroll Payments - August 2022</b>	
		09.08.2022	\$1,334.65
		09.08.2022	\$2,035.70
		09.08.2022	\$27,845.76
		09.08.2022	\$1,818,245.82
		23.08.2022	\$30,132.07
		23.08.2022	\$16,505.41
		23.08.2022	\$1,814,105.67
		29.08.2022	\$4,486.33
		29.08.2022	\$145,478.26
		<b>Total Payroll</b>	<b>\$3,860,169.67</b>
		<b>Total Muni Recoup</b>	<b>\$13,944,969.86</b>
		<b>Direct Payments Total (Includes Payroll And Advance Recoup)</b>	<b>\$17,805,139.53</b>

## Consultation

Nil

## Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of August 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

## **Moved Cr Wright, Seconded Cr Baker**

**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 August 2022, as detailed in this report.**

**CARRIED UNANIMOUSLY**

*Attachments: Nil*

*Cr Brett Treby declared an impartiality interest in item CS03-10/22 due to being the Chairperson of the Hepburn Centre.*

*Cr James Rowe declared an impartiality interest in item CS03-10/22 due to being the Vice Chairperson of the Hepburn Centre.*

*Cr Natalie Herridge declared an impartiality interest in item CS03-10/22 due to being a Board Member of the Hepburn Centre.*

## Property Services

### **CS03-10/22      Proposed Amended Commercial Terms for the Ground Lease to Department of Communities Ground Lease over Lot 800 (46) Highclere Boulevard, Marangaroo (Hepburn Centre)**

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File Ref:	6157V03 – 22/320943
Responsible Officer:	Acting Director Corporate Strategy & Performance
Attachments:	Nil
Previous Items:	<p>CS09-02/22 - Proposed Ground Lease to the Department of Communities over Lot 800 (46) Highclere Boulevard, Marangaroo (Hepburn Centre) - Ordinary Council - 15 Feb 2022 6:00pm</p> <p>CS04-12/18 - Proposed excision and purchase of a 326m2 portion of Crown Reserve 39479, John Moloney Park, Lot 10776 (34) Highclere Boulevard, Marangaroo - Ordinary Council - 11 Dec 2018 5.30pm</p> <p>CS04-08/17 - Proposed excision and purchase of a 326m2 portion of Crown Reserve 39479, John Moloney Park, Lot 107736 (34) Highclere Boulevard, Marangaroo - Ordinary Council - 22 Aug 2017 7.00pm</p> <p>PS05-02/18 - Support to Amendment No.144 to District Planning Scheme No. 2 - Lot 10776 (34) Highclere Boulevard, Marangaroo - Ordinary Council - 06 Feb 2018 7.00pm</p>

## Issue

To consider an amendment to the commercial terms of a ground lease to the Department of Communities (**Department**) over Lot 800 (46) Highclere Boulevard, Marangaroo (**Hepburn Centre**).

## Background

The background to the proposed lease, and the proposed commercial terms, were described in the report to the Ordinary Council Meeting on 15 February 2022 (item CS09-02/22).

The proposed lease supports the continued operation of the Hepburn Centre (a not-for-profit incorporated community group, formerly known as the Marangaroo Family Centre). The site is operated under a licence from the Department, with the Hepburn Centre providing important community programs and services to families in the southern suburbs of the City. These services include playgroups, learning English classes, training and skills workshops and rooms that are available to hire for community use on a casual basis.

In advance of the February 2022 report to Council, the Department had approved the lease document, which had been prepared by the City to incorporate the commercial terms.

Lease documents were issued to the Department after Council's approval in February 2022.

Following:

- requests by Administration for progress updates from the Department, which included City staff confirming to the Department that the lease terms were in accordance with the City's Leasing Policy; and
- a teleconference between City staff and the Department in late July 2022,

the Department advised in late July 2022 that it was seeking a \$1 (peppercorn) rent. This was a change from the 50% discounted market rent previously specified (and noted in the February 2022 report to Council).

## **Detail**

### **Basis for Peppercorn Rent**

The Department has requested the City reduces the rent to peppercorn. The Department has noted that, for community service sites in general:

- The Department is no longer funded to run community centre assets. The centres it retains are legacy projects, and similar arrangements would not be entered for new tenancies.
- To continue to run these centres, the Department has to find the funds from its general operational budgets.
- Due to the resource constraints, existing community centres are occupied on a peppercorn rent.
- Community service providers occupying the Department's community centre are permitted to remain in occupation:
  - as long as the provider entity and service offered has not changed; and
  - until they voluntarily wind up and/or vacate.

In the case of the Hepburn Centre site:

- The Department does not have funding to pay a market-based rent, even if the rent is discounted by 50%.
- From the 2019-20 financial year to the current time, the Department has spent approximately \$29,000 on maintenance at the Hepburn Centre. Based on the works identified in a building report in 2021, the Department estimates that a further \$130,000 will be required over the next ten years.
- The Department officer who had approved the original lease in advance of the Council report in February 2022 did so in error.

## **Consultation**

Administration has been in discussion with the Department regarding the proposed amendment to the lease terms.

The Department confirmed in early September 2022 that the original lease document was otherwise acceptable if the rent was adjusted to \$1 (peppercorn).

## **Comment**

The proposed amended rent is contrary to the Leasing Policy, which specifies that the rent should be market based (discounted by up to 50%). However, Administration notes that securing the lease with Department will result in the retention of an important community service site.



The Department subleases the building to the Hepburn Family Centre, which is an incorporated community group that manages the centre. If the City insisted on a greater rental and an agreement was not secured with the Department, the potential loss of the lease would adversely impact the Hepburn Centre, its service provision and the local community.

### Statutory Compliance

Under regulation 30 of the *Local Government (Functions and General) Regulations 1996* (WA), the proposed lease to the Department is an exempt disposition of property to which section 3.58 of the Act does not apply.

### Strategic Implications

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

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*  
*1.3 - Facilities and activities for all*

### Risk Management Considerations

Risk Title	Risk Rating
CO-001 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
CO-004 Asset Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

### Policy Implications

The amended rental amount is inconsistent with the Leasing Policy.

The Department is a lessee under Category 1 (Government) of the Leasing Policy, meaning that the rent payable should be determined by negotiation and based on market valuation discounted by 50%.

### Financial Implications

- The Department's requested change to the commercial terms will reduce the income the City receives from \$13,500 to \$1 (peppercorn) (if demanded). However, there is a risk that if the City does not approve the rent reduction, the Department will withdraw from the site and the viability of the Hepburn Centre will be in doubt.
- Although there is an opportunity cost for the City in foregoing potential rent, there is also a community benefit in the Hepburn Centre continuing to operate. Further, if the Department withdrew its support, this may prompt pressure on the City to provide significant, unbudgeted services or funding support.
- Even if the new lease is adjusted to a peppercorn rent, the Department will be responsible for all operational costs arising from the Premises, including maintenance

(including structural and capital items). The Department has agreed to this arrangement.

### **Voting Requirements**

Simple Majority

#### **Moved Cr Rowe, Seconded Cr Herridge**

**That Council NOTES the lease of a portion of Lot 800 (46) Highclere Boulevard, Marangaroo to the Department of Communities will be granted on a peppercorn rent (\$1.00 per annum, payable on demand) and otherwise in accordance with Council resolution CS09-02/22.**

**CARRIED UNANIMOUSLY**

*Attachments: Nil*

## Council & Corporate Support

### CS04-10/22 Determination of Council Meeting Dates - January to December 2023

File Ref: 30104V04 – 22/363777  
 Responsible Officer: Acting Director Corporate Strategy & Performance  
 Disclosure of Interest: Nil  
 Attachments: Nil

#### Issue

To determine the schedule for the 2023 Council meeting dates.

#### Background

The final Ordinary Council Meeting for 2022 is scheduled for Tuesday, 6 December 2022. Following this meeting, Council traditionally has a 'recess' until resuming in late January/early February of the new year.

This report details the proposed schedule for the January to December 2023 Council meeting dates for Council's consideration.

#### Detail

It is recommended that a schedule of Council Meeting dates be adopted for 2023, and that the existing four weekly cycle be continued.

Advance approval of Council Meeting dates allows forward planning for, and reduces potential conflict with, other civic and community responsibilities, functions and events of Council.

The 2023 Public Holidays (as approved by the *Western Australian Department of Mines, Industry Regulation and Safety*) are as follows:

Public Holiday	Day/Date 2023
New Year's Day	Sunday 1 January and Monday, 2 January
Australia Day	Thursday, 26 January
Labour Day	Monday, 6 March
Good Friday	Friday, 7 April
Easter Monday	Monday, 10 April
ANZAC Day	Monday, 25 April
Western Australia Day	Monday, 5 June
King's Birthday	Monday, 25 September
Christmas Day	Monday 25 December
Boxing Day	Tuesday, 26 December

As stated on the *Western Australian Department of Mines, Industry, Regulation and Safety* website:

*“...When New Year’s Day, ANZAC Day, or Christmas Day falls on a Saturday or Sunday the next following Monday is also a public holiday.*

*When Boxing Day falls on a Saturday the next following Monday is also a public holiday...”*

Source: (<https://www.commerce.wa.gov.au/labour-relations/public-holidays-western-australia>)

The above public holiday dates do not affect the proposed meeting dates. Minor adjustments will be made to administrative processes to account for the public holidays.

It is important to note the following variation to the standard four weekly meeting arrangements:

- Council Members’ Briefing Session to be held on Wednesday 12 April 2023 due to Easter public holidays;
- A Special Council Meeting is proposed to be held on 27 June 2023. This meeting is for the purpose of adopting the 2022/23 Annual Budget; and
- A Special Council Meeting is proposed to be held on 31 October 2023. This meeting is for the purpose of Appointing a Deputy Mayor and appointing Council Members to Council Committees and Groups.

The Annual General Meeting of Electors’ will be held on Monday, 11 December 2023.

The proposed Council Meeting schedule for 2023 is outlined below, with Briefing Sessions held one week prior.

#### **Proposed Schedule of 2023 Council Meeting Dates:**

<b>BRIEFING SESSION</b> <i>(All meetings commence at 6:00pm, unless otherwise indicated)</i>	<b>ORDINARY COUNCIL MEETING</b> <i>(All meetings commence at 6:00pm, unless otherwise indicated)</i>
Tuesday, 14 February 2023	Tuesday, 21 February 2023
Tuesday, 14 March 2023	Tuesday, 21 March 2023
<b>Wednesday, 12 April 2023</b>	Tuesday, 18 April 2023
Tuesday, 9 May 2023	Tuesday, 16 May 2023
Tuesday, 6 June 2023	Tuesday, 13 June 2023
	<b>Special Council Tuesday, 27 June 2023</b>
Tuesday, 11 July 2023	Tuesday, 18 July 2023
Tuesday, 8 August 2023	Tuesday, 15 August 2023
Tuesday, 5 September 2023	Tuesday, 12 September 2023
Tuesday, 3 October 2023	Tuesday, 10 October 2023
	<b>Special Council Tuesday 31 October 2023</b>
Tuesday, 14 November 2023	Tuesday, 21 November 2023
Tuesday, 5 December 2023	Tuesday, 12 December 2023
	<b>Annual General Meeting Monday, 11 December 2023</b>

The final 2022 Ordinary Council meeting is scheduled for Tuesday, 6 December 2022 and the first Briefing Session in 2023 is scheduled for Tuesday, 14 February 2023.

The resulting recess between 2022 and 2023 will be a nine-week recess over the Christmas and New Year holiday period. For comparison, the recess between 2021 and 2022 was nine weeks.

## Consultation

Internal consultation was undertaken to ensure the proposed dates align with required timeframes relating to administrative processes.

## Comment

The recommended program is a continuation of the existing four-week cycle for Council meetings. Should Council approve the proposed schedule, local public notice will be given in accordance with Regulation 12 of the *Local Government (Administration) Regulations 1996* (the **Regulations**).

## Statutory Compliance

The Act Section 5.3 and Section 5.4:-

### 5.3 Ordinary and special council meetings

- (1) *a Council is to hold ordinary meetings and may hold special meetings.*
- (2) *Ordinary meetings are to be held not more than 3 months apart.*
- (3) *If a Council fails to meet as required by subsection (2) the CEO is to notify the Minister of that failure.*

### 5.4 Calling Council meetings

*An ordinary or special meeting of a Council is to be held –*

- (a) *If called for by either –*
  - (i) *the Mayor or President; or*
  - (ii) *at least  $\frac{1}{3}$  of the Councillors,*  
*in a notice to the CEO setting out the date and purpose of the proposed meeting; or*
- (b) *if so decided by Council.*

The Regulations, Regulation 12:-

### 12. Meetings, public notice of (Act s. 5.25(1)(g))

- (1) *In this regulation —*  
**meeting details**, *for a meeting, means the date and time when, and the place where, the meeting is to be held.*
- (2) *The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —*
  - (a) *ordinary council meetings;*
  - (b) *committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.*

- (3) *Any change to the meeting details for a meeting referred to in subregulation (2) must be published on the local government's official website as soon as practicable after the change is made.*
- (4) *If a local government decides that a special meeting of the council is to be open to members of the public, the CEO must publish the meeting details for the meeting and the purpose of the meeting on the local government's official website as soon as practicable after the decision is made*

### **Strategic Implications**

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

- 7 ~ A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services*
- 7.1 - Clear direction and decision making*

### **Risk Management Considerations**

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

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority

**Moved Cr Treby, Seconded Cr Baker**

**That Council ADOPTS the schedule of 2023 Council Meeting dates for the period January 2023 to December 2023, as detailed in this report.**

**CARRIED UNANIMOUSLY**

*Attachments: Nil*



## **Chief Executive Office**

### **Advocacy & Economic Development**

*Cr Paul Miles left the meeting, the time being 7:57PM.*

*Cr Paul Miles returned to the meeting, the time being 8:00 PM*

### **CE01-10/22      Neerabup Industrial Area - Lot 9100 Business Plan**

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File Ref: 38805V02 – 22/302868  
Responsible Officer: Chief Executive Officer  
Attachments: 1

#### **Issue**

To consider the Business Plan for Major Land Transaction - Neerabup Industrial Area (**NIA**) Lot 9100 (**Attachment 1**) prepared in accordance with Section 3.59 of the Local Government Act 1995 (**Act**) for approval to advertise.

#### **Background**

In August 2020 (CEO3-08/20), Council unanimously requested Administration prepare a Business Plan for NIA for consideration by Council. On 2 March 2022, the City accepted a quotation from Bridge42 Pty Ltd for the provision of a Business Plan and supporting Financial Analysis Report for NIA Lot 9100.

The Business Plan and Financial Analysis Report were presented to the City's Neerabup Industrial Area Development Working Group (NIADWG) at its 17 August 2022 meeting. The following was resolved at the meeting:

*That the Neerabup Industrial Area Development Working Group:-*

- 1. NOTES that Administration will progress a peer review of the Business Plan to ensure compliance with the Act; and*
- 2. SUPPORTS Administration presenting the Business Plan for Major Land Transaction Neerabup Industrial Area Lot 9100 to Council for approval to advertise.*

#### **Detail**

A financial analysis and multi-criteria analysis was completed by Bridge 42 Pty Ltd in June 2022 to assess various development and delivery options for Lot 9100, identifying a preferred option based on financial return and alignment to the City's strategic objectives for the site and the broader NIA.

The following development and delivery options were analysed:

- Develop lots and sell;
- Develop lots and lease as ground leases;
- Develop lots and sell some lots and lease other lots as ground leases;
- Develop lots and sell most lots but also retain five lots and develop the improvements on those 5 lots and then lease those five lots; and
- Sell the englobo development site.

The preferred delivery option recommended is *Option 1 (Develop and Sell)*, whereby the City develops the site into 41 subdivided lots, and then sells the lots to market. This is recommended as the preferred delivery option as it:

- Provides the best financial return to the City;
- Ranks highest in the Multi Criteria Analysis; and
- Is the lowest risk in terms of being a standard subdivision and freehold sale of land.

At the NIADWG 14 June 2022 meeting, there was general agreement amongst the working group members that the preferred option was appropriate to detail in the Business Plan.

Based on the financial analysis, a draft Business Plan for Major Land Transaction Neerabup Industrial Area Lot 9100 was prepared in accordance with Section 3.59 of the *Local Government Act 1995* and corresponding Regulations. It outlines the proposed land development and subdivision of Lot 9100 within the NIA with the subdivisional land to be sold to market for the purpose of industrial use. The draft Business Plan was presented to the NIADWG at its 17 August 2022 meeting for review and feedback.

The draft Business Plan has now been peer reviewed and this process facilitated some revisions of the document to ensure compliance with the Act. The peer review also recommended that the option to sell the land as an englobo parcel should be retained as an alternative for inclusion in the Business Plan. It was also recommended that the englobo land value be treated as a cost to assess the additional income that would be generated to the City through the investment and effort in developing the land.

The rationale for retaining the englobo sale option is that the feasibility of the City undertaking the construction of the industrial lots is sensitive to the costs of development as well as the value of the englobo lot. Retaining this option will enable Council to make a future decision on which option to proceed with based on more accurate costings that will be available following the completion of the detailed engineering design as well as an updated valuation of the development ready englobo land parcel. Both of these data sets will reflect prevailing market conditions closer to the time of proceeding to tender (subject to Council consideration).

Given a final funding strategy is yet to be determined, two funding scenarios have been analysed, summarised below:

- Option 1: Single stage and fully funded via equity from the City (Reserves); and
- Option 2: Single stage and fully funded via a WATC Loan.

The financial performance of the two options, assuming land value is treated as a cost is summarised below:

	Option 1 – Full Equity via City	Option 2 – Full Loan via WATC
<b>Total Revenue</b>	\$26,471,683	\$26,471,683
<b>Total Costs</b>	<b>\$12,797,099</b>	<b>\$13,291,561</b>
<b>Land Value</b>	<b>\$9,000,000</b>	<b>\$9,000,000</b>
Gross Development Profit	\$4,674,584	\$4,180,122
Development Margin	21.45%	18.75%

The financial analysis indicates that after all expenses are paid, the City can achieve a development margin of between 18.75% and 21.45%, or a net development profit of between \$4.18 million and \$4.67 million. This result, based on current available information, indicates

that is worthwhile investing the capital and effort into subdividing the land, noting that the land value will also be realised at the time of sale as income to the City.

The draft Business Plan is shown at **Attachment 1**.

## Consultation

The overall project financial model has been presented and discussed with Council Members at a number of meetings, including Council Forums and the Ordinary Council Meeting 25 August 2020.

The Lot 9100 financial analysis has been presented and discussed at the NIADWG meeting on 14 June 2022. The draft Business Plan has been presented and discussed at the Neerabup Industrial Area Project Board meeting on 15 August 2022 and the NIADWG meeting on 17 August 2022.

## Comment

The development of Lot 9100 for industrial uses is a significant undertaking by the City. Given the requirement to be compliant under the Act through developing a business plan and undertaking advertising of that business plan, Administration progressed a peer review to ensure compliance. The changes recommended by the review have been reflected in the Business Plan shown at **Attachment 1** for consideration by Council.

An indicative milestone schedule is included in the Business Plan and this schedule details two future major decision points by Council. The first decision point, anticipated to be June 2023, is just prior to preparation of tender documentation when detailed costings and updated valuation advice will be available to inform a decision by Council on whether to proceed to tender or consider selling the englobo lot. If the tender proceeds to development phase, the next decision point will be when Council can decide whether or not to award the tender based on a confirmed cost of lot construction. If the cost of construction is determined by Council as being too high, the alternative to sell the englobo parcel remains an option. This second decision point will likely be in March 2024.

## Statutory Compliance

Section 3.59 of the *Local Government Act 1995* (LGA) sets out the steps required for commercial enterprises by local governments and Section 10 of the *Local Government (Functions and General) Regulations 1996* sets out the requirements for a business plan for a major trading undertaking.

As required by Section 3.59 of the LGA, local governments undertaking commercial enterprises are required to:

1. Prepare a business plan;
2. Undertake local and state wide advertising of the business plan; and
3. Consider any submissions received.

## 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	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 issue contained within this report have been identified and considered within the City's corporate and strategic risk registers. Action plans have been developed to manage this risk to support existing management systems.

## Policy Implications

Council Members are to be aware of the requirement to operate in alignment with the City's Strategic Land Policy.

## Financial Implications

The financial implications for this project are significant. The Business Plan indicates that using current available information, the City can achieve a net development profit of between \$4.18 million to \$4.67 million. This result indicates that is worthwhile investing the capital and effort into subdividing the land, noting that the land value (currently around \$9 million) will also be realised at the time of sale as income to the City.

## Voting Requirements

Simple Majority

## Moved Cr Treby, Seconded Cr Cvitan

That Council:-

1. **NOTES** that the Neerabup Industrial Area Development Working Group at its 17 August 2022 meeting **SUPPORTED** Administration presenting the Business Plan for Major Land Transaction Neerabup Industrial Area Lot 9100 to Council for approval to advertise; and
2. **ADOPTS** the Neerabup Industrial Area Lot 9100 Business Plan, as shown as Attachment 1, for advertising in accordance with section 3.59 of the *Local Government Act 1995*.

**CARRIED UNANIMOUSLY**

Attachments:

1. [Attachment 1 - 220923 Business Plan for Major Land Transaction NIA Lot 9100](#) 22/366513



## **BUSINESS PLAN FOR MAJOR LAND TRANSACTION**

### **NEERABUP INDUSTRIAL AREA – LOT 9100**

### **SUBDIVISION AND SALE PROPOSAL**

The City of Wanneroo acknowledges the Traditional Owners of this land, the Whadjuk people of the Noongar Nation; the Custodians of the lands on which the City is located and where we conduct our business.

We pay our respects to ancestors and Elders, past, present and future.



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## Introduction

The following Business Plan has been prepared in accordance with Section 3.59 of the *Local Government Act 1995* and corresponding Regulations.

It outlines the proposed land development and subdivision of Lot 9100 within the Neerabup Industrial Area ('NIA'), with the subdivisional land to be sold to market for the purpose of industrial use.

## Overview

### 1. Background

#### NEERABUP INDUSTRIAL AREA

The subject of this Business Plan is referred to as Neerabup Industrial Area Lot 9100, located within the NIA, approximately 32 kilometres from the Perth CBD.

The site, held in freehold by the City of Wanneroo ('City'), comprises an area of 16.2705 hectares and is currently undeveloped.

One of the relevant Goals within the City's Strategic Community Plan 2021 - 2031 is "*A vibrant, innovative City with local opportunities for work, business and investment*", within which the identified priorities are:

- **Strong and diverse local economy:** strong economy where local business is valued, supported and promoted and a diverse industry base.
- **Attract and support new and existing businesses:** a City where new and existing business grow and thrive.
- **Plan, develop and activate employment locations:** a wide variety of employment locations, ranging from town centres to large industrial hubs.
- **Develop local jobs and skills:** a range of opportunities for people to work locally and develop their skills.
- **Opportunities for investment:** a distinctive place to invest, attracting development and infrastructure.

A key measure of progress against this strategic goal for the City and its residents is "opportunities for local employment and access to businesses that provide for their daily needs". The development of the NIA (including the development of Lot 9100) is a key priority connected to this strategic goal, with the intent being to maximise the economic benefits of the site for the City's ratepayers and community.

#### SUBDIVISION OF LOT 9100

Western Australian Planning Commission approval for Freehold (Green Title) Subdivision of Lot 9100 was granted on 22 October 2021, being valid for a period of 4 years and subject to 21 conditions.

The approved plan of subdivision provides for 41 lots, ranging in area from 1,500m<sup>2</sup> to 4,700m<sup>2</sup>.

## 2. Site Summary

The particulars of the subject Lot 9100 are summarised below.



Figure 1: Lot 9100 illustrated on the site plan (left), current status (centre) and approved subdivision plan (right)

Item	Description
<b>Lot Details</b>	Lot 9100 on Deposited Plan 411322, comprised in Certificate of Title Volume 2938 Folio 771
<b>Address</b>	Mather Drive, Neerabup
<b>Distance from CBD</b>	32 Kilometres
<b>Site Area</b>	16.27 Hectares
<b>Tenure</b>	Freehold to the City of Wanneroo
<b>Zoning</b>	"Industrial Development" under the City of Wanneroo's District Planning Scheme No. 2 (DPS 2)
<b>Planning</b>	Approved subdivision plan for 41 lots



### 3. Current Status

A number of technical and market investigations have previously been undertaken for the subject site, including the following:

- Order of Magnitude Business Case (Stage 2) (2016)
- Neerabup Industrial Area Discussion Paper (2019)
- Market Rental Valuation – Proposed Ground Lease (2020)
- Neerabup Market Sounding Valuation (2022)

In addition, preliminary engineering and opinion of probable cost have been completed in line with the approved plan of subdivision.

Most recently, a financial analysis and multi-criteria analysis was completed in June 2022 to assess various development and delivery options for Lot 9100, and to identify a preferred development and delivery option based on financial return and alignment to the City's strategic objectives for the site and the broader NIA.

The multi-criteria analysis compared the development and delivery options against four primary objectives being Delivery Requirements (complexity); Strategic Objectives (alignment to Strategic Community Plan); Financial; and Market (expected demand for product mix).

The following development and delivery options were analysed:

- develop lots and sell;
- develop lots and lease as ground leases;
- develop lots and sell some lots and lease other lots as ground leases;
- develop lots and sell most lots but also retain 5 lots and develop the improvements on those 5 lots and then lease those 5 lots; and
- sell the englobo (entire) development site.

The preferred development and delivery option recommended was *Option 1 (Develop and Sell)*, whereby the City develops the site into subdivided lots, and then sell the lots to market. This was recommended as the preferred development and delivery option as it:

- Provides the best financial return to the City;
- Ranks highest in the Multi Criteria Analysis; and
- Is the lowest risk in terms of being a standard subdivision and freehold sale of land.

Additional valuation advice indicates that the option to sell the englobo development site should remain as a possible option subject to detailed costings and market conditions just prior to tender document preparation.



## Details of Proposal

### 1. Summary of Proposed Major Trading Undertaking

This Business Plan has been prepared to comply with the provisions of the *Local Government Act 1995* (WA), with respect to the following major land transaction being the development and subdivision of Lot 9100 into approximately 41 individual lots, to then be sold to market by the City.

Western Australian Planning Commission approval for Freehold (Green Title) Subdivision of Lot 9100 was granted on 22 October 2021, being valid for a period of 4 years and subject to 21 conditions.

The approved plan comprises 41 lots, as detailed in the table below:

Lot No.	Area (m <sup>2</sup> )	Lot No.	Area (m <sup>2</sup> )
1	4,661	22	2,711
2	4,620	23	2,349
3	4,239	24	2,137
4	2,913	25	1,784
5	3,061	26	4,449
6	2,696	27	4,452
7	1,521	28	2,068
8	2,785	29	2,076
9	2,721	30	2,251
10	2,721	31	2,251
11	2,721	32	4,365
12	2,721	33	2,376
13	2,723	34	2,376
14	3,415	35	3,702
15	2,200	36	3,832
16	2,200	37	2,663
17	2,200	38	3,107
18	2,801	39	2,898
19	3,152	40	2,089
20	3,249	41	2,375
21	3,388		

The proposed lots will be provided with standard services including water, sewer, power and communications (NBN). In addition, roads will include stormwater drainage infrastructure and block paved intersections, with retaining provided to the majority of the lot boundaries. This is in line with the concept design drawings and opinion of probable cost prepared by Wave International on behalf of the City.



## 2. Opportunities and Risks

The key opportunity presented is to commence subdivision works on one of the City's key strategic landholdings, which will assist with triggering and supporting further economic development and investment within the NIA, creating new local businesses, generating employment and attracting people to the area.

The development and sale of the subdivided lots at a time when market conditions have been favourable and experienced considerable growth over the past 12 to 18 months will also allow the City to maximise its return on investment and reinvest the revenue generated into other key strategic projects or initiatives.

A strategic risk review completed identified the following key risks:

- Uncertain market conditions;
- Cost escalation;
- Tight contractor market;
- Increased cost of finance; and
- Supply chain delays.

Appropriate mitigation strategies have been developed for the risks identified above and a detailed risk assessment will be undertaken upon formal commencement of the project.

## 3. Delivery Structure

Upon completion of a procurement process (Request for Tender), a preferred contractor will be endorsed by the City and appointed for the proposed subdivision / civil works. The works may be completed in stages and the Request for Tender may be for all of the works or for a stage.

It is expected that the likely delivery structure to be adopted will be:

- The lead contractor will be contracted to deliver the works and manage all day-to-day responsibilities of the site works (e.g. materials / equipment procurement, sub-contractor appointments, staffing, administration, works on site, etc.) in exchange for payment of a fixed price, as agreed in the contract; and
- The City, via an internal project manager and other external technical consultants (e.g. civil engineer), is responsible for managing the lead contractor and overseeing that delivery of the works are in accordance with the agreed scope and conditions of subdivision.

The specific objectives and formal scope delivery requirements of the contractor will be determined once the design of the works have been completed.

## 4. Financials

### CAPITAL COST

A valuation recently obtained by the City for the Lot 9100 englobo development site confirms that the \$9m value used in the financial analysis is within the range of values determined, albeit at the lower end of the range. Note that in order to establish and assess the additional income that would be generated to the City through the effort and investment in developing the land, the current land value is treated as a cost. This provides a more realistic evaluation of whether it is worth the effort and risk to subdivide and develop the land versus sell as is.





The capital cost of the proposed subdivision works is \$8,079,691 (ex. GST) however, additional allowances currently included comprise:

- Construction contingency of 20%;
- Development Contribution Scheme contribution at \$15/m<sup>2</sup>;
- Consultant fees at 10% of construction costs; and
- Sales and marketing costs.

After allowing for these items, the revised total cost is in the order of \$12.8 Million (ex. GST).

An updated cost estimate will need to be prepared once further design works have been progressed and in line with market conditions at that time (e.g. pre tender estimate). A revised valuation of the englobo Lot 9100 will also be obtained just prior to tender preparation to check the viability of sub-division and sale versus sale as an englobo lot.

## FUNDING

The City has advised that a level of internal funding (from reserves) is expected to be available for the development of Lot 9100 however the exact quantum is yet to be determined.

As such, it is anticipated that the development (design, approvals and subdivision works) will either be fully funded by the City, or alternatively partially funded by the City and the balance funded through a loan from the Western Australian Treasury Corporation ('WATC').

The extent of funding required will also depend upon the staging of the works.

## FEASIBILITY

A development feasibility has been prepared for the proposed delivery option (City develop the subdivided lots and sell to market).

Revenue and expenditure assumptions were developed based on market sounding undertaken, including benchmarking of sales / leasing evidence, research undertaken and agent consultation.

Given a final funding strategy is yet to be determined, two funding scenarios have been analysed, summarised below:

- Option 1: Single stage and fully funded via equity from the City (Reserves); and
- Option 2: Single stage and fully funded via a WATC Loan.

The financial performance of the two options, assuming land value is treated as a cost is summarised below:

	Option 1 – Full Equity via City	Option 2 – Full Loan via WATC
<b>Total Revenue</b>	\$26,471,683	\$26,471,683
<b>Total Costs</b>	<b>\$12,797,099</b>	<b>\$13,291,561</b>
<b>Land Value</b>	<b>\$9,000,000</b>	<b>\$9,000,000</b>
Gross Development Profit	\$4,674,584	\$4,180,122
Development Margin	21.45%	18.75%





The financial analysis indicates that after all expenses are paid, the City can achieve a development margin of between 18.75% and 21.45%. This result indicates that is worthwhile subdividing the land, noting that the land value will also be realised at the time of sale as income to the City.

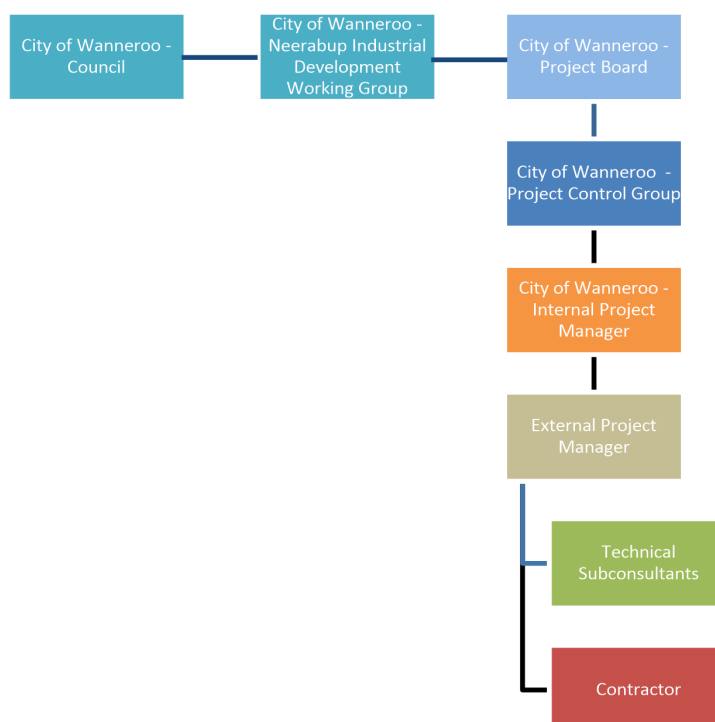
## 5. Contractor Procurement and Governance (Delivery)

### PROCUREMENT PROCESS

A procurement process for a suitably experienced and qualified contractor to undertake the subdivision works will need to be undertaken. This is anticipated to be in the form of a Request for Tender ('RFT'), whereby an RFT document is released to the open market, with respondents asked to provide a submission including experience, capability and organisational structure, financial capability and cost schedule, together with details of Occupational, Health and Safety systems and programme / methodology of how the works will be undertaken.

### GOVERNANCE STRUCTURE

The below governance structure indicates how the subdivision works for Lot 9100 will be managed on a day-to-day basis. There will be a requirement for a clear reporting structure between each entity.



## 6. Programme

An indicative implementation programme has been prepared to outline potential delivery timeframes, noting proposed dates will be subject to change, dependent upon Council decisions throughout the schedule, progression of the design and authority approvals and successful procurement of a contractor.



An indicative milestone schedule is provided below:

Task	Commencement	Completion	Status
<b>Council Approval to Proceed</b>	2015	October 2022	Business Plan Advertising
<b>Design Consultant Procurement</b>	January 2020	September 2020	Completed
<b>Approved Detailed Design &amp; Costing</b>	January 2022	March 2023	On Track
<b>Utility Providers Design Approval</b>	April 2023	June 2023	Anticipated
<b>Obtain Updated Valuation Advice (Council decision point)</b>	June 2023	June 2023	Anticipated
<b>Prepare Construction Tender</b>	July 2023	September 2023	Anticipated
<b>Construction Tender</b>	October 2023	November 2023	Anticipated
<b>Tender Evaluation</b>	December 2023	February 2024	Anticipated
<b>Award Tender (Council decision point)</b>	March 2024	March 2024	Anticipated
<b>Issue Contract</b>	April 2024	April 2024	Anticipated
<b>Construction</b>	May 2024	February 2025	Anticipated
<b>Titles</b>	March 2025	April 2025	Anticipated
<b>Settlements</b>	June 2025		Anticipated

An updated valuation will be obtained in June 2023. Following receipt of valuation advice, Council can consider either going to market for an expression of interest to purchase Lot 9100 englobo or proceed to tender for subdivision. Should Council decide to proceed with progressing a tender, an additional decision point is included above as to whether the City awards the tender or again considers sale of the englobo development site.

## 7. STAGING SCENARIOS

To allow flexibility during delivery, manage total costs at any one time and respond to market conditions appropriately, the following staging scenarios for Option 1 (full equity via the City) have been considered.

No of Lots:	Scenario #1: Single Stage Delivery	Scenario #2: Two Stage Delivery	Scenario #3: Three Stage Delivery
Stage 1 Release	41	22	14
Stage 2 Release	-	19	12
Stage 3 Release	-	-	15
Total No. of Lots	41	41	41

Assuming a 12-month gap from the completion of works for Stage 1 and the commencement of works for Stage 2 (and a further 12 month gap between Stages 2 and 3), the anticipated financial performance of the three staging scenarios has been compared below.



	Scenario 1 – Single Stage Delivery	Scenario 2 – Two Stage Delivery	Scenario 3 – Three Stage Delivery
<b>Total Revenue</b>	\$26,471,683	\$27,265,833	\$28,083,808
<b>Development Costs</b>	\$12,797,099	\$13,538,460	\$14,389,074
<b>Land value (cost)</b>	\$9,000,000	\$9,000,000	\$9,000,000
<b>TOTAL COSTS</b>	\$21,797,099	\$22,538,460	\$23,389,074
Gross Development Profit	\$4,674,584	\$4,727,373	\$4,694,734
Development Margin	21.45%	20.97%	20.07%

It is qualified that if the works are to be staged across two or three stages, the construction costs will increase due to the duplication of works required (e.g. multiple tender periods, mobilisation / demobilisation of the site multiple times) therefore, the return on investment via splitting the works into separable stages will be marginally less than if the works are completed in a single stage. In addition, revenue is assumed to increase marginally for a staged development as sales would occur over a longer time period. However, the staging scenarios considered still deliver a gross development profit margin of between 20.07% and 21.45%.

Whether the works will be staged or not will be determined closer to the estimated commencement period, subject to how the City wants to proceed and market conditions at the time, noting that sale of the land as a single englobo lot remains an option if the future determined value is such that development by the City becomes less attractive.

## 8. MARKET CONDITONS AND MARKET DEMAND

While it is anticipated that the subdivision will comprise 41 lots, some proposed lots may be amalgamated or reconfigured to meet market demand in general and the requirements of particular buyers and tenants in particular. So the number of lots in the final plan or plans of subdivision registered at Landgate may differ from the number of proposed lots and areas described above. Changes in this regard (if any) are not anticipated to be significant.

There may also be occasions where interested buyers / tenants do not have the financial capacity to buy a lot or operate under a business mode that prefers leasing to purchasing. In such a scenario the City may consider building a development on a lot for a buyer / tenant and leasing the build form development to that tenant. The City could then look to either hold the development longer term or sell the built form development shortly after the lease starts. This is not the City's intended overall approach, but there may be circumstances (e.g. commercial return or an attractive tenant) where the City wishes to adopt this course of action. Changes in this regard (if any) are not anticipated to be significant.

The sale contract for subdivided lots between the City and individual lot buyers will be developed in due course. The development timelines and development obligations (if any) that may be imposed on individual buyers will be considered. It is possible that the standard sale contract with individual buyers will give the City a right to buy back a lot if the buyer fails to comply with the prescribed development timelines and development obligations.

As noted throughout the Business Plan, market conditions in terms of englobo land value as well as construction costs will need to be reviewed closer to the tender preparation stage and in this regard the option to sell the englobo development site remains a possible scenario up until any decision to award a tender.



## Local Government Act Compliance

The relevant legislation is as follows:

- *Local Government Act 1995, Section 3.59(3); and*
- *Local Government (Functions and General) Regulations 1996, Regulation 10.*

In accordance with the Local Government Act 1995 Section 3.59(2), before it commences a major land transaction, a Local Government is to prepare a Business Plan.

In accordance with Section 3.59(3), the Business Plan is to include an overall assessment of the major land transaction and is to include details of:

- A. its expected effect on the provision of facilities and services by the local government;
- B. its expected effect on other persons providing facilities and services in the district;
- C. its expected financial effect on the local government;
- D. its expected effect on the local governments planning for the future;
- E. the ability of the local government to manage the undertaking; and
- F. any other matter prescribed for the purpose of this subsection.

The above legislative requirements have been addressed in the below subsections.

### **A. Expected Effect on the Provision of Facilities and Services by the Local Government**

The development of Lot 9100 will allow the City to capitalise on its current landholding as well as achieve the strategic objectives set out in the City's Strategic Community Plan 2021 – 2031 including:

- Strong and diverse local economy: strong economy where local business is valued, supported and promoted and a diverse industry base.
- Attract and support new and existing businesses: a City where new and existing business grow and thrive.
- Plan, develop and activate employment locations: a wide variety of employment locations, ranging from town centres to large industrial hubs.
- Develop local jobs and skills: a range of opportunities for people to work locally and develop their skills.
- Opportunities for investment: a distinctive place to invest, attracting development and infrastructure.

The proposed subdivision works will have a minimal effect on the provision of facilities and services by the Local Government, requiring the monitoring and management of appointed consultants and contractors. This is considered business as usual for the City given the range and scale of capital works projects that the City commissions, manages and monitors on a regular basis.



## **B. Expected Effect on Other Persons Providing Facilities and Services in the District**

The proposed works will facilitate and support the development of the Neerabup Industrial Area, allowing for continual private investment, the creation of employment, diversification of the local economy and business attraction. There may be an impact on the competitiveness of the older buildings in the NIA, however, any impact would be offset by likely uplift in land values due to a new development occurring adjacent to the older area. This may trigger some redevelopment of the older area.

DevelopmentWA are the land developers of the adjoining industrial estate, Meridian Park, with pre-sale of their Stage 7 lots having recently commenced. DevelopmentWA are also the landowners of the Australian Automation and Robotics Precinct situated to the north of Meridian Park, comprising a 51 hectare site, with future expansion potential, used for testing, research and development and training in autonomous, remote operations and robotic systems and equipment.

It is anticipated that the development of Lot 9100 as an industrial precinct and the sale of the subdivided lots will compete with Meridian Park through increasing supply of lots and providing more choice to purchasers and tenants.

However, the benefits generated from the increased competition would include triggering the improvement of wider infrastructure and services within the precinct, fast tracking the ongoing development of the NIA, creating a greater consolidation of businesses and services within the area, attracting quality employment to the vicinity, providing greater choice to consumers in the market and working collaboratively to develop a vibrant, attractive and modern industrial area.

## **C. Expected Financial Effect on the Local Government**

A valuation recently obtained by the City for Lot 9100 indicates that the value attributed to the land of \$9 million is within the range of values determined and this land value will also be realised as income to the City at the time of sale. In addition, the 41 lots when developed will generate additional future rates income to the City on an annual basis.

The estimated cost for the City to deliver the works is in the order of \$12.8 million, which includes all infrastructure works, plus contingencies, as well as sales and marketing fees incurred. How this cost is funded is still to be determined however is expected to be via internal reserves or a loan from WATC (or a combination of both).

Based on the sales assumptions adopted, it is anticipated the project will deliver the City a net development profit of \$4.18 million to \$4.67 million (depending on financing approach). This profit, as well as the realised land value of \$9 million will then be available to the City to be reinvested into other key projects or initiatives requiring funding.

If the project is undertaken on a staged basis, the total costs to the City of any one stage will be significantly less than the anticipated total cost of \$12.8 million and the City can decide when to progress each stage.

The feasibility of the project is also examined in Part 4 "Financials" and Part 7 "Staging Scenarios".

## **D. Expected Effect on the Local Governments Planning for the Future**

The City's Strategic Community Plan 2021 – 2031 nominates various goals and objectives for the future of the City. The relevant goal for this scope of works is to deliver "A vibrant, innovative City with local opportunities for work, business and investment".

The proposed works have the opportunity to serve as the catalyst for the continued growth of NIA, attracting investment, employees and economic development to the area, increasing local skills and introducing new business to the City of Wanneroo. The delivery of this project is a key milestone in





achieving the Strategic Community Plan goals and objectives and will have a long-term positive impact on the City's community and economy.

**E. Ability of the Local Government to Manage the Undertaking or Performance of the Trading**

The City will obtain professional support through the appointment of technical consultants and an external (or internal) project manager to coordinate and manage the design and delivery process, together with a suitably experienced and resourced contractor.

It is assumed the City would work with the project manager to coordinate the works, noting that the proposed development is considered relatively low risk, with the City having experience in the delivery of projects of a larger scale and with a greater level of complexity.

**F. Any Other Matter Prescribed for the Purpose of this Subsection**

Nothing is prescribed that is relevant.

The Business Plan for the major land transaction for "Subdivision and Sale of Lot 9100" will be publicly advertised, as required under the Local Government Act 1995.





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## Public Consultation and Advertising

Following the public advertising period (Section 3.59(4)), the City will consider all submissions and may decide (by absolute majority) to proceed with the major land transaction as proposed or so that it is not significantly different from what was proposed as described in this Business Plan in accordance with the provisions of the Local Government Act 1995, Section 3.59.

The advertising period will be **forty-two (42) days**.

## Governance & Legal

### CE02-10/22 Enterprise Risk Management Policy

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File Ref: 2286V02 – 22/362151  
Responsible Officer: Executive Manager Governance & Legal  
Attachments: 3

#### Issue

To consider adopting the updated Risk Management Policy (**Policy**), as recommended to Council by the Audit and Risk Committee.

#### Background

The existing Policy was adopted by Council on 30 July 2019 and was due for review in July 2021. Administration has consulted with various Local Governments, consultants, and undertaken research of best practice approaches that may be applied at the City.

Work has continued to finalise the updated Risk Management Policy (**Policy**), following the adoption of the updated Risk Assessment Criteria and Risk Appetite Statements in June 2022. Feedback received has been incorporated and the updated Policy was presented to the Audit and Risk Committee on 27 September 2022, who unanimously agreed and recommended to Council to adopt the updated Risk Management Policy.

#### Detail

The existing Risk Policy sets context around the role of risk management in the City businesses and decision making processes. The Policy also highlights responsibilities and expectations of Council and Administration in implementing the Policy and subsequent reporting by Administration. There is a clearly defined role for Council to determine the City's Risk Policy to be applied by the Administration.

Whilst there is no change to the intent of the Policy, the proposed revised Risk Management Policy clarifies the roles and responsibilities of the Audit and Risk Committee, Council and Executive Leadership Team (**ELT**), some minor administrative changes being incorporated to provide enhanced clarity around the Policy objectives as shown in marked up in **Attachment 1**.

The updated Risk Policy (**Attachment 2**) will replace the existing Risk Management Policy (**Attachment 3**).

#### Consultation

Engagement has been undertaken with contribution from all relevant internal stakeholders, Executive Leadership Team, Enterprise Risk Management Team, external consultants, benchmarked against other Local Governments and feedback and outputs from Elected Members.

#### Comment

Subject to Council adoption, Administration will further operationalise the Risk Management framework and provide communication to all employees.

## Statutory Compliance

Nil

## 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 Appetite Statement

In pursuit of strategic objective goal 7, we will accept a Medium level of risk as the City balances the capacity of the community to fund services through robust cost-benefit analysis and pursues evidence-based decision making to be effective stewards of the Council and City for future generations.

## Risk Management Considerations

Risk Title	Risk Rating
CO-O16 Risk Management	Low
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

**Moved Cr Treby, Seconded Cr Wright**

**That Council ADOPTS the Risk Management Policy as set out in Attachment 2.**

**CARRIED UNANIMOUSLY**

### Attachments:

1 <a href="#">↓</a>	Attachment 1 - Draft Proposed 2022 Risk Policy with Tracked Changes	22/312349
2 <a href="#">↓</a>	Attachment 2 - Draft Proposed 2022 Risk Policy Clean version Document	22/312340
3 <a href="#">↓</a>	Attachment 3 - Enterprise Risk Management Policy - Endorsed by Council 30 July 2019	15/491180



## Council Policy

### ENTERPRISE RISK MANAGEMENT

<b>Responsible Directorate:</b>	<i>Office of the Chief Executive Officer</i>
<b>Responsible Service Unit:</b>	<i>Governance and Legal</i>
<b>Contact Person:</b>	<i>Executive Manager Governance and Legal</i>
<b>Date of Approval:</b>	<i>TBA</i>
<b>Council Resolution No:</b>	<i>TBA</i>
<b>Context:</b>	<i>(i.e. Strategic Plan Objective, Legislation, Code, Standard, other plans or strategies.)</i>

#### 1. POLICY STATEMENT

This Policy documents the City of Wanneroo's (the City) commitment to identifying, analysing, assessing and managing risks across the organisation that may impact on the City achieving its business objectives.

#### 2. OBJECTIVE AND PURPOSE

The objective of this Policy is to ensure that the City applies and embeds a systematic risk management approach across the City in relation to all activities, functions, service delivery and decision-making.

This Policy aligns with the Australian Standard (AS) ISO 31000:2018 Risk Management – Guidelines.

An approved, robust and consistently applied risk assessment criteria will be used in the assessment of risks, and Council will review and consider the Strategic risk profile of the City at least bi-annually.

The City will actively anticipate and manage their risks, taking advantage of opportunities and containing potential hazards in line with the City's risk tolerance. The risks facing the City change frequently and the City will proactively:

- Utilise experience through knowledge sharing;
- Deal with ambiguity, uncertainty and increasing complexity;
- Prioritise, make decisions and implement solutions on a timely basis;
- Recognise and act on opportunities as they occur;
- Ensure optimised results in spite of a changing business environment; and,
- Ensure risk management is part of governance and leadership, and is fundamental to how the City is managed, operates and makes decision across all levels.



## Council Policy

### 3. KEY DEFINITIONS

<u>Audit and Risk Committee</u>	<u>A Committee of Council established in accordance with the requirements of the Act, to support Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management, internal and external audit functions and ethical accountability.</u>
Corporate Risk	Risk impacting or affecting more than one directorate which eventuates from inadequate or failed internal processes, people and systems, or from external events.
<u>Internal Control</u>	<u>Process, effected by the CEO, the Executive and Employees, designed to provide reasonable assurance regarding the achievement of the City's objectives relating to operations. Reporting and compliance</u>
Operational Risk	Risk managed at Service Unit level by the Manager resulting from inadequate or failed internal processes, people and systems, or from external events.
Risk Appetite	ISO Guide 73:2009 Risk management vocabulary defines risk appetite as "the amount and type of risk that an organisation is prepared to pursue, retain or take also known measured as residual risk". For example, the total impact of risk an organisation is prepared to accept in the pursuit of its strategic objectives.
Risk Assessment Criteria	A matrix that is used during risk assessment to define the <u>tolerance</u> level of risk by considering the category of consequence severity against the likelihood.
Risk Management	AS ISO 31000:2018 defines risk as "effect of uncertainty on objectives". A risk is often specified in terms of an event or circumstance and the consequences that flow from it.
Risk Management Framework	AS ISO 31000:2018 defines a risk management framework as a "set of components that provide the foundations and organizational arrangements for designing, implementing, monitoring, reviewing and continually improving risk management throughout the organization".
Risk Management Manual	An operational document intended to guide the Administration in applying the Risk Management tools and methodology.
Risk Tolerance	ISO Guide 73:2009 Risk management vocabulary defines risk tolerance as an Organisation's or stakeholder's readiness to bear the risk after risk treatment in order to achieve its objectives. For example, the total impact of risk an organisation is prepared to accept and tolerate in the pursuit of its strategic objectives.



## Council Policy

<i>Strategic Risk</i>	The effect of uncertainty that may impact the achievement of the City's Strategic Community Plan. These risks are aligned against the Strategic Community Plan objectives to assist with integrating the risk dimension within integrated planning.
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#### 4. SCOPE

The City is one of the largest and fastest growing local governments in Western Australia providing infrastructure and services to the community under the auspices of the Local Government Act 1995.

#### 5. IMPLICATIONS (Strategic, Financial, Human Resources)

This Policy aligns with the City's [Strategic Community Plan](#) [Internal Control Guidelines](#) as it ~~aims to achieve strong Civic Leadership through providing transparent and accountable governance and leadership; providing responsible resource and planning management which recognises the City's significant future growth. and provides direction for the City's four-year Corporate Business Plan (CBP), allowing clear linkages between both strategic direction, enterprise risk management, operational delivery and service provision that ultimately ensures delivery against the vision, strategic goals and priorities~~ and both assist with reporting to the Audit and Risk Committee on the appropriateness and effectiveness of systems and procedures implemented in relation to internal control and assist in the review and reporting requirements under [Regulation 17 of the Local Government \(Audit\) Regulations 1996](#). Decision making and policy positions are developed considering all relevant and pertaining information including the risks to achieving outcomes.

#### 6. IMPLEMENTATION

The City's Enterprise Risk Management team will manage and monitor the implementation of the Risk Management Policy. Administration will progress the work required to ensure that risk management processes are appropriately embedded into operational activities to enable appropriate risk reporting to the Audit and Risk Committee and, if applicable, to Council.

#### 7. RISK APPETITE

Council determines the City's risk appetite to achieve the strategic objectives and will review ~~this at least annually~~ in line with a review of the City's Strategic risks.

Council's risk appetite is captured within separate Risk Appetite Statements (**RAS**).

Council endorses the City's **RAS** which Administration will then contextualise through application of the Risk Assessment Criteria.





## Council Policy

The City's Enterprise Risk Management procedures define the processes for identifying, analysing, assessing and proactively managing those risks in accordance with the Risk Acceptance and Reporting Criteria as detailed below (this tool forms part of the Risk Assessment Criteria).



## Council Policy

### 7.1 Risk Tolerance - Acceptance and Reporting Criteria

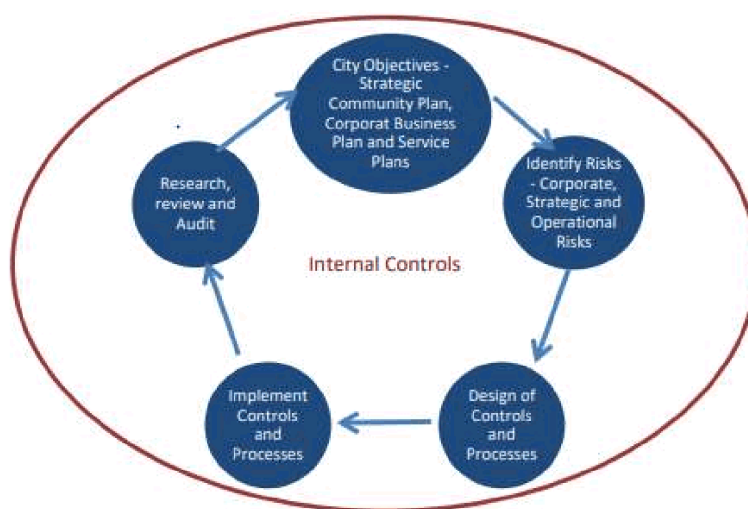
Risk Rating	Criteria for Acceptance	Responsibility	Monitoring	Reporting*
<b>Low</b>	Risk is acceptable with <u>Satisfactory Existing</u> Controls Assessment rating <del>above</del> <u>Unsatisfactory</u> .  Manage by routine documentation.	Operational Leader (OL)	Annual risk review by OL	Annually to Manager
<b>Moderate Medium</b>	Risk is acceptable with Satisfactory <u>Existing</u> Controls Assessment rating.  Review to ensure that appropriate treatment and controls are in place.	Manager	Quarterly risk review by Manager	Six monthly to Executive Leadership Team (ELT)
<b>High</b>	Risk is only acceptable with <u>Optimised Satisfactory Existing</u> Controls Assessment rating and documented treatment plan.  Assess risk and manage to an As Low As Reasonably Practicable (ALARP) level.	Director / CEO	Quarterly risk review by Director / CEO	Quarterly to ELT, Audit & Risk Committee & Council
<b>Extreme</b>	Risk is unacceptable with instantaneous/immediate reporting.  Undertake an ALARP** ( <u>as low as reasonably practicable</u> ) assessment and consider transfer of risk or risk avoidance options.	CEO / Council	Continually by CEO	Immediate notification to Elected Members.  Monthly Immediate reporting to ELT.  Subsequent reporting to Audit & Risk Committee and Council Meeting

\*NOTE: All Strategic risks, regardless of their risk rating, will be reported to Audit & Risk Committee and Council

\*\*Note: ALARP – As low as reasonably practicable

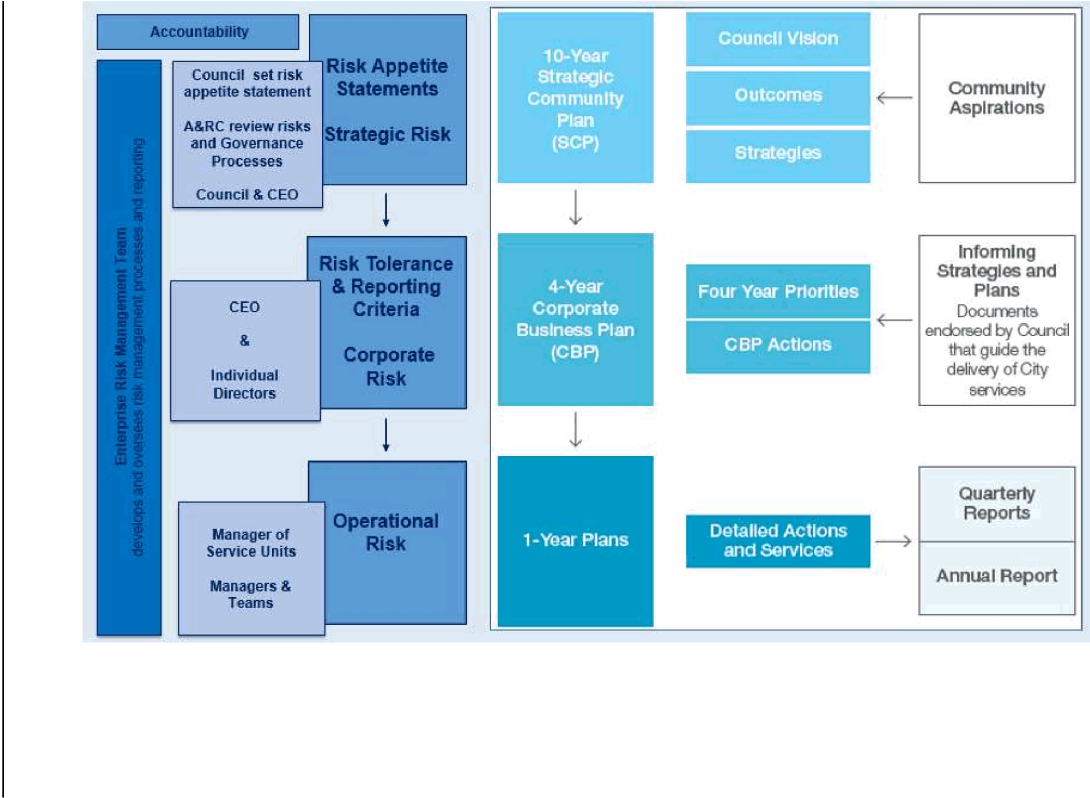
## **7.2 Enterprise Risk Management Framework integration with Integrated Planning Framework Internal Control Guidelines – Risk Based Approach**

The Enterprise Risk Management Framework articulates the City's commitment to applying risk management processes to facilitate achievement of the City's strategic objectives which is depicted in the diagram below. The design, monitoring and review of internal controls should consider a risk based approach whereby the selection and appropriation of resources is prioritised to obtaining assurance of the processes and systems implemented to mitigate identified risks. The diagram below depicts a simplistic relationship of how objectives, risk, control and assurance interrelate.





Council Policy





## Council Policy

### 8. AUTHORITIES AND ACCOUNTABILITIES

In accordance with section 2.7 of the Local Government Act Council governs the City's affairs, is responsible for the performance of the City's functions, and determines the City's policies.

The Audit and Risk Committee oversees and monitors the effectiveness of enterprise risk management and internal audit activities in accordance with the Terms of Reference.

The Chief Executive Officer is responsible for leading and establishing a risk management environment that ensures effective reporting of risk.

Directors lead and manage their respective Directorate by undertaking the planning, directing and leading of work by managers or other direct reports. Assists in ensuring systems are in place that enables accountable decision making and reporting of risk across the directorate.

### 9. ROLES AND RESPONSIBILITIES

#### Council

Council determines the risk appetite appropriate to achieve the City's Strategic objectives and will be reviewed at least once every three years ~~this annually~~ in line with the City's Strategic Risks.

Council is ~~engaged/involved~~ in the review of the City's Strategic Risks and endorses the City's Strategic Risk profile.

Council approves the City's Risk Assessment Criteria.

#### Audit and Risk Committee

The Audit and Risk Committee reviews the City's Strategic Risks, including the mitigation strategies and refers them to Council for endorsement.

#### Chief Executive Officer (CEO)

The CEO is responsible for reviewing and managing Strategic and Corporate risks and, furthermore, from time to time, request ad-hoc internal audits or other reviews on extreme and high rated risks identified to timely verify the controls implemented to mitigate or reduce these risks to an acceptable level and to report on any remaining control deficiencies to the Audit and Risk Committee in a timely manner.

#### Executive Leadership Team (ELT)

The Executive Leadership Team is accountable for identifying, analysing, assessing, reviewing and managing Corporate risks and will receive and review reports on the City's responses to managing risks.



## Council Policy

### All Employees / Contractors / Consultants

Every employee within the City is recognised as having a role in risk management; this involves vigilance in the identification and ongoing management of risks and participating in the risk management process.

### 10. DISPUTE RESOLUTION (if applicable)

All disputes in regard to this policy will be referred to the [Executive Manager Governance and Legal](#) in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

### 11. EVALUATION AND REVIEW

The Policy will be reviewed every 3 years in accordance with the requirements of this Policy.

Regular performance reporting on the effectiveness of the City's systems and controls in relation to management of risks will be presented to the Audit and Risk Committee.

### 12. RELATED DOCUMENTS

*Risk Management Manual*

[Risk Management Procedure](#)

*Risk Assessment Criteria*

*Crisis Management Plan*

*Business Continuity Plans*

[Strategic Budget Policy/Pandemic Plan](#)

*Risk Appetite Statements (Working Document)*

### 13. REFERENCES

#### Local Government (Audit) Regulations Amendment

[Amendments to the Local Government \(Audit\) Regulations 1996](#) came into effect on 9 February 2013. Specifically, clause 17 [which](#) states:

"17. CEO to review certain systems and procedures

- (1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to –
  - (a) risk management; and
  - (b) internal control; and





## Council Policy

- (c) legislative compliance
- (2) The review may relate to any or all of the matters referred to in sub regulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review at least once every 3 calendar years.
- (3) The CEO is to report to the audit committee the results of that review."

In addition to the requirement for the CEO to prepare a report as outlined in clause 17, the Regulation also stipulates an additional responsibility for the Audit Committee as detailed in clause 16(c) which states:

- "(c) is to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —
- (i) report to the council the results of that review; and
- (ii) give a copy of the CEO's report to the council."

### 14. RESPONSIBILITY FOR IMPLEMENTATION

Executive Manager Legal and Governance

#### REVISION HISTORY

Version	Next Review	Record No.
8 October 2013 – CS04-10/13	October 2015	13/176693
July 2019	July 2022	15/491180
<a href="#">September 2022</a>	<a href="#">September 2025</a>	<a href="#">15/491180</a>



## Council Policy

### ENTERPRISE RISK MANAGEMENT

<b>Responsible Directorate:</b>	<i>Office of the Chief Executive Officer</i>
<b>Responsible Service Unit:</b>	<i>Governance and Legal</i>
<b>Contact Person:</b>	<i>Executive Manager Governance and Legal</i>
<b>Date of Approval:</b>	<i>TBA</i>
<b>Council Resolution No:</b>	<i>TBA</i>
<b>Context:</b>	<i>(i.e. Strategic Plan Objective, Legislation, Code, Standard, other plans or strategies.)</i>

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## Council Policy

### 3. KEY DEFINITIONS

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<i>Risk Management Framework</i>	AS ISO 31000:2018 defines a risk management framework as a "set of components that provide the foundations and organizational arrangements for designing, implementing, monitoring, reviewing and continually improving risk management throughout the organization".
<i>Risk Management Manual</i>	An operational document intended to guide the Administration in applying the Risk Management tools and methodology.
<i>Risk Tolerance</i>	ISO Guide 73:2009 Risk management vocabulary defines risk tolerance as an Organisation's or stakeholder's readiness to bear the risk after risk treatment in order to achieve its objectives. For example, the total impact of risk an organisation is prepared to accept and tolerate in the pursuit of its strategic objectives.



## Council Policy

Strategic Risk	The effect of uncertainty that may impact the achievement of the City's Strategic Community Plan. These risks are aligned against the Strategic Community Plan objectives to assist with integrating the risk dimension within integrated planning.
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#### 4. SCOPE

The City is one of the largest and fastest growing local governments in Western Australia providing infrastructure and services to the community under the auspices of the Local Government Act 1995.

#### 5. IMPLICATIONS (Strategic, Financial, Human Resources)

This Policy aligns with the City's Internal Control Guidelines and both assist with reporting to the Audit and Risk Committee on the appropriateness and effectiveness of systems and procedures implemented in relation to internal control and assist in the review and reporting requirements under *Regulation 17 of the Local Government (Audit) Regulations 1996*. Decision making and policy positions are developed considering all relevant and pertaining information including the risks to achieving outcomes.

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Council's risk appetite is captured within separate Risk Appetite Statements (**RAS**).

Council endorses the City's **RAS** which Administration will then contextualise through application of the Risk Assessment Criteria.

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## Council Policy

### 7.1 Risk Tolerance - Acceptance and Reporting Criteria

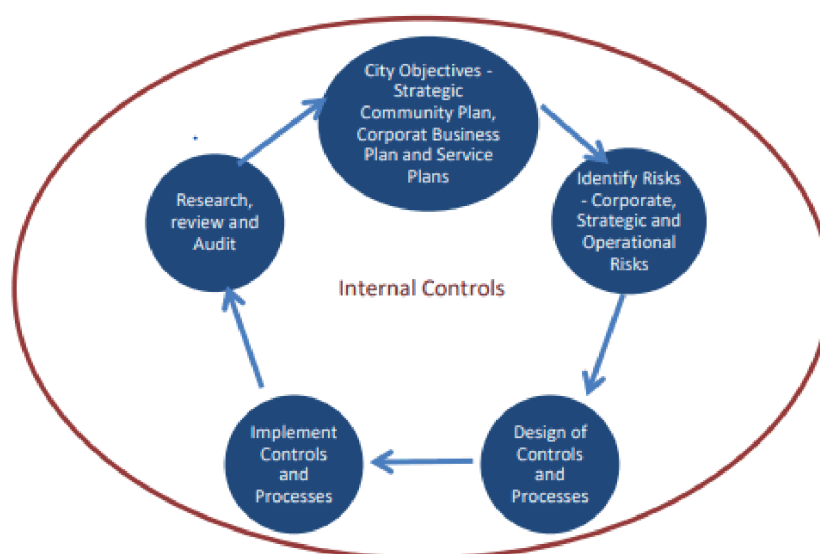
Risk Rating	Criteria for Acceptance	Responsibility	Monitoring	Reporting*
<b>Low</b>	Risk is acceptable with Satisfactory Controls Assessment rating.  Manage by routine documentation.	Operational Leader (OL)	Annual risk review by OL	Annually to Manager
<b>Medium</b>	Risk is acceptable with Satisfactory Controls Assessment rating.  Review to ensure that appropriate treatment and controls are in place.	Manager	Quarterly risk review by Manager	Six monthly to Executive Leadership Team (ELT)
<b>High</b>	Risk is only acceptable with Optimised Controls Assessment rating and documented treatment plan.  Assess risk and manage to an As Low As Reasonably Practicable (ALARP) level.	Director / CEO	Quarterly risk review by Director / CEO	Quarterly to ELT, Audit & Risk Committee & Council
<b>Extreme</b>	Risk is unacceptable with instantaneous/immediate reporting.  Undertake an ALARP** assessment and consider transfer of risk or risk avoidance options.	CEO / Council	Continually by CEO	Immediate notification to Elected Members.  Monthly Immediate reporting to ELT.  Subsequent reporting to Audit & Risk Committee and Council Meeting

\*NOTE: All Strategic risks, regardless of their risk rating, will be reported to Audit & Risk Committee and Council

\*\*Note: ALARP – As low as reasonably practicable

## 7.2 Enterprise Risk Management Framework integration with Internal Control Guidelines – Risk Based Approach

The design, monitoring and review of internal controls should consider a risk based approach whereby the selection and appropriation of resources is prioritised to obtaining assurance of the processes and systems implemented to mitigate identified risks. The diagram below depicts a simplistic relationship of how objectives, risk, control and assurance interrelate.



## 8. AUTHORITIES AND ACCOUNTABILITIES

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The Chief Executive Officer is responsible for leading and establishing a risk management environment that ensures effective reporting of risk.

Directors lead and manage their respective Directorate by undertaking the planning, directing and leading of work by managers or other direct reports. Assists in ensuring systems are in place that enables accountable decision making and reporting of risk across the directorate.





## Council Policy

### 9. ROLES AND RESPONSIBILITIES

#### **Council**

Council determines the risk appetite appropriate to achieve the City's Strategic objectives and will be reviewed at least once every three years in line with the City's Strategic Risks.

Council is engaged/involved in the review of the City's Strategic Risks and endorses the City's Strategic Risk profile.

Council approves the City's Risk Assessment Criteria.

#### **Audit and Risk Committee**

The Audit and Risk Committee reviews the City's Strategic Risks, including the mitigation strategies and refers them to Council for endorsement.

#### **Chief Executive Officer (CEO)**

The CEO is responsible for reviewing and managing Strategic and Corporate risks and, furthermore, from time to time, request ad-hoc internal audits or other reviews on extreme and high rated risks identified to timely verify the controls implemented to mitigate or reduce these risks to an acceptable level and to report on any remaining control deficiencies to the Audit and Risk Committee in a timely manner.

#### **Executive Leadership Team (ELT)**

The Executive Leadership Team is accountable for identifying, analysing, assessing, reviewing and managing Corporate risks and will receive and review reports on the City's responses to managing risks.

#### **All Employees / Contractors / Consultants**

Every employee within the City is recognised as having a role in risk management; this involves vigilance in the identification and ongoing management of risks and participating in the risk management process.

### 10. DISPUTE RESOLUTION (if applicable)

*All disputes in regard to this policy will be referred to the Executive Manager Governance and Legal in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.*

### 11. EVALUATION AND REVIEW

The Policy will be reviewed every 3 years in accordance with the requirements of this Policy.

Regular performance reporting on the effectiveness of the City's systems and controls in relation to management of risks will be presented to the Audit and Risk Committee.



## Council Policy

### 12. RELATED DOCUMENTS

*Risk Management Manual*

*Risk Assessment Criteria*

*Crisis Management Plan*

*Business Continuity Plans*

*Pandemic Plan*

*Risk Appetite Statements*

### 13. REFERENCES

#### **Local Government (Audit) Regulations Amendment**

*Local Government (Audit) Regulations 1996* clause 17 states:

*"17. CEO to review certain systems and procedures*

*(1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to –*

*(a) risk management; and*

*(b) internal control; and*

*(c) legislative compliance*

*(2) The review may relate to any or all of the matters referred to in sub regulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review at least once every 3 calendar years.*

*(3) The CEO is to report to the audit committee the results of that review."*

In addition to the requirement for the CEO to prepare a report as outlined in clause 17, the Regulation also stipulates an additional responsibility for the Audit Committee as detailed in clause 16(c) which states:

*"(c) is to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —*

*(i) report to the council the results of that review; and*

*(ii) give a copy of the CEO's report to the council."*

### 14. RESPONSIBILITY FOR IMPLEMENTATION

Executive Manager Governance and Legal



## Council Policy

### REVISION HISTORY

Version	Next Review	Record No.
8 October 2013 – CS04-10/13	October 2015	13/176693
July 2019	July 2022	15/491180
September 2022	September 2025	15/491180



## Policy

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### ENTERPRISE RISK MANAGEMENT

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<b>Policy Owner:</b>	Enterprise Risk Management Team
<b>Contact Person:</b>	Executive Manager Governance and Legal
<b>Date of Approval:</b>	30 July 2019

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### POLICY STATEMENT

This Policy documents the City of Wanneroo's (the City) commitment to identifying, analysing, assessing and managing risks across the organisation that may impact on the City achieving its business objectives.

### POLICY OBJECTIVE

The objective of this Policy is to ensure that the City applies and embeds a systematic risk management approach across the City in relation to all activities, functions, service delivery and decision-making.

This Policy aligns with the Australian Standard (AS) ISO 31000:2018 Risk Management – Guidelines.

An approved, robust and consistently applied risk assessment criteria will be used in the assessment of risks, and Council will review and consider the Strategic risk profile of the City at least bi-annually.

The City will actively anticipate and manage their risks, taking advantage of opportunities and containing potential hazards in line with the City's risk tolerance. The risks facing the City change frequently and the City will proactively:

- Utilise experience through knowledge sharing;
- Deal with ambiguity, uncertainty and increasing complexity;
- Prioritise, make decisions and implement solutions on a timely basis;
- Recognise and act on opportunities as they occur;
- Ensure optimised results in spite of a changing business environment; and,
- Ensure risk management is part of governance and leadership, and is fundamental to how the City is managed, operates and makes decision across all levels.

### SCOPE

The City is one of the largest and fastest growing local governments in Western Australia providing infrastructure and services to the community under the auspices of the *Local Government Act 1995*.



## Policy

The City delivers diverse business activities including infrastructure, planning, programming and community services with a range of issues requiring oversight, management and response. This Policy covers all aspects of the City's activities, business and operations.

### IMPLICATIONS

This Policy aligns with the City's Strategic Community Plan as it aims to achieve strong Civic Leadership through providing transparent and accountable governance and leadership; providing responsible resource and planning management which recognises the City's significant future growth. Decision making and policy positions are developed considering all relevant and pertaining information including the risks to achieving outcomes.

### IMPLEMENTATION

The City's Enterprise Risk Management team will manage and monitor the implementation of the Risk Management Policy. Administration will progress the work required to ensure that risk management processes are appropriately embedded into operational activities to enable appropriate risk reporting to the Audit and Risk Committee and, if applicable, to Council.

### RISK APPETITE

Council determines the City's risk appetite to achieve the strategic objectives and will review this at least annually in line with a review of the City's Strategic risks.

Council's risk appetite is captured within separate Risk Appetite Statements (**RAS**).

Council endorses the City's **RAS** which Administration will then contextualise through application of the Risk Assessment Criteria.

The City's Enterprise Risk Management procedures define the processes for identifying, analysing, assessing and proactively managing those risks in accordance with the Risk Acceptance and Reporting Criteria as detailed below (this tool forms part of the Risk Assessment Criteria).



## Policy

### Risk Tolerance - Acceptance and Reporting Criteria

Risk Rating	Criteria for Acceptance	Responsibility	Monitoring	Reporting*
<b>Low</b>	Risk is acceptable with Existing Controls Assessment rating above Unsatisfactory.  Manage by routine documentation.	Operational Leader (OL)	Annual risk review by OL	Annually to Manager
<b>Moderate</b>	Risk is acceptable with Satisfactory Existing Controls Assessment rating.  Review to ensure that appropriate treatment and controls are in place.	Manager	Quarterly risk review by Manager	Six monthly to Executive Leadership Team (ELT)
<b>High</b>	Risk is only acceptable with Satisfactory Existing Controls Assessment rating and documented treatment plan.  Assess risk and manage to an As Low As Reasonably Practicable (ALARP) level.	Director / CEO	Quarterly risk review by Director / CEO	Quarterly to ELT, Audit & Risk Committee & Council
<b>Extreme</b>	Risk is unacceptable with instantaneous/immediate reporting.  Undertake an ALARP (as low as reasonably practicable) assessment and consider transfer of risk or risk avoidance options.	CEO / Council	Continually by CEO	Immediate notification to Elected Members.  Monthly Immediate reporting to ELT.  Subsequent reporting to Audit & Risk Committee and Council Meeting

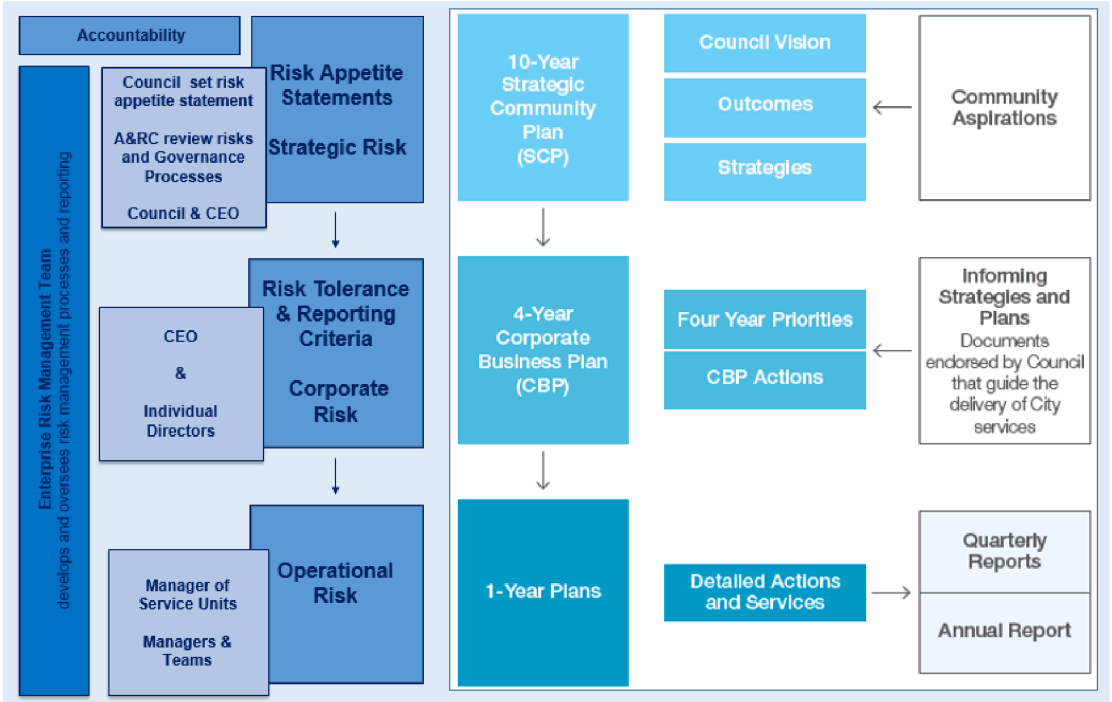
**\*NOTE: All Strategic risks, regardless of their risk rating, will be reported to Audit & Risk Committee and Council**





Enterprise Risk Management Framework integration with Integrated Planning Framework

The Enterprise Risk Management Framework articulates the City’s commitment to applying risk management processes to facilitate achievement of the City’s strategic objectives which is depicted in the diagram below.



*The electronic version of this document is the controlled version. Printed copies are considered uncontrolled.  
Before using a printed copy, verify that it is the current version.*



## Policy

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### ROLES AND RESPONSIBILITIES

#### **Council**

Council determines the risk appetite appropriate to achieve the City's Strategic objectives and review this annually in line with the City's Strategic Risks.

Council is engaged/involved in the review of the City's Strategic Risks and endorses the City's Strategic Risk profile.

Council approves the City's Risk Assessment Criteria.

#### **Audit and Risk Committee**

The Audit and Risk Committee reviews the City's Strategic Risks, including the mitigation strategies and refers them to Council for endorsement.

#### **Chief Executive Officer (CEO)**

The CEO is responsible for reviewing and managing Strategic and Corporate risks and, furthermore, from time to time, request ad-hoc internal audits or other reviews on extreme and high rated risks identified to timely verify the controls implemented to mitigate or reduce these risks to an acceptable level and to report on any remaining control deficiencies to the Audit and Risk Committee in a timely manner.

#### **Executive Leadership Team (ELT)**

The Executive Leadership Team is accountable for identifying, analysing, assessing, reviewing and managing Corporate risks and will receive and review reports on the City's responses to managing risks.

#### **All Employees / Contractors / Consultants**

Every employee within the City is recognised as having a role in risk management; this involves vigilance in the identification and ongoing management of risks and participating in the risk management process.

### WHO NEEDS TO KNOW ABOUT THIS POLICY?

All Elected Members, employees, contractors, consultants and volunteers of the City of Wanneroo.

### EVALUATION AND REVIEW PROVISIONS

The Policy will be reviewed every 3 years in accordance with the requirements of this Policy.

Regular performance reporting on the effectiveness of the City's systems and controls in relation to management of risks will be presented to the Audit and Risk Committee.



## Policy

### DEFINITIONS

<i>Corporate Risk</i>	Risk impacting or affecting more than one directorate which eventuates from inadequate or failed internal processes, people and systems, or from external events.
<i>Operational Risk</i>	Risk managed at Service Unit level by the Manager resulting from inadequate or failed internal processes, people and systems, or from external events.
<i>Risk Appetite</i>	ISO Guide 73:2009 Risk management vocabulary defines risk appetite as “the amount and type of risk that an organisation is prepared to pursue, retain or take also known measured as residual risk”. For example, the total impact of risk an organisation is prepared to accept in the pursuit of its strategic objectives.
<i>Risk Assessment Criteria</i>	A matrix that is used during risk assessment to define the level of risk by considering the category of consequence severity against the likelihood.
<i>Risk Management</i>	AS ISO 31000:2018 defines risk as “effect of uncertainty on objectives”. A risk is often specified in terms of an event or circumstance and the consequences that flow from it.
<i>Risk Management Framework</i>	AS ISO 31000:2018 defines a risk management framework as a “set of components that provide the foundations and organizational arrangements for designing, implementing, monitoring, reviewing and continually improving risk management throughout the organization”.
<i>Risk Management Manual</i>	An operational document intended to guide the Administration in applying the Risk Management tools and methodology.
<i>Risk Tolerance</i>	ISO Guide 73:2009 Risk management vocabulary defines risk tolerance as an Organisation’s or stakeholder’s readiness to bear the risk after risk treatment in order to achieve its objectives. For example, the total impact of risk an organisation is prepared to accept and tolerate in the pursuit of its strategic objectives.
<i>Strategic Risk</i>	The effect of uncertainty that may impact the achievement of the City’s Strategic Community Plan. These risks are aligned against the Strategic Community Plan objectives to assist with integrating the risk dimension within integrated planning.



## Policy

### RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

*Risk Management Manual*  
*Risk Management Procedure*  
*Risk Assessment Criteria*  
*Crisis Management Plan*  
*Business Continuity Plans*  
*Strategic Budget Policy*  
*Risk Appetite Statements (Working Document)*

### REFERENCES

#### **Local Government (Audit) Regulations Amendment**

Amendments to the *Local Government (Audit) Regulations 1996* came into effect on 9 February 2013. Specifically, clause 17 which states:

- "17. CEO to review certain systems and procedures*
- (1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to –*
    - (a) risk management; and*
    - (b) internal control; and*
    - (c) legislative compliance*
  - (2) The review may relate to any or all of the matters referred to in sub regulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review at least once every 3 calendar years.*
  - (3) The CEO is to report to the audit committee the results of that review."*

In addition to the requirement for the CEO to prepare a report as outlined in clause 17, the Regulation also stipulates an additional responsibility for the Audit Committee as detailed in clause 16(c) which states:

- "(c) is to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —*
- (i) report to the council the results of that review; and*
  - (ii) give a copy of the CEO's report to the council."*



## Policy

### RESPONSIBILITY FOR IMPLEMENTATION

Executive Manager Legal and Governance

Version	Next Review	Record No:
8 October 2013 – CS04- 10/13	October 2015	13/176693
July 2019	July 2022	15/491180

**Item 9 Motions on Notice****Item 10 Urgent Business**

Nil

**Item 11 Confidential**

*The Chief Executive Officer declared a financial interest in Item CR01-10/22 due to Council considering his employment contract and left the Chamber at 8:08PM.*

**Procedural Motion**

**Moved Cr Treby, Seconded Cr Cvitan**

**That Council move into a confidential session under the terms of the *Local Government act 1995*, Section 5.23 (2).**

**CARRIED UNANIMOUSLY**

*The meeting was closed to the public and all recording ceased at 8:09PM.*

**CR01-10/22 Chief Executive Officer Annual Performance Review 2021/22**

File Ref: 5642V03 – 22/371457  
Responsible Officer: Executive Manager Governance & Legal

*This report was dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:*

- (a) *a matter affecting an employee or employees*
- (b) *the personal affairs of any person*
- (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting*

**Moved Cr Aitken, Seconded Cr Treby**

**That Council:-**

1. **ENDORSES** by **ABSOLUTE MAJORITY** the report prepared by Mrs Helen Hardcastle for the CEO's 2021/22 Performance Review set out at Attachment 2 and **ACCEPTS** the recommendations within and:
  - a) **CONFIRMS** that the CEO has again demonstrated his performance requirements having achieved the agreed Key Performance Indicators;
  - b) **NOTES** that the overall performance feedback received demonstrates that he has maintained his consistent high performance during the 2021/22 year;
  - c) **NOTES** that there was no material corporate issue identified that warranted further examination;



- d) **NOTES** that the CEO has met or exceeded the agreed 2021/22 Key Performance Indicators; and
  - e) **ADOPTS** the Key Performance Indicators for the 2022/23 period as detailed in this report.
- 2. **NOTES** that Council has appointed Mrs Helen Hardcastle, Local Government Consultant, to facilitate and undertake the CEO Performance Review for the 2021/22 review period.
  - 3. **REQUESTS** the Executive Manager of Governance and Legal to engage the services of Mrs Helen Hardcastle, Local Government Consultant, to assist Council to conduct the Annual Performance Review of the Chief Executive Officer, Mr Daniel Simms for the remainder of his contract term.
  - 4. **AUTHORISES** the Mayor to execute any required legal documentation to give effect to the recommendations in the report prepared by Mrs Helen Hardcastle for the CEO's 2021/22 Performance Review set out at Attachment 2.

**CARRIED BY ABSOLUTE MAJORITY**  
**11/0**

### **Procedural Motion**

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**Moved Cr Treby, Seconded Cr Cvitan**

**That the meeting be reopened to the public.**

**CARRIED UNANIMOUSLY**

*The meeting was reopened to the public and all recording recommenced at 8:27pm.*

*Mayor Aitken read aloud the resolution carried on Item CR01-10/22 Chief Executive Officer Annual Performance Review 2021/22.*

### **Item 12 Date of Next Meeting**

The next Council Members' Briefing Session has been scheduled for 6:00PM on 1 November 2022, to be held at Council Chamber, Civic Centre, 23 Dundobar Road, Wanneroo.

### **Item 13 Closure**

There being no further business, Mayor Aitken closed the meeting at 8:32pm.

**In Attendance**

LINDA AITKEN, JP

**Mayor****Councillors:**

CHRIS BAKER

North Ward

SONET COETZEE

North Ward

GLYNIS PARKER

North-East Ward

PAUL MILES

Central-East Ward

NATALIE SANGALLI

Central-West Ward

FRANK CVITAN, JP

Central Ward

JORDAN WRIGHT

Central Ward

NATALIE HERRIDGE

South-West Ward

JAMES ROWE, JP

South Ward

BRETT TREBY

South Ward