COUNCIL MINUTES

Unconfirmed Minutes Ordinary Council Meeting

6:00pm, 06 December, 2022
Council Chamber (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo

wanneroo.wa.gov.au

City of Wanneroo

RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

Objective

To ensure there is a process in place to outline the access to recorded Council Meetings.

To emphasise that the reason for recording of Council Meetings is to ensure the accuracy of Council Meeting Minutes and that any reproduction of these Minutes are for the sole purpose of Council business.

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

UNCONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 06 DECEMBER, 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
GLYNIS PARKER	North-East Ward
JACQUELINE HUNTLEY	Central-East Ward
FRANK CVITAN, JP	Central Ward
JORDAN WRIGHT	Central Ward
NATALIE HERRIDGE	South-West Ward
VINH NGUYEN	South-West Ward
JAMES ROWE, JP	South Ward
BRETT TREBY	South Ward

Officers:

DANIEL SIMMS	Chief Executive Officer
MARK DICKSON	Director, Planning and Sustainability
HARMINDER SINGH	Director, Assets
NICK STAWARZ	A/Director, Community & Place
NOELENE JENNINGS	Director, Corporate Strategy & Performance
DOUG BRETT-MATTHEWSON	A/Manager Council & Corporate Support
MATTHEW PIGGOTT	Manager Health & Compliance
THUSHARA WIJESIRI	A/Manager Finance
COURTNEY NOTTe	Media & Communications Specialist
YVETTE HEATH	Minute Officer
BASIA LAMB	Minute Officer
TINA BALTIC	Council Support Officer

Item 2 Apologies and Leave of Absence

SONET COETZEE	North Ward
NATALIE SANGALLI	Central-West Ward
PAUL MILES	Central-East Ward (absent)
HELEN BERRY	Central-West Ward

Moved Cr Baker, Seconded Cr Huntley

That Council GRANT a Leave of Absence to Cr Baker for the period 12 February to 4 March 2023 inclusive.

CARRIED UNANIMOUSLY

There were five 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

PQ01-12/22 Mr B. Smith, Wanneroo

CS03-11/22 Warrant of Payments for the Period to 30th September 2022

Relates to council meeting 8 Nov 22, minutes PDF page 264 warrant of payments item 9135 to Local Government Professionals NSW for $23,870 for 1 years membership.

1. *Please explain why the council is paying for a professional program sourced in NSW instead of from the same WA professional body?*

2. *How many years has council been paying for membership to NSW professionals to enable this performance excellence program and do they expect it to continue past 2023?*

3. *What if any DIRECT benefit do Wanneroo ratepayers derive from this program?*

Response by Director, Corporate Strategy & Performance

Local Government Professionals NSW coordinates the national Local Government Performance Excellence Program on behalf of the WA jurisdiction.

The City has participated in the program since 2017.

The performance excellence program empowers local governments across Australia and New Zealand with comparative data analytics to better communicate, control and manage their internal business performance with their stakeholders.

PQ02-12/22 Mrs D. Newton, Wanneroo

Conference Costs for Council Members

I am requesting that residents be advised the names of elected members who have attended conferences, during 2021/22 and 2022/23 up to and including October the cost incurred should include, air fares, accommodation, travel at venue, meal allowance any additional items such as attending conference dinners and the cost incurred to accommodate partners. The whole package.

Response by Director, Corporate Strategy & Performance

Question taken on notice.

Further Response by Director, Corporate Strategy & Performance

This matter is currently being investigated and a further response will be provided as soon as possible.

PQ03-12/22 Mr H Piestrzeniewicz, Girrawheen

Item AS01-12/22 Response to Petition (PT02-11/22) requesting to remove speed humps from Blackmore Avenue, Girrawheen

Focussed on petition to remove speed humps on Blackmore Avenue and understand there is a reluctance to remove them and understand this but that there may be an amendment to this later and I thank you for consideration of the petition.

Item 4 Confirmation of Minutes

OC01-12/22 Minutes of Ordinary Council Meeting held on 8 November 2022

Moved Cr Cvitan, Seconded Cr Rowe

That the minutes of the Ordinary Council Meeting held on 8 November 2022 be confirmed.

CARRIED
7/3

For the motion: **Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe and Cr Treby**
Against the motion: **Cr Baker, Cr Nguyen and Cr Wright**

Amendment to Motion

Moved Cr Baker, Seconded Cr Wright

Moved that the wording of Cr Wright's amendment be included in the Minutes of 8 November 2022 as per Standing Orders Local Law 2021.

LOST
3/7

For the motion: Cr Baker, Cr Nguyen and Cr Wright
Against the motion: Mayor Aitken, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe and Cr Treby

Item 5 Announcements by the Mayor without Discussion

Nil

Item 6 Questions from Council Members

CQ01-12/22 Cr Wright – Division 4 Complaints

1. How much does a Division 4 complaint cost the City?

Response by Director Corporate Strategy and Performance

Division 4 complaints cost approximately $1,000.

2. In the last financial year how much was spent on complaints that had Council Members involved?

Response by Director Corporate Strategy and Performance

$35,764 was spent in the last financial year.

3. How much is currently budgeted in the 2022/23 financial year for Council Member complaints?

Response by Director Corporate Strategy and Performance

$35,000.

4. How many complaints has the Complaints Officer received since the start of the current financial year

Response by Mayor Aitken

That cannot be answered as it is a confidential item.

5. In relation to the Motions on Notice procedure in regards to when items are sent back to a Forum similar to the update that we received on petitions, if administration sees that it is not fit to continue with a petition, I see that Motions on Notice should be compared to the same, as Forums are not decision making forums, so has Administration looked at the process of returning these for 'do not support' recommendations to Council if not progressed at a Forum?

Response by Chief Executive Officer

The current process as Cr Wright outlines is Council refers them back to a Council Forum and I can't recall Council providing any further direction to Administration in regards to what happens post that. If Council in referring them back articulated that they go to a Forum and then be represented back to Council that would close the loop and see them returned to Council.

6. Does that mean when drafting any future Motion on Notice there needs to be a recommendation that says it needs to come back to an Ordinary Council Meeting from a Forum for noting purposes, is that correct?

Response by Chief Executive Officer

Not necessarily an additional recommendation just further clarification in the original resolution and then that would be up to Council to decide.

CQ02-12/22 Cr Baker - Reference to Standing Orders Local Law

The City's Standing Orders Local Law 2021 was approved by Council on 10 May 2022 and came into operation 14 days after its publication in the State Government Gazette on 10 June 2022.

1. *Why is it that the preface and procedure page incorporated into all Briefing Session Agendas since May this year continues to refer to the Standing Orders Local Law 2008 that applies to all Council meetings, notwithstanding the fact that this law was repealed from 10 June this year?*

Response by Director Corporate Strategy & Performance

Council Members were informed immediately prior to the date of the new Standing Orders Local Law coming into effect and provided with advanced electronic copies and paper copies if requested. At Council's request, a paper copy of the new Standing Orders was placed in Council Chambers in the designated place and as far as I'm aware an incorrect reference to the current version of the Standing Orders is not a misapplication of either the current or the repealed versions of the Standing Orders.

2. *Can I be assured that in terms of future Briefing Session Agendas that the preface and procedure notice to residents and Council Members does not advise them that the procedure for governing Briefing Sessions is the Standing Orders Local Law 2008?*

Response by Director Corporate Strategy & Performance

The Briefing Preface has already been modified.

Item 7 Petitions

New Petitions Received

PT01-12/22 Request cricket and volleyball matches on Arduaine Park Landsdale be prohibited.

Cr Herridge presented a petition of 16 signatures requesting Council to consider prohibiting cricket and volleyball matches at Arduaine Park, Landsdale due to damage to nearby properties, noise levels, safety and interrupting its use by residents. (22/459007)

Moved Cr Herridge, Seconded Cr Treby

That petition PT01-12/22 be received and forwarded to the relevant Directorate for reporting back to Council.

CARRIED UNANIMOUSLY

Update on Petitions

UP01-10/22 Prevention for Placing Election Signs on Road Verges (PT01-11/22)

Cr Parker presented a petition of 22 signatures requesting candidates in the next local government election in 2023 be prevented from placing signs on road verges and be confined to private property to comply with the Signs Local Law and that penalties should apply to candidates as it does to small business. (22/420983)

Update

A report on the election signs on road verges petition will be prepared for either the February or March 2023 Ordinary Council Meeting.

The lead petitioner has been advised accordingly.

UP02-10/22 Removal of Speed Humps on Blackmore Avenue Girrawheen (PT02-11/22)

Cr Rowe presented a petition of 58 signatures supporting the removal of speed humps on Blackmore Ave Girrawheen as they are considered a hindrance to local residents and ineffective in reducing road safety issues. (22/425022)

Update

A report will be presented to Council on 6 December 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 Rowe declared an impartiality interest in Item CS04-12/22 due to being a Member of the Board of Girrawheen Senior High School.

Cr Wright declared an impartiality interest in Item CS04-12/22 as a School Board Member of Wanneroo Secondary College.

Procedural Motion

Moved Cr Rowe, Seconded Cr Treby

That Item AS01-12/22 Response to Petition (PT02-11/22) requesting to remove speed humps from Blackmore Avenue, Girrawheen be discussed as the first item of business.

CARRIED UNANIMOUSLY

AS01-12/22 Response to Petition (PT02-11/22) requesting to remove speed humps from Blackmore Avenue, Girrawheen

File Ref: 3120V012 – 22/443788
Responsible Officer: Director Assets
Attachments: 2

Issue

To consider petition PT02-11/22, received at the meeting of Council held on 8th November 2022, requesting that the speed humps installed on Blackmore Avenue, Girrawheen not be reinstated, and that alternative traffic treatments be installed.

Background

At the Ordinary Council Meeting on 8th November 2022, Council received a Petition signed by 142 residents from the Girrawheen area which reads as follows:

"We support the removal of speed humps on Blackmore Avenue because they are a hindrance to local residents and ineffective in reducing road safety issues. We ask the Council to consider other mechanisms. We request this issue to be dealt with in a timely manner with a preference for a decision at the last council meeting for the year."

Refer to **Attachment 1** for a locality map showing the location of Blackmore Avenue within the road network.

Detail

Blackmore Avenue is classified as a Local Distributor road in the City's Functional Road Hierarchy and extends from Beach Road to Templeton Crescent in Girrawheen, a length of approximately 800m. As a local road in a residential area, the state default Built-Up Area 50km/h speed limit is applicable to the full length of the road.

The carriageway is 10m wide with a central red asphalt median with intermittent raised islands. There are 8 sets of speed humps along the length of the road, located approximately 100 metres apart. A photograph of one of the speed humps, as originally installed, is included as **Attachment 2.** Transperth bus route (service 448) uses Blackmore Avenue. It is one of 3 roads servicing Girrawheen that provide access from Beach Road between Wanneroo Road and Mirrabooka Avenue. A footpath is constructed on both side of Blackmore Avenue to cater for pedestrians, with four midblock crossing points located along the road.

On 14 June 2017, the City was allocated $150,000 funding through the Department of Transport (DoT) to install traffic calming measures at the Beach Road end of Girrawheen Avenue to address issues of hooning and speeding, funded as a “Local Projects, Local Jobs” initiative.

A traffic management scheme was developed and public consultation with the residents along Blackmore Avenue was conducted in October / November 2018, when more than 75% of residents who responded supported the installation of the speed humps, which were installed in March 2019.

Road resurfacing of Blackmore Avenue was carried out in October / November 2022, which resulted in the temporary removal of the speed humps, which have been scheduled to be reinstated during December 2022 at a height of 70mm in accordance with the MRWA guidelines for bus routes.

Consultation

No consultation has been carried out by Administration regarding support for any of the alternative traffic treatments to the speed humps.

Comment

An assessment of Blackmore Avenue carried out in 2017 using the Local Area Traffic Management Policy gave a score of 34 points, which indicated that while the road did not qualify for City funded traffic management, there were issues of speeding on the road that required attention through law enforcement and driver education. Acceptance of external funding for the installation of traffic treatments allowed the City to implement a traffic management scheme on the road to address the speeding and hooning issues.

Total removal of all the speed humps could allow the road to revert to 2018 traffic volumes and speeds, which could reduce the level of safety that currently exists.

Administration had considered an isolated traffic treatment at one end of Blackmore Avenue, as originally requested, however this option highlighted the potential that motorists would speed along the remaining section of Blackmore Avenue to make up the time spent negotiating the isolated traffic treatment device. An alternative approach was agreed with the Department of Transport (DoT) and in response the City developed two cost effective traffic management options for consideration by DoT in April 2018:

- Option 1: Median Islands and Street Trees; and

- Option 2: Speed cushions and Median Islands

DoT advised the following:

“DoT’s preference would be the speed cushions as they will slow traffic and allow cyclists to bypass the squeeze points created by the speed cushions. Additionally the other option which has trees in a wider median may make it difficult for vehicles to give the 1m mandatory passing distance to bicycles along the length of Blackmore Ave.”

In order to consider the general community concerns relating to the installation of speed cushions, further investigation indicated that the installation of Main Roads WA approved Watts Profile Speed Humps would achieve the same result and potentially be more suitable based on the following;

- Watts profile speed humps are less noisy than speed cushions and therefore more accepted by residents;

- Watts profile speed humps can be traversed irrespective of exact lane alignment meaning better vision of the road ahead;
- Watts profile speed humps are constructed from more permanent material resulting in less maintenance and ongoing costs;
- Watts profile speed humps are line marked across the full width of the road providing better visibility at night; and
- Watts profile speed humps extend for the full width of the road therefore not requiring centre islands which means better passing opportunities when cyclists are on the road.

A further TMS option (Option 3) consisting of Watts Profile Speed Humps in place of the speed cushions was subsequently developed and forwarded to DoT for consideration; DoT advised its' support of the revised scheme. Consequently Watts Profile speed humps were installed along Blackmore Avenue.

Installation of the speed humps has been effective in reducing the speed of vehicles that travel along Blackmore Avenue. Traffic counts have been carried out in different locations on Blackmore Avenue since 2009. A summary of the analysis of these results is given below:

Blackmore Avenue				
Location	Date	Volume per day	85th Percentile speed (Speed at which or below 85% of the motorists are driving)	Mean speed
South of Nanovich Ave	September 2021	3,151	39	33
	December 2011	3,952	51	45
North of Nelligan Ave	September 2021	2,473	46	39
	April 2016	4,193	60	50
South of Templeton Cres	September 2021	2,386	38	33
	February 2009	3,796	44	39

Review of the above traffic count data before and after the speed hump installation showed a reduction of the 85th percentile (operating) vehicle speed of 12km/h south of Nanovich Avenue, 14km/h south of Nelligan Avenue and 6km/h south of Templeton Crescent. This indicates that the majority of motorists are now travelling at or below the built up area speed limit of 50km/h. In addition to that, Blackmore Avenue has seen a noticeable traffic volume reduction after the installation of the speed humps.

Speed is a critical factor in both the incidence and severity of road crashes. Main Roads WA crash data for the 5-year period between January 2014 and December 2018 showed 5 (2 medical & 3 property damage) accidents on Blackmore Avenue, whilst just 1 property damage only crash has been reported since the speed humps were installed.

At the meeting of Council on 28 June 2016 (Item AS01-06/16 refers), the removal of speed humps on Aldersea Circle in Clarkson was considered. Similar to the petition for Blackmore Avenue, a number of alternative options to address vehicle speeds in Aldersea Circle were raised by the community and the outcomes of an analysis of the proposals is summarised in the table below:

Suggested Treatment	Pros	Cons
Signage and Enforcement	Removes issues with vehicle noise	• Main Roads WA would not allow the installation of 50 km/h signs • Police are limited in resources available for enforcement • Speeds are likely to rise following removal of speed humps
Rubberised speed cushions	Likely to be as effective as the speed humps	• More noisy than Watts Profile speed hump • Better vision of the road ahead • Less maintenance • Better visibility at night time • Better passing opportunities for cyclist
Horizontal Deflection (e.g. slow points)	Can be designed to be as effective as speed humps	• Vehicle noise issues still possible from accelerating vehicles and trailers going over kerbing • Impacts on property access • Considerable cost to the City
Roundabouts	Effective in reducing speeds in close proximity to the roundabouts	• Land acquisition would have major impact on some residents • Require treatments between intersections • Considerable cost to the City • Noise associated with acceleration and deceleration of vehicles at roundabouts
Median Islands	Removes issues with vehicle noise	• Impacts on property access • Much less effective in reducing vehicle speeds • Considerable cost to the City
Partial Removal of Speed humps (remove every second set of humps)	May reduce noise locally depending on alternative treatment	• Where humps are removed, speeds can return to previous levels • Residents where speed humps remain may feel aggrieved

The costs for the above listed treatments vary from a few thousand dollars (signage) to well over a million dollars (roundabouts).

Due to the PTA Bus route and the location of property accesses on Blackmore Avenue, Administration considers the installation of alternative traffic treatments will not be as effective as speed humps in the reduction of vehicle speed. Installation of alternative devices is possible but these are considerably more expensive. Horizontal displacement devices could be used and these would eliminate the noise caused by vertical displacement but there would still be noise generated by the deceleration and acceleration of vehicles. Additionally, the size of these treatments would mean that they would either restrict access to properties on Blackmore Avenue or would need to be placed at intervals where they would have reduced effect on vehicle speeds.

Assessment of traffic speeds on Blackmore Avenue since the installation of the speed humps have shown that they have been effective in reducing the speed of motorists and minimised the risk of crashes. Based on this data, the removal of the speed humps from Blackmore

Avenue will likely result in the vehicle speeds returning to the levels recorded prior to the installation of traffic treatments. This increase in speed will increase the likelihood and severity of crashes. In the case of removal of the speed humps, the risk of a serious crash occurring on Blackmore Avenue will increase and consider to be unacceptable.

Speed humps were selected as an effective measure to supplement the already installed red asphalt median, which was not considered to be reducing traffic speeds sufficiently. All the other traffic treatments suggested would require significant modifications to the road network and may not be as effective in reducing the speeds of cars, due to the requirement to accommodate buses. As the speed humps are working effectively, the City does not propose to remove them at this stage and will reinstate them during the resurfacing works.

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 Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

Risk Title	**Risk Rating**
CO-023 Safety of Community	Low
Accountability	**Action Planning Option**
Director Community & Place	manage

Risk Title	**Risk Rating**
CO-001 Relationship Management	Low
Accountability	**Action Planning Option**
Director Corporate Strategy & Performance	manage

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

Policy Implications

The provisions of Local Area Traffic Management Policy apply in assessing the request made in this petition.

Financial Implications

The cost for the new treatments varies from a few thousand dollars (signage) to well over a million dollars (roundabouts). Should Council resolve to consider other traffic treatment options, further concepts and cost estimates would inform the exact financial implications noting that the draft Long Term Financial Plan does not make any provisions for any further traffic treatments in Blackmore Avenue.

Voting Requirements

Simple Majority

Moved Cr Parker, Seconded Cr Herridge

That Council:-

1. NOTES that the speed humps on Blackmore Avenue are providing a demonstrated road safety benefit to the community;

2. DOES NOT support the Petitioner's request to remove speed humps from Blackmore Avenue, Girrawheen; and

3. ADVISES the petition organiser of Council's decision.

Motion to Amend

Moved Cr Rowe, Seconded Cr Treby

To add recommendation 4.

4. REQUESTS Administration to investigate a reduction in the number of speed humps in Blackmore Avenue and provide an update to Council Members before April 2023.

CARRIED UNANIMOUSLY

Substantive Motion as Amended

That Council:-

1. NOTES that the speed humps on Blackmore Avenue are providing a demonstrated road safety benefit to the community;

2. DOES NOT support the Petitioner's request to remove speed humps from Blackmore Avenue, Girrawheen;

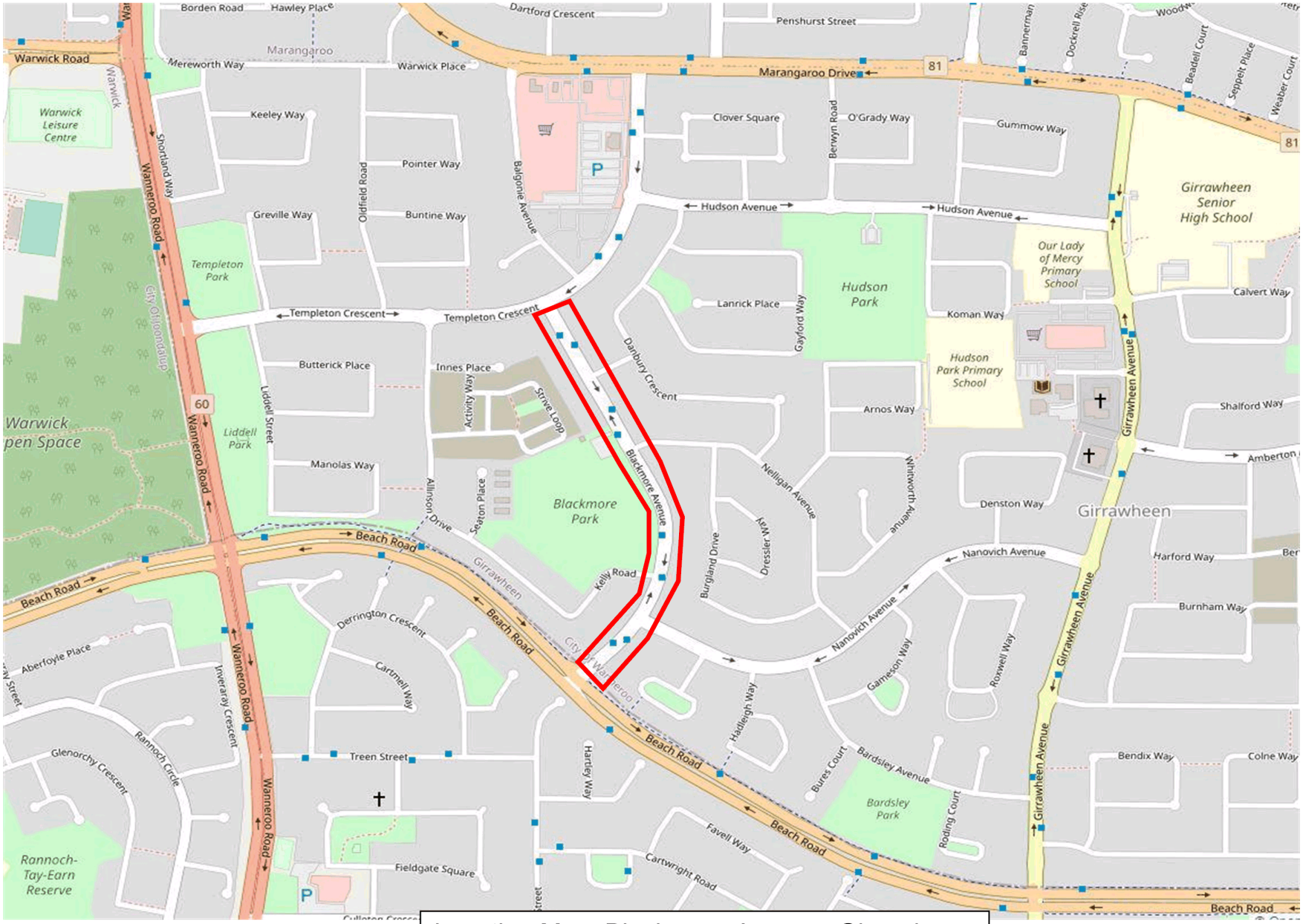
3. ADVISES the petition organiser of Council's decision; and

4. REQUESTS Administration to investigate a reduction in the number of speed humps in Blackmore Avenue and provide an update to Council Members before April 2023.

CARRIED UNANIMOUSLY

Attachments:

1⇩.	*Attachment 1 - Location map - Blackmore Avenue Girrawheen*	*22/444231*
2⇩.	*Attachment 2 - Blackmore Speed Hump*	*22/451284*



Location Map: Blackmore Avenue, Girrawheen


Blackmore Ave

Planning and Sustainability

Strategic Land Use Planning & Environment

PS01-12/22 Close of Advertising - Yanchep-Two Rocks DCP Annual Review of Costs (2022-2023)

File Ref: 23156V03 – 22/409425
Responsible Officer: Director Planning and Sustainability
Attachments: 4

Issue

To consider the annual review of cost estimates for the Yanchep-Two Rocks Development Contribution Plan (DCP).

Background

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

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

The DCP identifies various community facilities and provides estimates on the total cost, estimated contributions and the timing for the delivery of infrastructure within the Yanchep-Two Rocks area. The infrastructure costs include planning, design, project management costs, site servicing, construction costs and land acquisition costs associated with the following infrastructure:

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

The DCP was originally gazetted in 2014 and has an operation period of 16 years (2030). 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.

5-yearly

- Community Facility Plan (CFP) Assumptions and Recommendations; and
- Full DCP Review.

At the Ordinary Council Meeting on 11 October 2022 (PS03-10/22), Council considered the DCP Annual Review for the 2022-2023 year period and resolved to advertise the revised cost estimates for a period of 28 days. The Annual Review recommended the following:

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);

Consultation was undertaken for a minimum period of 28 days in accordance with DPS2 and concluded on 16 November 2022.

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	**$2,494,000**	**$2,990,000**	**$496,000**
TOTAL		**$27,931,551**	**$28,427,551**	**$496,000 (Increase)**

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

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

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

The administration costs are estimated for the remaining operational period of the DCP from 1 July 2022 to 8 September 2030, which equates to a remaining estimated cost of $577,521. 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. 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 DPS2 and requires the cost contributions to be calculated based on the relative need generated by new dwellings. The City's contribution towards the total cost of facilities is based on the number of existing dwellings (existing demand prior to the creation of the DCP) of 3,089 dwellings and expressed as a proportion of the total estimated dwellings over the operational period of the DCP.

The total estimated lot yield is based on the ID Forecast projections and in effect, the lower the total estimated lot yield the higher the cost per lot and the higher the City's proportion of the total cost. This methodology reflects the principles of *State Planning Policy 3.6 – Infrastructure Contributions* (SPP 3.6) which refers to a need and nexus of costs 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 (i.e. an increase of $378 per lot).

Consultation

In accordance Schedule 14 of DPS2, where the review of estimated costs recommends those costs be increased, then the local government must advertise the review for a minimum period of 28 days, prior to making a decision to increase the estimated costs.

In accordance with DPS2, the Annual Review was advertised from 18 October to 16 November 2022. Advertising included letters to landowners within the DCP area, with additional information made available at the Civic Centre and on the City's website.

No submissions were received during advertising.

Comment

The DCP is 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 approved infrastructure items over the life of the DCP.

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 DPS2 and SPP 3.6.

On the basis that no submissions were received during the consultation period, Administration recommends that Council approves the Annual Review as advertised and depicted in **Attachment 1**.

Statutory Compliance

The Annual review of the DCP is prescribed by Part 11 of Schedule 14 of DPS No. 2. In accordance with clause 11.6, where the review of estimated costs recommends those costs be increased, then the City must in writing invite comment on the proposal from owners for a period of not less than 28 days, prior to making any decision to increase the estimated costs.

Whilst no submissions were received, 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 then a determination may be made through a process of arbitration.

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 Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

Risk Management Considerations

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

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

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

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

Policy Implications

Nil

Financial Implications

The recommendations of the Annual Review were audited by the City's external auditors (William Buck) and a copy of their findings has been included as **Attachment 4**. The audit opinion concluded that the DCP costs incurred, estimates for remaining development works, and proposed rate of $4,287.83 were fairly stated and in compliance to DPS2 and SPP 3.6.

The City will continue to monitor lot yield creation, interest rates and the remaining cost estimates associated with the Capricorn Coastal Node to ensure adequate funds are received to complete the works and meet the borrowing requirements of the DCP.

It is anticipated that the City will revise the remaining cost estimates based on the detailed design and will include these costs into the next Annual Review.

Voting Requirements

Simple Majority

Moved Cr Cvitan, Seconded Cr Treby

That Council:-

1. **APPROVES the revised Yanchep-Two Rocks Development Contribution Plan cost estimates in accordance with Clause 11.4 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);**

2. **AUTHORISES the financial adjustments required to implement the apportionment of costs between the City and the Yanchep-Two Rocks Development Contribution Plan;**

3. **NOTES that no submissions were received in relation to Annual Review of Costs for the Yanchep-Two Rocks Development Contribution Plan; and**

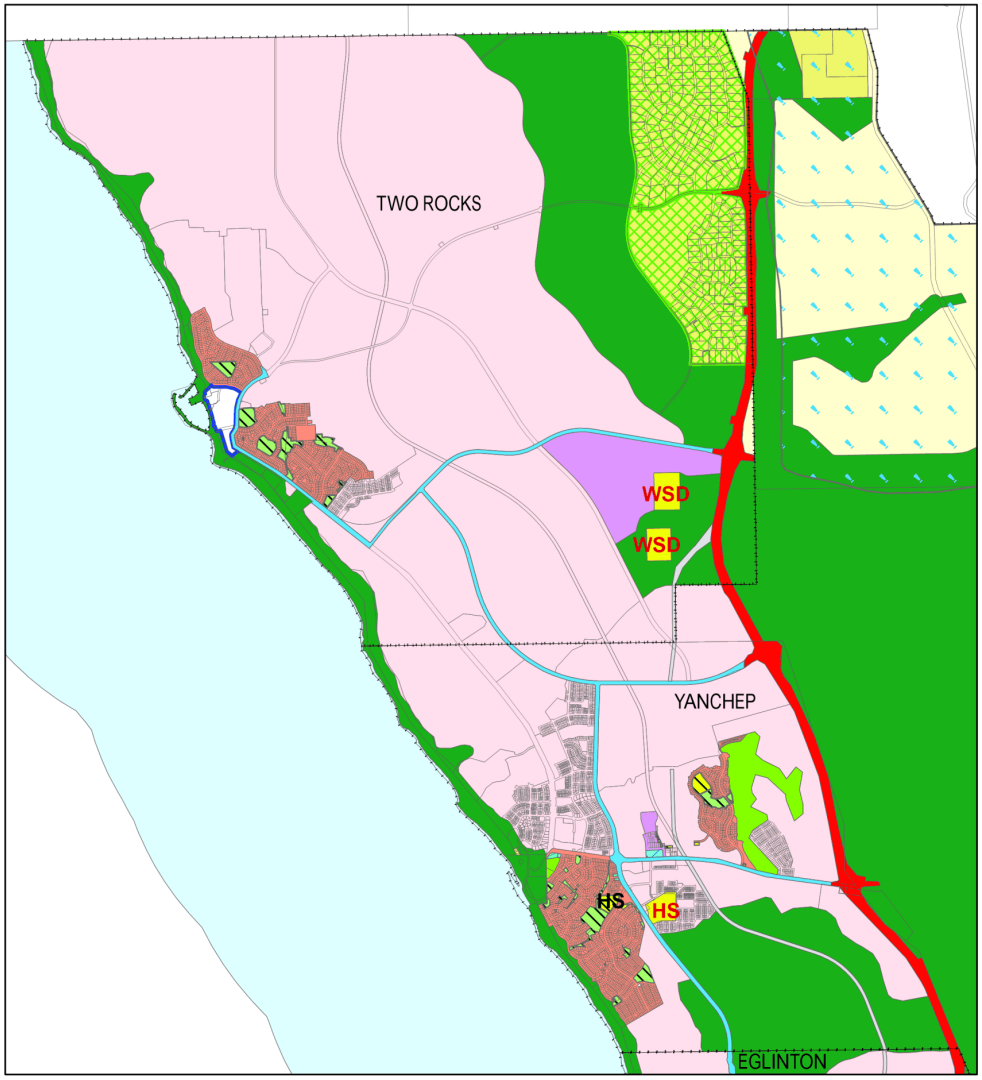
4. **NOTES that the City will continue discussions with Capricorn Village Joint Venture to consider the revised detailed design for the Capricorn Village Coastal Node and include the revised costs and scope of works into the next annual review of costs for the 2023-2024 period.**

CARRIED UNANIMOUSLY

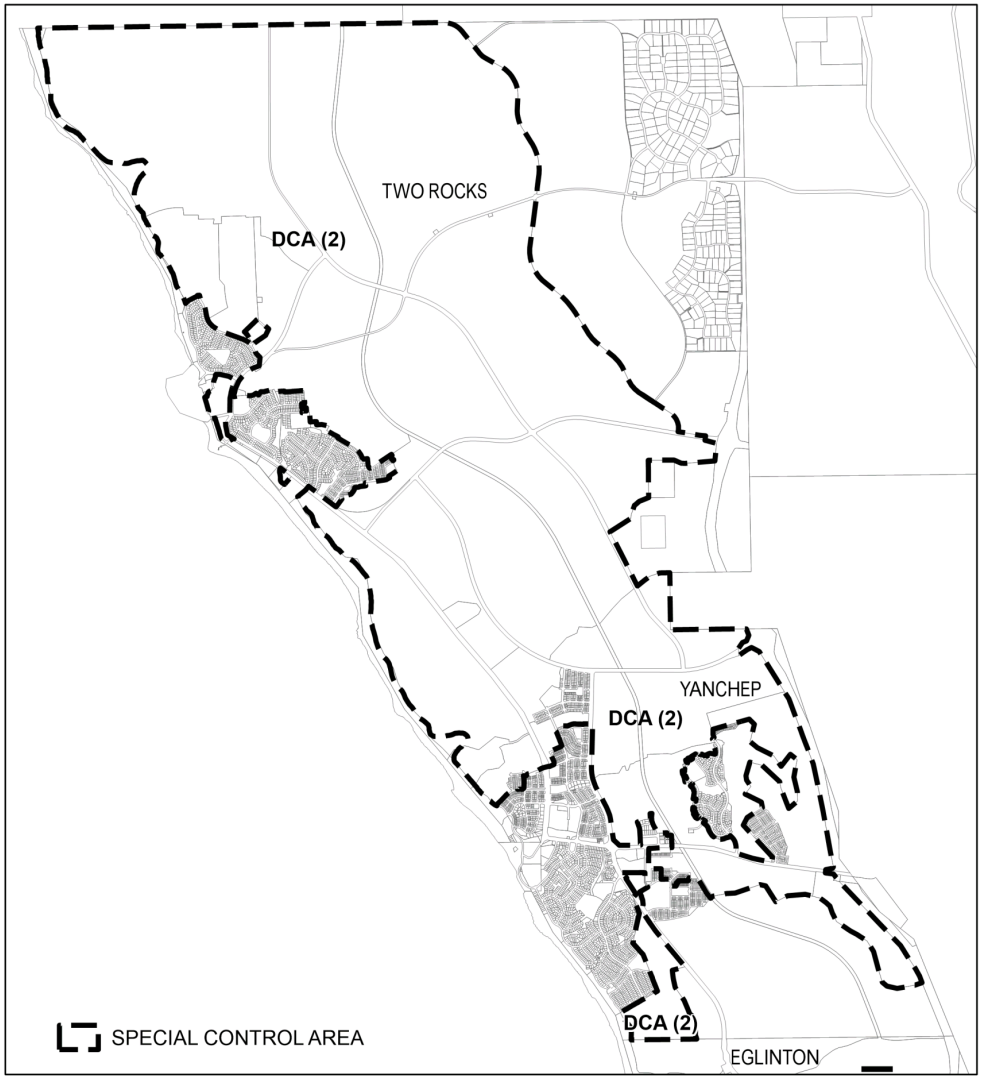
Attachments:

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*	*22/461841*
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

GDA

LEGEND

METROPOLITAN REGION SCHEME RESERVES

- PARKS & RECREATION
- RAILWAYS
- STATE FORESTS
- WATER CATCHMENT
- CIVIC AND CULTURAL
- WATERWAYS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE

DENOTED AS FOLLOWS:

HS HIGH SCHOOL

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

City of Wanneroo

Produced by Planning & Sustainability

Yanchep Two Rocks Development Contribution Plan

Report & Cost Apportionment Schedule

Revised August 2022

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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.

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**

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:

- $CC = TC \times \frac{NDU}{TDU}$

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.

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).

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-Eglinton area to the south is serviced by its own district level facilities and is not considered to generate additional need for the facilities in the Yanchep-Two Rocks DCP.

8. Items Included in the Plan

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

8.1. Infrastructure Elements

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

Yanchep Lagoon
Surf Life Saving Club - Complete
Capricorn Coastal Node
Coastal Node Facilities - Pending
Yanchep Metropolitan Centre
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.

ATTACHMENT 1 –DWELLING PROJECTIONS

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

ATTACHMENT 2 - CAPITAL EXPENDITURE PLAN

Infrastructure Item		2016/17	2017/18	2018/19	2021/22	2022/23	2023/24	2024/25	TOTAL
Public Open Space (Splendid Park)		Completed							$ 17,499,313
Surf Lifesaving Club (Yanchep Lagoon)				Completed					$ 7,938,238
Beach Activity Node (Capricorn Coastal Village)						Estimated Completion			$ 2,990,000
Total Facility Cost									**$ 28,427,551**

ATTACHMENT 3 - COST APPORTIONMENT SCHEDULE

	Projected Costs			Catchment					Cost Apportionment					
Infrastructure Item	Total Cost	Grants & Other Contributions	Net Project Cost	Existing Dwellings pre-LPP 3.3	Lots/Dwellings contributed under LPP 3.3	Dwellings Contributed to date	New Dwellings to 2030	Total Catchment	City Contribution (%)	City Cost ($)	DCP Contribution (%)	DCP Cost ($)	Estimated Remaining Dwelling Yield	Cost per Dwelling
YANCHEP TWO ROCKS DCP														
Facility Costs														
Surf Life Saving Club, Yanchep Lagoon	$ 7,938,238	$ 500,000	$ 7,438,238	3089	541	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
Sub Total Facility Costs	**$ 28,427,551**	**$ 2,265,333**	**$ 26,162,218**							**$ 8,781,438**		**$ 17,380,780**		**$ 4,090.61**
Administration Costs														
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
Sub Total Administrative Costs	**$ 3,843,129.94**	**$ -**	**$ 3,843,129.94**							**$ -**		**$ 4,028,987**	**4,249**	**$ 948.23**
Income/Expenses up to 30 June 2022														
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
Sub Total Deductions										**$ -**		**-$ 3,191,014**	**4,249**	**-$ 751.01**
TOTAL										**$ 8,781,438**		**$ 18,218,753**	**4,249**	**$ 4,287.83**

DONALD CANT WATTS CORKE

Cost Plan Summary

Ref	Facility	GFA (m2)	Rate ($/m2)	Total ($)	Comments
	Yanchep Two Rocks				
12	Beach Activity Community Facilities			2,990,000	Land Cost Excluded

The cost plan summaries are included in attachment 1

CITY OF WANNEROO
COMMUNITY FACILITIES

	Beach Activity Community Facilities	
Description	**Rate**	**Total**
FECA (m2)		
UCA (m2)		
GFA (m2)	0	
Substructure	0.00	0
Substructure Subtotal	**0.00**	**0**
Columns	0.00	0
Upper Floors	0.00	0
Staircases	0.00	0
Roof	0.00	0
External Walls	0.00	0
Windows	0.00	0
External Doors	0.00	0
Internal Walls	0.00	0
Internal Screens	0.00	0
Internal Doors	0.00	0
Superstructure Subtotal	**0.00**	**0**
Wall Finishes	0.00	0
Floor Finishes	0.00	0
Ceiling Finishes	0.00	0
Finishes Subtotal	**0.00**	**0**
Fitments	0.00	0
Special Equipment	0.00	0
Fittings Subtotal	**0.00**	**0**
Sanitary Fixtures	0.00	0
Sanitary Plumbing	0.00	0
Water Supply	0.00	0
Gas Service	0.00	0
Space Heating	0.00	0
Ventilation	0.00	0
Evaporative Cooling	0.00	0
Air Conditioning	0.00	0
Fire Protection	0.00	0
Light and Power	0.00	0
Communications	0.00	0
Transportation Systems	0.00	0
Special Services	0.00	0
Services Subtotal	**0.00**	**0**
BUILDING COST	**0.00**	**0**
Centralised Energy Systems	0.00	0
Alterations and Renovations	0.00	0
Site Preparation	0.00	39,000
Roads, Footpaths and Paved Areas	0.00	623,000
Boundary Walls, Fencing and Gates	0.00	65,000
Outbuildings and Covered Ways	0.00	183,000
Landscaping and Improvements	0.00	184,000
External Works Subtotal	**0.00**	**1,094,000**
External Stormwater Drainage	0.00	202,000
External Sewer Drainage	0.00	14,000
External Water Supply	0.00	8,000
External Gas	0.00	0
External Fire Protection	0.00	0
External Electric Light and Power	0.00	115,000
External Communications	0.00	0
External Special Services	0.00	0
External Services Subtotal	**0.00**	**339,000**
External Alterations and Renovations	0.00	0
SUB TOTAL	**0.00**	**1,433,000**
Allowance for 5 Star Green Rating (3%)	0.00	0
Preliminaries (13.5%)	0.00	194,000
Locality Loading (2%)	0.00	41,000
NET PROJECT COST	**0.00**	**1,668,000**
Design Contingency (15%)	0.00	251,000
Planning Contingency (5%)	0.00	96,000
Unforseen Ground Conditions - excluded	0.00	0
Construction Contingency (5%)	0.00	101,000
Clients Costs (1 Item)	0.00	0
Public Art (excluded)	0.00	0
Loose Furniture and Equipment (excluded)	0.00	0
Professional Fees and Disbursements (12%)	0.00	260,000
GROSS PROJECT COST	**0.00**	**2,376,000**
Escalation to June 2022	0.00	614,000
ESTIMATED TOTAL COMMITMENT	**0.00**	**2,990,000**
Land Costs (Alkimos Eglinton)	0.00	0
Land Costs (Yanchep Two Rocks)	0.00	
ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS IF APPLICABLE) - ALKIMOS EGLINTON	**0.00**	**2,990,000**

:\2022\W22079 Alkimos - Revised Estimates\04. Estimates & Cost Plans\1. Business case estimates\2022-06-16 Update\2022-06-23 Attachment 1.2 SUMMARY of COST PLANS

William Buck
ACCOUNTANTS & ADVISORS

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.

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

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ACCOUNTANTS & ADVISORS

An audit also includes evaluating the appropriateness of accounting polices 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

PS02-12/22 Close of Advertising - Alkimos-Eglinton DCP Annual Review of Costs (2022-2023)

File Ref: 23155V02 – 22/417599
Responsible Officer: Director Planning and Sustainability
Attachments: 5

Issue

To consider the annual review of cost estimates for the Alkimos-Eglinton Development Contribution Plan (DCP).

Background

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

The community infrastructure in the DCP generally reflects the recommendations of the Community Facility Plan 2020 (Council Report CP01-11/20) and provides estimates on the cost, estimated contributions and the timing for the delivery of infrastructure within Alkimos and Eglinton. The infrastructure costs include planning, design, project management, construction and land acquisition costs associated with the following infrastructure:

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

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

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

- Five Yearly - Community Facility Plan (CFP) assumptions and recommendations; and a 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 within the Development Contribution Area (DCA) as defined in **Attachment 1.**

A landowner’s liability to make a cost contribution arises in accordance with provisions of DPS2 and calculated using the Council-adopted contribution rate, which is currently $12.08 per square metre.

The DCP account currently holds approximately $19.9 million, which includes 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.

At the Ordinary Council Meeting on 11 October 2022 (PS03-10/22), Council considered the DCP Annual Review for the 2022-2023 year period and resolved to advertise the revised cost estimates for a period of 28 days. The Annual Review recommended that Council endorses the cost estimates, 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).

Consultation was undertaken for a minimum period of 28 days in accordance with DPS2 and concluded on 16 November 2022 with one submission being received.

Detail

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

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 structure plan 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 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 DPS2, 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 DPS2, which requires the local government to appoint a licensed valuer.

It is noted that the 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 level and serviced 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**.

Administration Costs

In accordance with Schedule 15 of DPS2, 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).

Prioritisation of facility provision

The Capital Expenditure Plan (CEP) forms part of the DCP Report 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 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 CFP, which is not due until 2025. However, due to higher construction and land costs identified in this annual review further consideration for the infrastructure timing is required to ensure adequate funds will be available in the DCP account and 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 directly affected by lot sales and construction costs, which will fluctuate over the operational period of the DCP. Significant increases in construction costs and lower contribution income can result in a shortfall in funding. 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.

To mitigate potential shortfalls in funding and to align land availability with the infrastructure timing, Administration will initiate a review of the CEP in consultation with the landowners, to inform the next annual review.

Alkimos Aquatic and Recreation Centre

There has been significant discussion between the City, Alkimos-Eglinton 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 with the major landowner group and has been agreed in principle. However, the specific detailed scope and apportionment of costs for the Indoor Recreation Centre component of the Aquatic Centre will require further consideration. 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 (Contribution Cap)

In April 2021, the State Government finalised SPP 3.6, which introduced a limit of $5,000 per dwelling that applies to community infrastructure DCP's. This DCP does not enable a direct comparison of the square metre rate to the per lot cap. Clarification has been requested from the Department of 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 formal response. In this regard, this issue may become more important for estimating future income due to increasing building and land costs, unless the matter of indexation has been resolved and applied to the community infrastructure cap imposed by the State Government. Administration is continuing to discuss with State Government the issue created by having a fixed cap and has requested the cap to be indexed to enable DCP contribution rates to reflect increases and decreases in the cost of facility provision.

Consultation

In accordance with Schedule 14 of DPS2, where the review of estimated costs recommends those costs be increased, then the local government must advertise the review for a period of 28 days, prior to making a decision to increase the estimated costs.

Advertising was carried out between 18 October and 16 November 2022. Administration wrote to the major landowners within the DCP that are affected by the annual review and made information available at the Civic Centre and on the City's website.

One submission was received from Woodsome Management Pty Ltd on behalf of the major Alkimos Eglinton Landowner's namely Development WA, Eglinton Estates, PEET, Cedar Woods & Urban Quarter (refer **Attachment 4**). The issues raised and Administrations response is provided in the following comments section.

Comment

The DCP is 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 approved infrastructure items over the life of the DCP.

At the conclusion of the advertising period, one submission was received. The salient issues raised in the submission are reflected below (also refer full submission in **Attachment 4**) along with a response by Administration.

1. *Annual Review - Supports the findings of the annual review, however raises concern regarding the significant cost escalation in construction and land valuation and the resulting increase in the DCP Rate from $12.08 to $15.97 per square metre.*

   Administration Response – Notes the landowners' support for the annual review recommendations. Administration shares the landowners concern regarding cost increases and will continue to liaise with the DCP landowners to ensure the timely and cost effective provision of the required infrastructure. It is noted that Administration will initiate a review of the Community Infrastructure priorities to inform the Capital Expenditure Plan (CEP) 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.

2. *Cost Escalation and SPP 3.6 (Contribution Cap) – Based on the average lot size the revised DCP Rate would equate to over $5,900 per lot, which is higher than the SPP 3.6 cap. Recommends that the facilities specifications could be reduced and other funding sources be pursued to mitigate the cost escalation. Also noted, that this issue has been raised with the Department of Planning, Lands and Heritage (DPLH) and supports ongoing collaborative review of this matter.*

   Administration Response – As described in the Detail Section of this report, the 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 formal response. Administration will continue to seek clarification on this issue and other matters (including indexation of the $5,000 cap) with the DPLH.

   The Community facility cost estimates are based on template designs, which reflect a minimum standard for the relevant infrastructure. Administration will continue to refine the infrastructure designs and the associated cost estimates to ensure the standard and scope of the works are consistent with the infrastructure defined in DPS 2. As mentioned

in 1 above, Administration will initiate a review of the Community Infrastructure priorities to inform the Capital Expenditure Plan (CEP) 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, as recommended by SPP 3.6.

3. Alkimos Aquatic and Recreation Centre (Co-location Costs) - *The cost of co-locating the Alkimos Regional Aquatic Facility and Alkimos Indoor Recreation Centre were reported to the Alkimos Eglinton Land Owners (AELO) to be more costly than standalone facilities. We acknowledge there is more work to do in this regard, consistent with the information presented in the 11 October OCM Agenda, and look forward to working collaboratively with the City to resolve this*.

   Administration Response – Noted. Administration will continue to liaise with landowners to establish a final position on the apportionment of costs for the aquatic and recreation centre facilities. Council has supported the stand-alone facility cost estimate, until a final position on the cost apportionment has been determined in consultation with the landowners.

   Administration will continue to liaise with the landowners to finalise the cost apportionment methodology and the detailed cost apportionment based on the principle of a shared and economical cost benefit.

4. *Land Valuation Approach - We note the City has considered the approach to land valuation further and are valuing land based on being serviced and in a level state, necessary to deliver the required infrastructure. This has increased the cost from $101 per m^2 to $200 per m^2. This approach to land valuation is supported.*

   Administration Response – Noted.

Based on the submissions and responses provided, Administration recommends that Council approves the Annual Review as advertised and depicted in the DCP Report (refer **Attachment 2)**.

Statutory Compliance

The City must annually review the estimated costs of the DCP, which requires the City to complete public consultation in accordance with DPS2. 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 Appetite Statement

In pursuit of strategic objective goal 5, we will accept a Medium level of risk, extended to High in the areas of Community / Reputation & Financial / Commercial impacts. Shifting transport modes and usage in the City may require short term pain for longer term gain as

the City supports the development, maintenance and connection of alternatives to car use (e.g. cycle ways) and the supporting infrastructure.

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 assists in addressing the impacts of the strategic risk relating to Long Term Financial Planning as it ensures that appropriate budget monitoring, timing and provisions are considered. In addition, the strategic risk relating to Stakeholder Relationships applies as a key element in the DCP review process is maintaining effective engagement with relevant stakeholders.

Policy Implications

Nil

Financial Implications

The proposed revision of costs for the 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) and their findings included as **Attachment 5**. The audit opinion concluded that the DCP costs incurred, estimated for remaining development works and a proposed rate of $159,744.65 per hectare ($15.97 per/m2) were fairly stated and in compliance to DPS2.

The Annual Review is recommending various cost estimates for the specific infrastructure defined in DPS2 and this has been included into the revised Capital Expenditure Plan (CEP) in the DCP Report, as appended in **Attachment 2**. The infrastructure facility costs and timing for delivery is subject to change and is 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 Parker

That Council:-

1. **APPROVES the Annual Review of the Alkimos-Eglinton Development Contribution Plan cost estimates for the 2022-2023 period in accordance with Schedule 14 of District Planning Scheme No. 2 and as outlined in the Development Contribution Plan Report appended as 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).

2. NOTES the submission received from the Alkimos-Eglinton landowners in relation to Annual Review of Costs (2022-2023) appended as Attachment 4;

3. NOTES that Administration will initiate a review of the Community 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

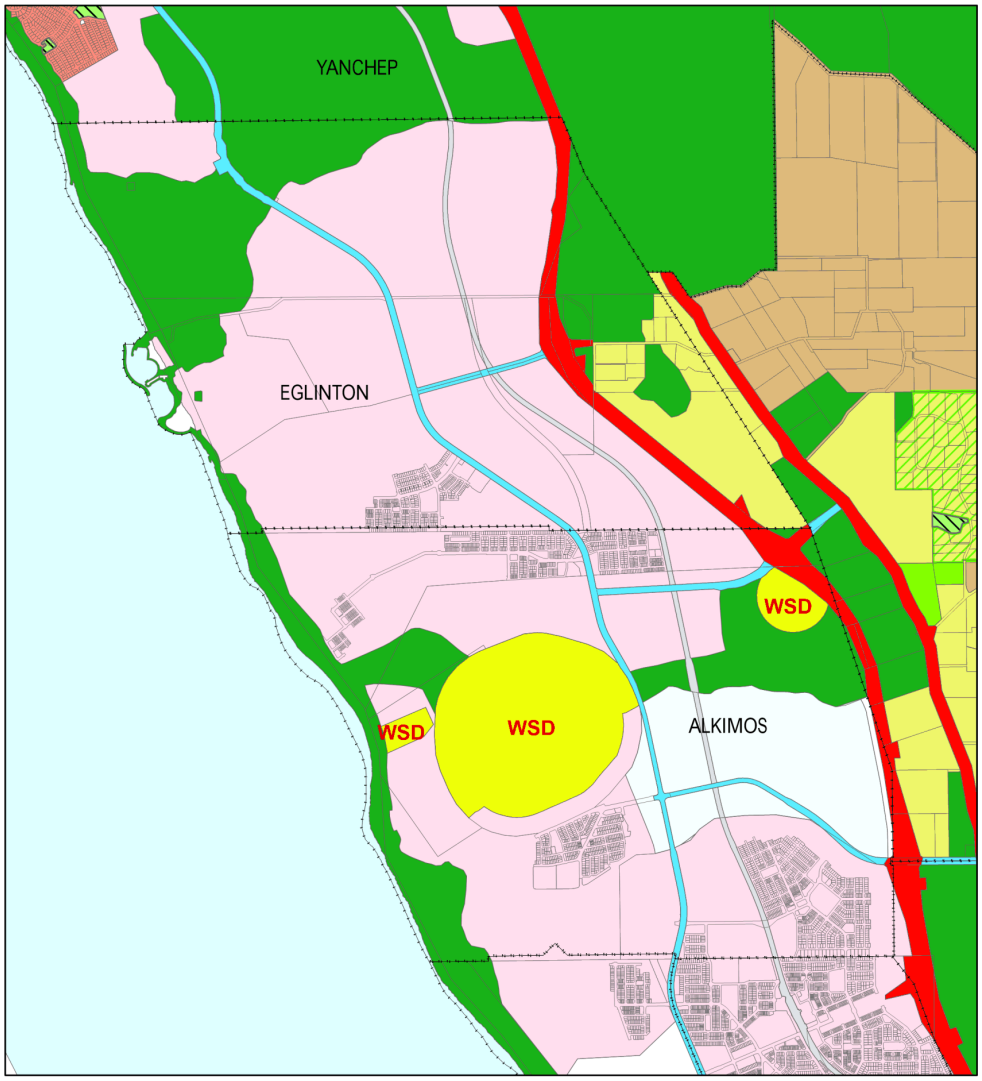
4. NOTES that Administration will continue to liaise with the landowners to finalise the cost apportionment methodology and the detailed cost apportionment based on the principle of a shared and economical cost benefit.

CARRIED UNANIMOUSLY

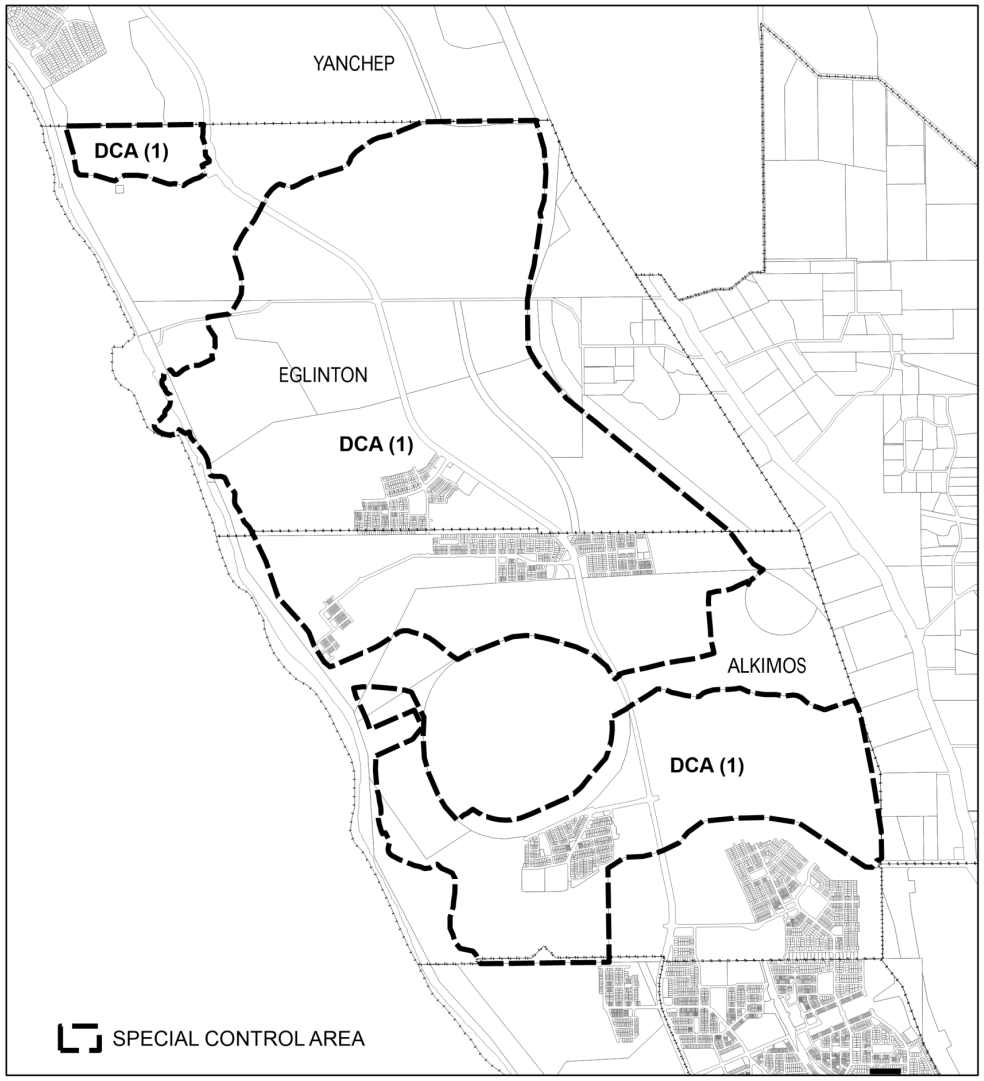
Attachments:

1⇩.	*Attachment 1 - Alkimos Eglinton DCA Map*	*21/318371*
2⇩.	*Attachment 2 - Alkimos Eglinton Development Contribution Plan Report*	*22/312098*
3⇩.	*Attachment 3 - Revised Cost Estimates - DCWC (Summary Only).PDF*	*22/370829*
4⇩.	*Attachment 4 - Submission 1*	*22/441780*
5⇩.	*Attachment 5 - Final Alkimos Eglinton Annual Cost Review Audit Report 2022*	*22/324724*

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



Existing



Proposed

GDA

LEGEND

METROPOLITAN REGION SCHEME RESERVES

- PARKS & RECREATION
- RAILWAYS
- STATE FORESTS
- WATER CATCHMENT
- CIVIC AND CULTURAL
- WATERWAYS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE

DENOTED AS FOLLOWS:

HS HIGH SCHOOL

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

City of Wanneroo

Produced by Planning & 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:

- existing development or land with valid subdivision approvals not conditional on the payment of development contributions;
- land reserved under the Metropolitan Region Scheme for Parks and Recreation;
- land reserved under the Metropolitan Region Scheme for Public Purpose;
- land designated under the Metropolitan Region Scheme as 'Primary Regional Roads', 'Other Regional Roads' or 'Railways'; and
- 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 x 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.

- 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)

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

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

8.2. Administrative Elements

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

i. preparation, administration and review of the Development Contribution Plan;

ii. preparation and review of the Development Contribution Plan and Costs Apportionment Schedule;

iii. any arbitration and valuation with respect to this Plan; and

iv. advice and representation with respect to this Plan including legal, accounting, planning, engineering and other professional advice and representation.

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

9. Review

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

- Annually
  - DCP Cost Estimates;
  - DCP Cost Indexation;
  - Contributing Land Area;
  - Cost per Hectare; and

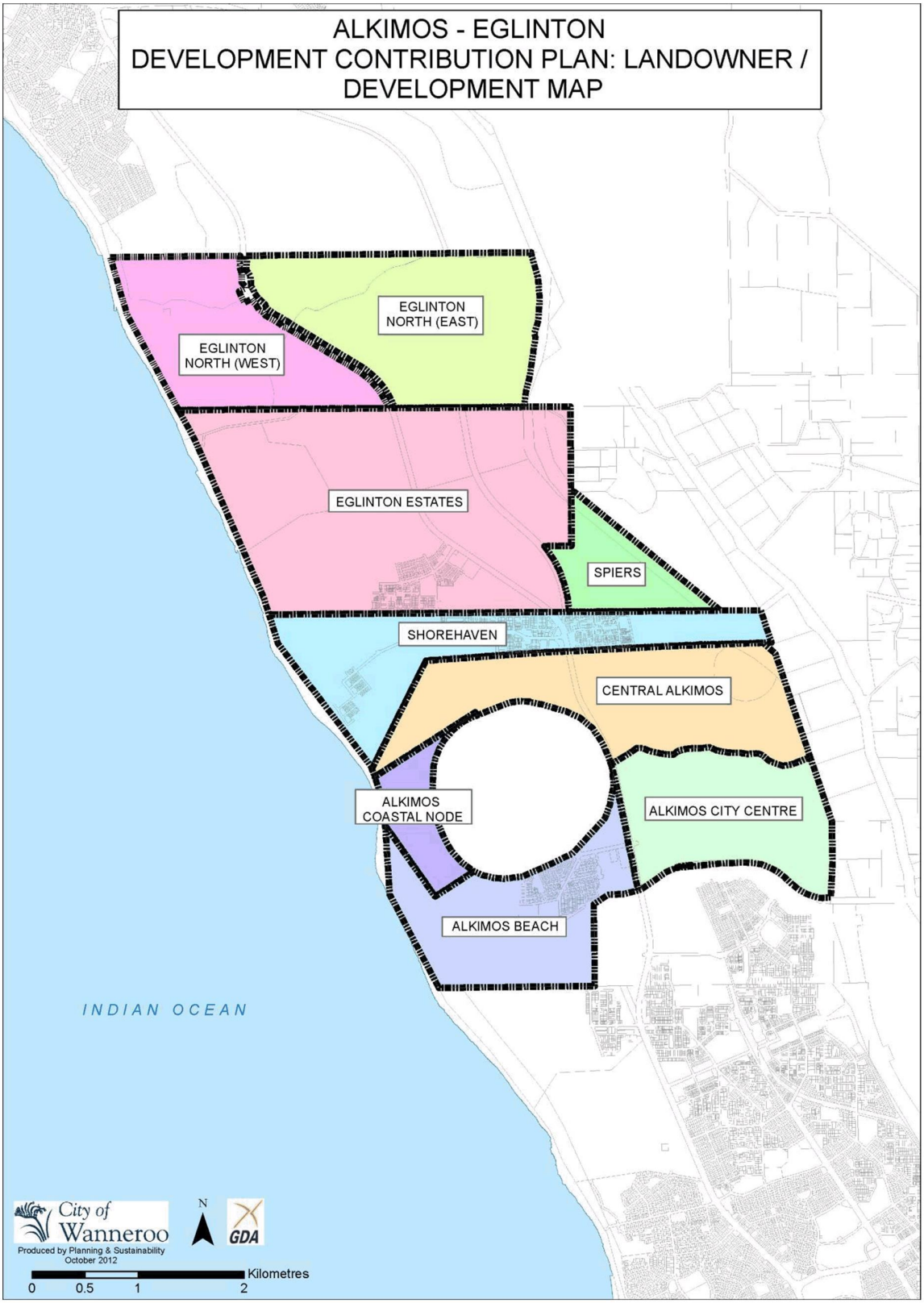
- 5-yearly (next due in 2025)
  - CFP Assumptions and Recommendations
  - Full DCP Review.

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

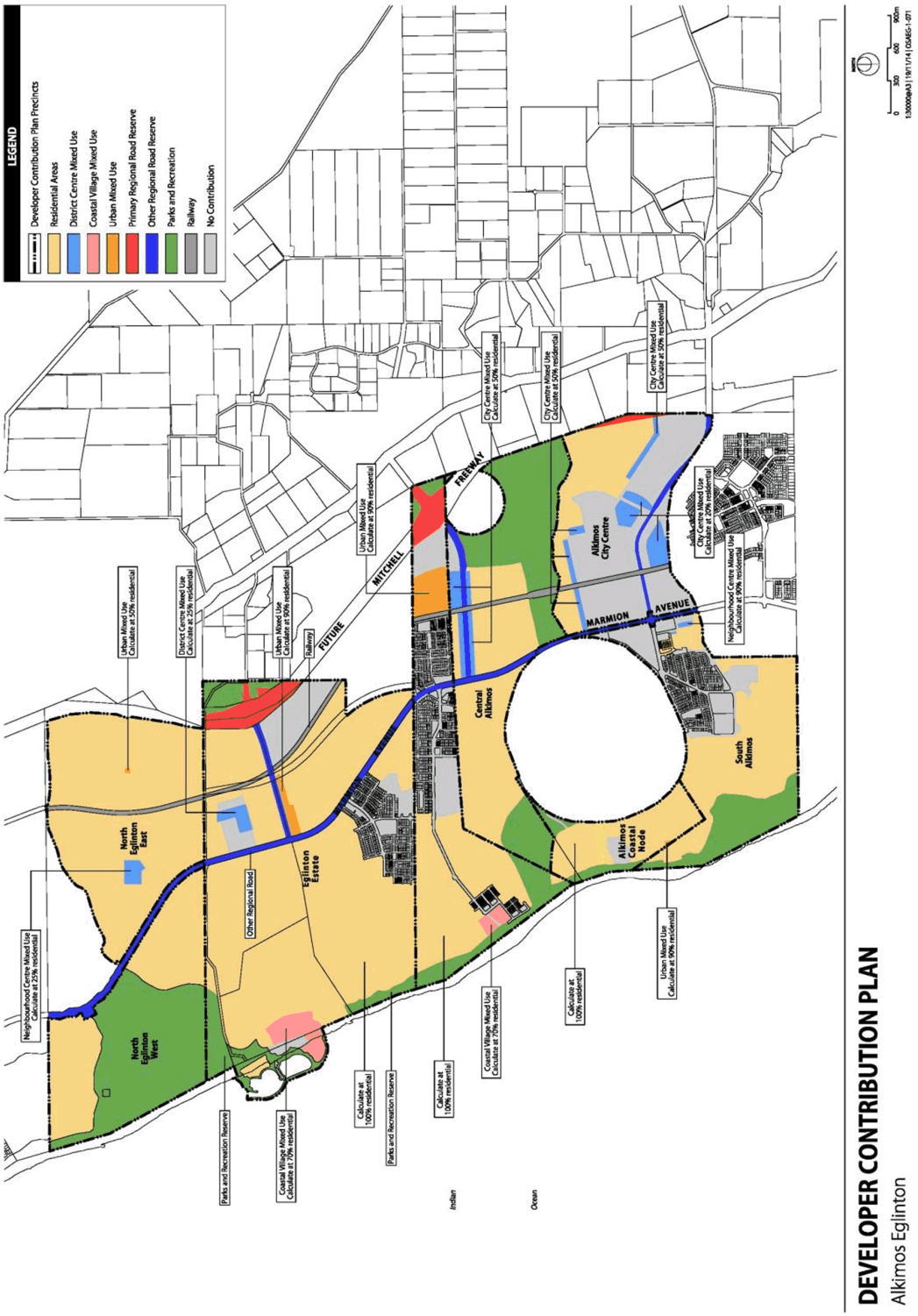
Contribution Amount
The cost per hectare on which each landowner's contribution amount is based will be reviewed annually (or as required) as a result of the above changes to the costs and contribution area and defined in the Cost Apportionment Schedule.

ATTACHMENT 1 – DETERMINATION OF CONTRIBUTING AREA



City of Wanneroo

Alkimos Eglinton Development Contribution Plan



City of Wanneroo

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)
ALKIMOS																		
Alkimos Surf Life Saving Club				Commencement ----------> Completion														$ 6,955,000
Alkimos District Community Centre			Commencement ----------> Completion															$ 8,199,000
Alkimos Regional Community Centre (Library)	Commencement ----------> Completion																	$ 10,490,000
Alkimos District Open Space (Open Space)				Commencement ----------> Completion														$ 9,514,000
Alkimos District Open Space (Multipurpose Hardcourts)				Commencement ----------> Completion														$ 4,022,000
Alkimos Aquatic and Recreation Centre (Indoor Recreation Centre)	Commencement ----------> Completion																	$ 16,189,000
EGLINTON																		
Eglinton District Open Space										Commencement ----------> Completion								$ 9,514,000
Eglinton Hard Courts (Tennis)										Commencement ----------> Completion								$ 4,022,000
North Eglinton Indoor Recreation Centre				Commencement ----------> Completion														$ 16,189,000
Eglinton District Community Centre (Community)				11		Commencement ----------> Completion												$ 8,199,000
Eglinton District Community Centre (Library)						Commencement ----------> Completion												$ 10,490,000
TOTAL																		$ 103,771,000

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
ALKIMOS						
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%
EGLINTON						
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%
Estimated Facility Cost	**$ 82,932,000**		**$ 103,771,000**			
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*	
Funding Accounted (Deducted from Cost)	**-$ 18,342,944**	**$ 20,369,090**	**-$ 18,766,550**		**$ 156,993.22**	
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	
Sub Total Administrative Costs	**$ 1,980,001**	**-$ 490,231**	**$ 1,489,769**		**$ 2,751.43**	
TOTAL	**$ 66,569,057**	**$ 19,878,858**	**$ 86,494,220**		**$ 159,744.65**	

LANDOWNER COST APPORTIONMENT - 2022 Annual Review

DEVELOPMENT / LANDOWNER	REVISED SITE AREA (HA)	REVISED DEVELOPABLE AREA (HA)	LANDOWNER CONTRIBUTION (%)	TOTAL COST	LANDOWNER COST	COST CONTRIBUTION ($/HA)
Alkimos Beach	224.42	65.39	10.52	$ 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
Spiers	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
TOTAL	2076.04	621.65	100.00		$ 86,494,219.86	
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				
Total Remaining Developable Area June 2022		**541.45**				hectares

DONALD CANT WATTS CORKE

Cost Plan Summary

Ref	Facility	GFA (m2)	Rate ($/m2)	Total ($)	Comments
	Eglinton District Centre				
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
	Alkimos				
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

The cost plan summaries are included in Attachment 1

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	
											Pavilion		Oval			
Description	**Rate**	**Total**	**Rate**	**Total**	**Rate**	**Total**	**Rate**	**Total**	**Rate**	**Total**	**Rate**	**Total**	**Rate**	**Total**	**Rate**	**Total**
FECA (m2)	1,547		1,171		2,975		2,975				665				1,060	
UCA (m2)	0		278		141		141				340				106	
GFA (m2)	1,547		1,449		3,116		3,116		0		1,005		0		1,166	
Substructure	116.35	180,000	103.52	150,000	102.70	320,000	102.70	320,000	0.00	0	107.46	108,000	0.00	0	53.17	62,000
Substructure Subtotal	**116.35**	**180,000**	**103.52**	**150,000**	**102.70**	**320,000**	**102.70**	**320,000**	**0.00**	**0**	**107.46**	**108,000**	**0.00**	**0**	**53.17**	**62,000**
Columns	62.06	96,000	31.75	46,000	65.47	204,000	65.47	204,000	0.00	0	32.84	33,000	0.00	0	36.88	43,000
Upper Floors		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	138.94	162,000
Staircases		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	18.01	21,000
Roof	313.51	485,000	305.73	443,000	328.31	1,023,000	328.31	1,023,000	0.00	0	303.48	305,000	0.00	0	185.25	216,000
External Walls	219.13	339,000	127.67	185,000	178.43	556,000	178.43	556,000	0.00	0	151.24	152,000	0.00	0	230.70	269,000
Windows	221.72	343,000	75.91	110,000	45.25	141,000	45.25	141,000	0.00	0	71.64	72,000	0.00	0	110.63	129,000
External Doors	36.20	56,000	20.01	29,000	16.37	51,000	16.37	51,000	0.00	0	26.87	27,000	0.00	0	55.75	65,000
Internal Walls	27.80	43,000	71.77	104,000	35.30	110,000	35.30	110,000	0.00	0	55.72	56,000	0.00	0	102.06	119,000
Internal Screens	17.45	27,000	16.56	24,000	26.32	82,000	26.32	82,000	0.00	0	57.71	58,000	0.00	0	10.29	12,000
Internal Doors	10.99	17,000	24.15	35,000	8.99	28,000	8.99	28,000	0.00	0	10.95	11,000	0.00	0	35.16	41,000
Superstructure Subtotal	**908.86**	**1,406,000**	**673.57**	**976,000**	**704.43**	**2,195,000**	**704.43**	**2,195,000**	**0.00**	**0**	**710.45**	**714,000**	**0.00**	**0**	**923.67**	**1,077,000**
Wall Finishes	47.83	74,000	42.10	61,000	38.19	119,000	38.19	119,000	0.00	0	32.84	33,000	0.00	0	57.46	67,000
Floor Finishes	218.49	338,000	133.89	194,000	143.45	447,000	143.45	447,000	0.00	0	109.45	110,000	0.00	0	81.48	95,000
Ceiling Finishes	117.00	181,000	93.86	136,000	126.12	393,000	126.12	393,000	0.00	0	107.46	108,000	0.00	0	108.06	126,000
Finishes Subtotal	**383.32**	**593,000**	**269.84**	**391,000**	**307.77**	**959,000**	**307.77**	**959,000**	**0.00**	**0**	**249.75**	**251,000**	**0.00**	**0**	**247.00**	**288,000**
Fitments	234.65	363,000	98.00	142,000	178.43	556,000	178.43	556,000	0.00	0	202.99	204,000	0.00	0	80.62	94,000
Special Equipment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Fittings Subtotal	**234.65**	**363,000**	**98.00**	**142,000**	**178.43**	**556,000**	**178.43**	**556,000**	**0.00**	**0**	**202.99**	**204,000**	**0.00**	**0**	**80.62**	**94,000**
Sanitary Fixtures	51.71	80,000	42.79	62,000	15.40	48,000	15.40	48,000	0.00	0	47.76	48,000	0.00	0	43.74	51,000
Sanitary Plumbing	31.03	48,000	25.53	37,000	15.40	48,000	15.40	48,000	0.00	0	34.83	35,000	0.00	0	24.01	28,000
Water Supply	71.75	111,000	60.04	87,000	21.50	67,000	21.50	67,000	0.00	0	48.76	49,000	0.00	0	38.59	45,000
Gas Service	20.69	32,000	17.25	25,000	6.10	19,000	6.10	19,000	0.00	0	13.93	14,000	0.00	0	19.73	23,000
Space Heating	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Ventilation	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Evaporative Cooling	0.00	0	0.00	0	69.96	218,000	69.96	218,000	0.00	0	0.00	0	0.00	0	0.00	0
Air Conditioning	307.69	476,000	254.66	369,000	91.14	284,000	91.14	284,000	0.00	0	208.96	210,000	0.00	0	287.31	335,000
Fire Protection	10.34	16,000	8.97	13,000	10.27	32,000	10.27	32,000	0.00	0	6.97	7,000	0.00	0	10.29	12,000
Light and Power	153.85	238,000	127.67	185,000	150.51	469,000	150.51	469,000	0.00	0	104.48	105,000	0.00	0	144.08	168,000
Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Transportation Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Services Subtotal	**647.06**	**1,001,000**	**536.92**	**778,000**	**380.30**	**1,185,000**	**380.30**	**1,185,000**	**0.00**	**0**	**465.67**	**468,000**	**0.00**	**0**	**567.75**	**662,000**
BUILDING COST	**2,290.24**	**3,543,000**	**1,681.85**	**2,437,000**	**1,673.62**	**5,215,000**	**1,673.62**	**5,215,000**	**0.00**	**0**	**1,736.32**	**1,745,000**	**0.00**	**0**	**1,872.21**	**2,183,000**
Centralised Energy Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Site Preparation	16.16	25,000	17.25	25,000	14.44	45,000	14.44	45,000	0.00	32,000	0.00	0	0.00	97,000	30.02	35,000
Roads, Footpaths and Paved Areas	207.50	321,000	245.00	355,000	163.35	509,000	163.35	509,000	0.00	1,400,000	0.00	0	0.00	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	0.00	36,000	0.00	0	0.00	96,000	36.02	42,000
Outbuildings and Covered Ways	61.41	95,000	0.00	0	0.00	0	0.00	0	0.00	267,000	0.00	0	0.00	0	0.00	0
Landscaping and Improvements	39.43	61,000	47.62	69,000	56.16	175,000	56.16	175,000	0.00	0	0.00	0	0.00	1,684,000	67.75	79,000
External Works Subtotal	**347.12**	**537,000**	**334.02**	**484,000**	**252.89**	**788,000**	**252.89**	**788,000**	**0.00**	**1,735,000**	**0.00**	**0**	**0.00**	**2,778,000**	**619.21**	**722,000**
External Stormwater Drainage	67.87	105,000	72.46	105,000	59.69	186,000	59.69	186,000	0.00	167,000	0.00	0	0.00	105,000	130.36	152,000
External Sewer Drainage	19.39	30,000	28.99	42,000	22.14	69,000	22.14	69,000	0.00	14,000	0.00	0	0.00	74,000	23.16	27,000
External Water Supply	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0.00	8,000	7.96	8,000	0.00	8,000	6.86	8,000
External Gas	5.17	8,000	5.52	8,000	2.57	8,000	2.57	8,000	0.00	0	7.96	8,000	0.00	8,000	6.86	8,000
External Fire Protection	19.39	30,000	20.70	30,000	9.63	30,000	9.63	30,000	0.00	0	0.00	0	0.00	30,000	23.16	27,000
External Electric Light and Power	78.86	122,000	82.82	120,000	52.63	164,000	52.63	164,000	0.00	14,000	0.00	0	0.00	63,000	110.63	129,000
External Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Services Subtotal	**195.86**	**303,000**	**216.01**	**313,000**	**149.23**	**465,000**	**149.23**	**465,000**	**0.00**	**203,000**	**15.92**	**16,000**	**0.00**	**288,000**	**301.03**	**351,000**
External Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
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**	**0.00**	**1,938,000**	**1,752.24**	**1,761,000**	**0.00**	**3,066,000**	**2,792.45**	**3,256,000**
Allowance for 5 Star Green Rating (3%)	85.33	132,000	67.63	98,000	62.58	195,000	62.58	195,000	0.00	0	0.00	0	0.00	0	84.05	98,000
Preliminaries (13.5%)	393.02	608,000	310.56	450,000	288.83	900,000	288.83	900,000	0.00	262,000	236.82	238,000	0.00	414,000	388.51	453,000
Locality Loading (2%)	66.58	103,000	52.45	76,000	60.98	190,000	60.98	190,000	0.00	44,000	39.80	40,000	0.00	70,000	66.04	77,000
NET PROJECT COST	**3,378.15**	**5,226,000**	**2,662.53**	**3,858,000**	**2,488.13**	**7,753,000**	**2,488.13**	**7,753,000**	**0.00**	**2,244,000**	**2,028.86**	**2,039,000**	**0.00**	**3,550,000**	**3,331.05**	**3,884,000**
Design Contingency (15%)	506.79	784,000	400.28	580,000	373.23	1,163,000	373.23	1,163,000	0.00	337,000	304.48	306,000	0.00	533,000	500.00	583,000
Planning Contingency (5%)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	131,000	0.00	0	0.00	0	192.11	224,000
Unforseen Ground Conditions - excluded	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Construction Contingency (5%)	180.35	279,000	153.21	222,000	143.13	446,000	143.13	446,000	0.00	137,000	117.41	118,000	0.00	205,000	201.54	235,000
Clients Costs (1 Item)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Public Art (excluded)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Loose Furniture and Equipment (excluded)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Professional Fees and Disbursements (12%)	496.44	768,000	394.06	571,000	366.17	1,141,000	366.17	1,141,000	0.00	348,000	294.53	296,000	0.00	515,000	516.30	602,000
GROSS PROJECT COST	**4,561.73**	**7,057,000**	**3,610.08**	**5,231,000**	**3,370.67**	**10,503,000**	**3,370.67**	**10,503,000**	**0.00**	**3,197,000**	**2,745.27**	**2,759,000**	**0.00**	**4,803,000**	**4,740.99**	**5,528,000**
Escalation to June 2022	1,177.12	1,821,000	931.68	1,350,000	869.70	2,710,000	869.70	2,710,000	0.00	825,000	708.46	712,000	0.00	1,240,000	1,223.84	1,427,000
ESTIMATED TOTAL COMMITMENT	**5,738.85**	**8,878,000**	**4,541.75**	**6,581,000**	**4,240.37**	**13,213,000**	**4,240.37**	**13,213,000**	**0.00**	**4,022,000**	**3,453.73**	**3,471,000**	**0.00**	**6,043,000**	**5,964.84**	**6,955,000**
Land Costs (Alkimos Eglinton)	1,042.02	1,612,000	1,112.49	1,612,000	955.07	2,976,000	955.07	2,976,000	0.00	0	0.00	0	0.00		0.00	0
Land Costs (Yanchep Two Rocks)															0.00	
ESTIMATED TOTAL COMMITMENT (INCL. LAND COSTS IF APPLICABLE) - ALKIMOS EGLINTON	**6,780.87**	**10,490,000**	**5,654.24**	**8,193,000**	**5,195.44**	**16,189,000**	**5,195.44**	**16,189,000**	**0.00**	**4,022,000**	**3,453.73**	**3,471,000**	**0.00**	**6,043,000**	**5,964.84**	**6,955,000**

WOODSOME MANAGEMENT PTY LTD

T 08 9388 1199
F 08 9388 1099
E reception@woodsome.com.au

16 November 2022

Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Attention: Mike Hudson (By email)

Dear Sir,

ALKIMOS EGLINTON DEVELOPMENT CONTRIBUTION PLAN [DCP]

Annual Review

Further to the City of Wanneroo's (City) email correspondence 18 October 2022, on behalf of the Alkimos Eglinton Landowner's namely Development WA, Eglinton Estates, PEET, Cedar Woods & Urban Quarter, thank you for the invitation to provide our formal comments on the DCP Annual Review for 2022/2023.

Whilst there is some concern with the cost of escalation and the increase in levy, the AELO support the Council's resolution from the 11 October 2022 Ordinary Council Meeting (OCM) and specifically supports the following:

a) Development 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 m^2).

We note that the new contribution rate reflects a combined increase in construction costs by approximately 19% and land costs by 98% from last year. Overall, this has resulted in an increased DCP facilities cost of approximately 25% (from $83M $104M). It also appears there is no change of scope in the specification of the facilities, which is supported.

The impact of this cost increase on the DCP rate is noted at approximately 32% ($12.08/$m^2$ to $15.97/$m^2$).

Impact of Cost Escalation & State Planning Policy 3.6 (Cap Contributions)

We note the impact of cost escalation is the primary cause of the increase in levy. We also note that based on an example average lot size (375m^2) within the Alkimos Eglinton Development Contribution Area, the contribution would equate to over $5,900 per lot, which is greater than the cap established under SPP 3.6.

We are not advocating to move towards a per lot methodology, however wish to highlight that the cost of escalation needs to be balanced against the specification of the facilities being delivered. To mitigate the cost of escalation, the specification could be reduced to offset the facility build cost and potentially other sources of funding may be required to fully deliver the facilities.

We note the City's commentary in the 11 October OCM Agenda that this issue has been raised with the Department of Planning, Lands and Heritage (DPLH) and support ongoing collaborative review of this matter.

Alkimos Aquatic and Recreation Centre (Co-location Costs)

A question that remains unresolved is why the cost of co-locating the Alkimos Regional Aquatic Facility and Alkimos Indoor Recreation Centre were reported to the AELO to be more costly than standalone facilities. We acknowledge there is more work to do in this regard, consistent with the information presented in the 11 October OCM Agenda, and look forward to working collaboratively with the City to resolve this.

Land Valuation Approach

We note the City have considered the approach to land valuation further and are valuing land based on being serviced and in a level state, necessary to deliver the required infrastructure. This has increased the cost from $101 per m^2 to $200 per m^2. This approach to land valuation is supported.

If you would like to discuss any aspects of this submission or have any questions please contact the undersigned - Tasio Cokis on 9388 1199.

Yours Sincerely

Woodsome Management Pty Ltd on behalf of the AELO
Cc DevelopmentWA, Eglinton Estates Pty Ltd, Peet Ltd, Cedar Woods & Urban Quarter.

William Buck
ACCOUNTANTS & ADVISORS

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.

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

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ACCOUNTANTS & ADVISORS

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 polices 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

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

CM

Conley Manifis
Director

Dated this 23rd day of August 2022

Health & Compliance

PS03-12/22 Local Planning Policy - Compliance 4.14 Review

File Ref: 8222 – 22/401786
Responsible Officer: Director Planning and Sustainability
Attachments: 3

Issue

To consider a review of Local Planning Policy 4.14: Compliance.

Background

Local Planning Policy 4.14: Compliance (LPP 4.14) sets out the manner in which the City will investigate and take action against any alleged breach of the Planning and Development Act 2005, the City's District Planning Scheme No 2 (DPS 2), the Building Act 2011, the Building Regulations 2012, the Local Government Act 1995 and related Local Laws. The Policy does not apply to the enforcement of other legislation or approvals, whether administered by the City or not. Attachment 1 provides the current version of the Policy as approved at the Ordinary Council Meeting on 16 February 2021.

Detail

The purpose of Local Planning Policy 4.14: Compliance is to establish a consistent, transparent and integrated approach for planning and building compliance.

The Policy seeks to ensure that any alleged non-compliances and breaches of the relevant legislation are investigated in a fair, transparent and equitable manner. The Policy also facilitates negotiated outcomes where it is found that a breach of the relevant legislation or conditions of approval or permit have not been complied with.

The Policy enables Administration to undertake legal, accountable and defendable enforcement action when voluntary compliance is not forthcoming.

A review of LPP 4.14 has been completed by Administration with only minor changes recommended. Attachment 2 provides a tracked changes copy of the proposed revised LPP 4.14.

Consultation

As the proposed changes to the Policy are minor, advertising is not required.

Comment

Administration's approach to development compliance involves assisting owners and occupiers to achieve statutory compliance voluntarily. Officers provide guidance and education, communicating the City's expectations verbally and in writing. Often there is a need to request changes in behaviour or to set intermediate compliance milestones in advance of achieving fully compliant outcomes. This approach aligns with the City's Values of Customer Focused, Respect, Improvement, Collaboration

and Accountability. Enforcement and legal action is the last resort when compliance is not being achieved.

Compliance Services delivers a range of statutory Planning compliance, Building compliance, Swimming Pool Safety Barrier compliance and Local Law compliance services. In the 2021/22 financial year, Compliance Services continued to deliver proactive swimming pool and spa safety barrier audits and a proactive sand drift inspection program that focuses on major development sites to promote compliance and maintain community safety.

The City's current approach to Planning and Building compliance is predominantly based on investigating an alleged non-compliance or a breach following a complaint or enquiry being received. All complaints of alleged non-compliance are investigated to determine the level of public and environmental risk and are prioritised in the manner outlined in clause 2.0 of the Policy. The circumstances where the City may determine not to take compliance action are outlined in clause 3.0 of the Policy. This reflects a nuanced and pragmatic approach to development compliance.

The remainder of the Policy provides guidance to Administration on the process of undertaking compliance action. An underlying principle is escalating consequences for ongoing non-compliance that are proportionate to each specific matter and circumstance.

Administration considers that the current approach to development compliance is working well and is only recommending very minor wording changes to Section 4 of the Policy which does not change the intent or function of the Policy. Administration is seeking Council agreement to proceed with the proposed minor changes to LPP 4.14 as provided in Attachment 3, and publish a notice of the amendments.

Statutory Compliance

The Policy was prepared under the provisions of Clause 3, Schedule 2, Part 2, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) and complements relevant planning and building legislation.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Management Considerations

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

The current version of Local Planning Policy 4.14: Compliance was approved at the Ordinary Council Meeting on 16 February 2021. Administration commenced a scheduled review of the Policy in September 2022 and is recommending minor changes only, to improve the clarity of

the Policy. Administration intends to review this Policy on a 4 year cycle in the future, noting that a review can be undertaken earlier if required.

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Baker, Seconded Cr Nguyen

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 Local Planning Policy 4.14: Compliance are minor and do not warrant advertising; and

b) PROCEEDS with the amendments to Local Planning Policy 4.14: Compliance as referred to in (1.a) above; and

2. Subject to Item (1) above, REQUESTS Administration publish a notice of the amendments made to Local Planning Policy 4.14: Compliance, 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.

CARRIED UNANIMOUSLY

Attachments:

1⇩.	*Attachment 1 - Local Planning Policy 4.14 - Compliance (Adopted by Council 16 February 2021)*	*20/406994*
2⇩.	*Attachment 2 - Draft Amendments Local Planning Policy 4.14 - Compliance*	*22/401778*
3⇩.	*Attachment 3 - Local Planning Policy 4.14 - Compliance - Final*	*22/395835*

Planning and Sustainability
Local Planning Policy Framework

Local Planning Policy 4.14: Compliance

Owner	Health and Compliance
Implementation	16 February 2021
Next Review	Biennial – September 2022

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Policy is prepared under the provisions of clause 3, Schedule 2, Part 2, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The purpose of the Policy is to establish a consistent, transparent and integrated approach for planning and building compliance.

Policy Objectives

The Policy objectives are:

1. To ensure that development complies with the provisions of the District Planning Scheme No.2 (the Scheme), the Planning and Development Act 2005 and conditions of development approval.
2. To ensure that building works and breaches comply with the provisions of the Building Act 2011, the Building Regulations 2012 and building permit conditions, together with any relevant provisions contained in the Local Government Act 1995 and Local Laws adopted by the Council.
3. To ensure that any alleged non-compliances and/or breaches of the relevant legislation are investigated in a fair, transparent and equitable manner.
4. To facilitate negotiated outcomes where it is found that a breach of the relevant legislation or conditions of approval or permit have not been complied with.
5. To undertake legal, accountable and defendable enforcement.

Definitions

***Building**:* has the same meaning as the term defined in section 3 of the Building Act 2011

***Building Commission**:* means a Commission of the Western Australian Department of Commerce

***Building Work**:* has the same meaning as the term defined in section 3 of the Building Act 2011

***City**:* means the administrative officials serving the elected Council of the local government

***Council**:* means the elected Council of the local government

***Development**:* has the same meaning as the term defined in section 4 of the Planning and Development Act 2005

***District**:* means the boundaries of the City of Wanneroo

Discovery of Non-compliance

The City may become aware of an alleged non-compliance or a breach by a land owner or occupier within the District through either a site inspection, aerial photography or a complaint. In the case of a complaint, the City will investigate all complaints whether received in writing, by telephone or in person.

Inspections

The City will not, as a matter of course, carry out inspections of properties to determine if the development on land is compliant. However, should a site inspection reveal a non- compliance, the City is obliged to investigate the matter and determine what course of action to take if any.
All complaints of alleged non-compliance, will be investigated by the City to determine the level of public and environmental risk as described under clause 2 of the Policy.

PART 2 – GENERAL POLICY PROVISIONS

The Policy applies to alleged breaches of the Planning and Development Act 2005, the District Planning Scheme, the Building Act 2011, the Local Government Act 1995 and Local Laws.

Planning issues relating to amenity and/or adverse impacts on adjoining properties will be dealt with before building issues, with the exception of buildings that are deemed to be high risk, dangerous or unsafe. Dangerous and unsafe buildings may be dealt with under both the planning and building legislation simultaneously.

1.0 Jurisdiction

1.1 Any compliance issue falling outside the jurisdiction of the City will be referred to the relevant authority for action, and the complainant will be advised accordingly. No further action will be taken by the City.

1.2 Any compliance issue falling partly within the jurisdiction of the City and partly within the jurisdiction of another authority, that part falling within City's jurisdiction will be dealt with in accordance with this Policy, and that part falling outside the City's jurisdiction will be referred to the relevant authority for action, and the complainant will be advised accordingly.

2.0 Priority

2.1 Compliance priorities will be processed in the following order, irrespective of the number or frequency of complaints received, namely:-

(a) Dangerous and/or unsafe works, and matters of significant nuisance with a high risk of adversely impacting on public amenity, health and/or safety regardless of the constructed/installation date;

(b) Any matter involving irreversible and permanent damage to a building or place on the State Register of Heritage Places or on the Municipal Heritage Inventory established under the scheme, or the natural environment;

(c) All other compliance issues not referred to in 1 and 2 above, will be progressed in the order in which the City becomes aware of the matter;

(d) All compliance matters will be investigated where the City has reasonable grounds to suspect that non-compliant activity is occurring.

(e) The City will not take action in relation to those complaints which the Council determines are either frivolous, or have been made with the intention to create mischief.

3.0 Determine Not To Take Compliance Action

3.1 The City may determine not to take compliance action where:-

(a) On the balance of issues, it is not within the public interest to do so;

(b) The non-compliance does not require approval, or at the time of development or building work the non-compliance would not have required approval.

(c) The non-compliance is building work constructed/installed pre 2 April 2012, prior to the introduction of the Building Act 2011.

(d) A deviation from approved plans will not adversely impact the adjoining properties or streetscape, any approvals or requirements of the relevant legislation.

(f) After reasonable investigation, it is uncertain that the matter is compliant or is incapable of being made compliant due to a lack of specific information in the plans and documents of any relevant approval or a lack of certainty at the time of development as to the legal status of the development or the requirement to obtain approval;

(g) The extent of the non-compliance is so minor that the distinction between complying and not complying with the relevant legislation would be unnoticeable to the general public; or

(h) The non-compliance has been in existence for a substantial period of time and has had no apparent adverse impact on the amenity, health or safety of the adjoining properties, the streetscape, the locality or the natural environment, and the land use, development or building work pose no potential risk to the public or the natural environment.

3.2 In determining not to take compliance action, the City is not legitimising or giving its consent or approval to the non-compliance, but has decided, in the particular circumstance, not to pursue the matter.

3.3 Notwithstanding clause 3.1 and 3.2 of the Policy, the City may in the future determine to take action to require compliance, in any particular case, pursuant to clause 6 of the Policy.

4. Undertaking Compliance Action

4.1 The City will issue a notice advising that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws has been identified, and that contact with the City is required within 7 days, to discuss the breach and time frame for compliance.

4.2 After the expiry of the notice period outlined in clause 4.1 with no contact made with the City or no reasonable time frame for compliance established, the City will issue a notice requiring that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws be made compliant within 28 days where:-

(a) An outstanding condition of development approval, non-compliant development or building work has not been complied with to the City's satisfaction, within a specified time.

(b) Clauses 8.2 and 8.3 of the scheme have been breached relating to the preservation of the local amenity and unkempt land, respectively.

(c) There is a breach of the Local Government Act 1995 or relevant Local Law.

4.3 Notwithstanding clause 4.1 and 4.2 of the Policy, where the non-compliance or breach of the conditions of approval and/or the scheme is determined by the City to have a significant adverse impact on the amenity, health and/or safety of the public or the natural environment, a notice may be issued to the land owner requiring that the land use or the building work be stopped immediately and the non-compliance or breach be rectified within a timeframe appropriate to the severity of the non-compliance or breach, as determined by the City.

4.4 The City may at its absolute discretion temporarily defer the commencement of enforcement action where an application for planning, building or Local Law approval has been submitted in respect of the alleged breach, within 28 days of the City's notice outlined in clause 4.2 above, or such further period agreed in writing by the City.

4.5 After the expiry of the notice period outlined in clause 4.2, the City may at its absolute discretion issue a further notice of a lesser period requiring that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws be made compliant

4.6 If after the notice period the non-compliance referred to in clauses 4.1, 4.2, 4.3 or 4.5 of the Policy, has not ceased or been rectified as directed, or where land is being used unlawfully or without approval, the following action may apply simultaneously:-

4.6.1. The issuing of the following:

a. An infringement to the offending party in accordance with the penalties prescribed in the Planning and Development Regulations 2009, the relevant Local Law, or any other applicable law the City is empowered to issue an infringement under, as the case may be;

b. A written direction pursuant to section 214 of the Planning and Development Act 2005 will be issued requiring the non-compliance be made compliant within 60 days from the date of the direction, or another period specified by the City. The written direction may require (amongst other things) the land owner/recipient to obtain subsequent development approval, cease the unapproved development, remove any unapproved structures or undertake prescribed work;

c. A building order may be issued under section 110 of the Building Act 2011 in respect to particular building work, demolition work or incidental structure specifying the period in which to comply with the order;

d. A notice under Section 3.25 of the Local Government Act 1995; and/or

e. A notice under the respective Local law;

4.6.2. If non-compliance has not been rectified after the expiry of the date of the written direction, order or notice or other period specified by the City as the case may be, the commencement of legal action:

a. As provided for under Section 10 of the Planning and Development Act 2005;

b. To enforce a penalty under Section 115 of the Building Act 2011;

c. Under Section 9.24 of the Local Government Act 1995; and/or

d. As provided for under the relevant Local Law

4.7 Nothing in this Clause 4 precludes the City from commencing prosecution in respect of a non-compliance at any time.

4.8 Notwithstanding clauses 4.1, 4.2, 4.3, 4.4 and 4.5 of the Policy, the City may, having regard to clause 6 of the Policy, grant an extension of time, where in the opinion of the City there has been a genuine attempt by the land owner to address the non-compliance.

4.9 Where a City decision relating to non-compliance is referred to the State Administrative Tribunal, (SAT) or Council for review by the land owner, the City will defer any further compliance action until the matter has been determined by SAT or Council, unless an order has been made under section 111(2) of the Building Act 2011.

4.10. If the City is of the opinion that the referral by the land owner to SAT is frivolous, vexatious or used to delay or frustrate the action of the City to require the land use, development or building work to be made compliant, the City will not support any requests for adjournments to the SAT proceedings.

5 Subsequent Approvals

5.1 Under clause 65 of the deemed provisions of the Regulations, the Council has the discretion to give subsequent development approval to a development already existing or commenced without having applied for or received the Council's approval. Sometimes is referred to as retrospective approval.

5.2 Clause 65, does not affect the power of the Council to take legal action for a breach of the scheme or the Planning and Development Act 2015.Section 51 of the Building Act 2011 provides for the authorisation of unauthorised occupancy of a building or building work by retrospectively issuing an occupancy permit or building approval certificate.

5.3 When considering subsequent approval, the Council shall have regard for the following:-

(a) The extent of compliance of the development or building work with the relevant legislation, regulations, scheme provisions and policies.

(b) The ability of the development or building work to be made compliant.

5.4 Subject to the receipt of a complete application and the payment of the appropriate fees the Council may issue a subsequent approval with or without conditions.

5.5 The Planning and Development Regulations 2009, Schedule 2 prescribes the maximum fees, and in respect to development applications (other than extractive industries) where development has commenced or been carried out, the fee for the subsequent approval is the prescribed development fee which includes an additional charge to reflect a financial penalty for commencing the development without approval.

5.6 In respect to unauthorised building works, the fees are set out in the City's schedule of building fees. The unauthorised works need to be certified and inspected.

5.7 Before a land owner with unapproved development or unauthorised building works is advised to apply for subsequent approval or a Building Approval Certificate, the City shall ensure that the retrospective approval or permit has the prospect of being issued.

5.8 If the City determines that an unapproved development or unauthorised building work cannot be made compliant by the issue of a subsequent approval or a building approval certificate, the land owner may be liable for a penalty.

6 Discretionary Action

6.1 Where there are extenuating circumstances associated with the reason for non-compliance in relation to a development or building work, the City shall have regard for the following when deciding the course of action it may take against the land owner in relation to the matter:-

(a) The need to reinforce the orderly and proper development of the District.

(b) The public interest served by requiring the land owner to comply with the law.

(c) The factual circumstances which may have caused the non-compliance and/or the breach of the applicable laws and requirements relating to the development, building or building work.

7 Proof of Compliant Development

7.1 Under clause 6.3.3 of the Scheme it states in relation to development that:- "No use shall commence until such time as all conditions of approval have been satisfied and the development from which the use is to be conducted has been completed in accordance with approved plans, unless otherwise agreed in writing by the Council."

7.2 In order to satisfy clause 6.3.3 of the Scheme, the land owner or authorised agent shall certify to the City that the development has been completed in accordance with all the relevant conditions of the approval.

7.3 To facilitate this, a condition shall be included on all conditional development approvals, unless the Council determines otherwise, stating:-

"The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval by the Council for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the Council within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance."

7.4 The City shall determine those use classes requiring development approval which will require "certification", but in any event will include the general land use categories of multi-residential, commercial and industrial.

7.5 Attached to the Policy is a copy of the "Certification of Compliance with Development Approval Conditions" form. The form will be attached to the City of Wanneroo Development Approval, and is to be completed and certified by the land owner or the applicant as the authorised agent of the owner and returned to the City within the prescribed time.

8. Proof of Compliant Building Work

8.1 Under section 33 of the Building Act 2011 and regulation 4 of the Building Regulations 2012, the responsible person is required within 7 days of completion of the works, to submit a Notice of Completion form BA7 to the City notifying that the works are complete. If the form is not submitted to the City within the specified time, the responsible person may be liable for a penalty of $10,000.

8.2 In respect to commercial buildings, the City issues a Certificate of Occupancy, which confirms that the building has been completed in accordance with the conditions of the permit.

8.3 For all other building work, any dispute about the building not complying with the conditions of approval, will become a matter to be resolved between the owner and the builder, and if the matter remains unresolved, it may be referred to the Building Commission for determination.

8.4 Private building surveyors are responsible for ensuring that privately certified buildings are compliant following completion. In respect to privately certified building applications the City only determines if the correct information has been provided with the application, prior to issuing a building permit.

8.5 The City's Building Services' is responsible for assessing building applications and issuing building permits for those buildings that are not privately certified.

8.6 In addition, the City's Building Services' is responsible for processing all applications for single houses, grouped dwellings, and multiple dwellings under the Residential Design Codes to ensure the applications comply, whether or not the plans have been privately certified.

9 Limitations

9.1 This Policy only relates to development and building works where a development approval and a building permit are required or have been issued.

9.2 The policy does not apply to zoning anomalies, inconsistencies with adopted or endorsed structure plans.

9.3 Where there is a difference between the provision of the Planning and Development Act 2005 and the Scheme, the Scheme prevails.

CERTIFICATION OF COMPLIANCE WITH DEVELOPMENT APPROVAL CONDITIONS

CITY OF WANNEROO

Property address:

Unit No……. Street No ……. Lot No……. Street Name. …….

Suburb ……Post Code …….

Name of Landowner: …….

Name of the Applicant: …….

Date of Development Approval:……Date of Practical Completion …….

Development Approval Reference Number: …….

Description of the Approved Development: …….

Conditions of Approval to be satisfied at the date of practical completion:-

Condition Numbers:…….

…….

I ……. hereby confirm that the above conditions of approval have been completed in accordance with the approved plans.

SIGNED:…… Date: …….

Position: …….

Address: …….

…….

Contact Details:

Telephone……Mobile: …….

Email: …….

The completed Certification is to be returned to the Approval Services in the Planning and Sustainability Directorate within 14 days of the practical completion of the development. Until the Certificate is received by the Council the development will be deemed to be non-compliant under clause 6.3 of District Zoning Scheme No 2.

NOTE:-

1. The Certification shall be signed by the land owner or by an authorised agent of the land owner.

2. Clause **6.3.1** of the City of Wanneroo District Planning Scheme No. 2 states that:- ***"…no person shall use any land or building affected by the conditions or suffer or permit them to be used or otherwise commence or carry out or suffer or permit the commencement or carrying out of any development on land otherwise than in accordance with the conditions."*** , and

3. Clause **6.3.3** of the Scheme states ***that "No use shall commence until such time as all conditions of approval have been satisfied and the development from which the use is to be conducted has been completed in accordance with approved plans, unless otherwise agreed in writing by the Council."***

4. Until the Council receives the completed "*Certification of Compliance with Development Approval Conditions"* form as required as a condition of development approval, the development will be deemed to be non-compliant.

5. Any queries regarding the completion of the *"Certificate of Compliance with Development Approval Conditions"* should be directed to the Council's Approval Services by telephone 9405 5000 or by e-mail on enquiries@wanneroo.wa.gov.au.

The completed Certification can be hand delivered to the Council Office, mailed to City of Wanneroo, Locked Bag 1, Wanneroo WA 6946 or emailed to enquiries@wanneroo.wa.gov.au.

Planning and Sustainability
Local Planning Policy Framework

Local Planning Policy 4.14: Compliance

Owner	Health and Compliance
Implementation	16 February 2021
Next Review	~~Biennial – September 2022~~Quadrennial – October 2026

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Policy is prepared under the provisions of clause 3, Schedule 2, Part 2, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The purpose of the Policy is to establish a consistent, transparent and integrated approach for planning and building compliance.

Policy Objectives

The Policy objectives are:

1. To ensure that development complies with the provisions of the District Planning Scheme No.2 (the Scheme), the Planning and Development Act 2005 and conditions of development approval.
2. To ensure that building works and breaches comply with the provisions of the Building Act 2011, the Building Regulations 2012 and building permit conditions, together with any relevant provisions contained in the Local Government Act 1995 and Local Laws adopted by the Council.
3. To ensure that any alleged non-compliances and/or breaches of the relevant legislation are investigated in a fair, transparent and equitable manner.
4. To facilitate negotiated outcomes where it is found that a breach of the relevant legislation or conditions of approval or permit have not been complied with.
5. To undertake legal, accountable and defendable enforcement.

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The City will not, as a matter of course, carry out inspections of properties to determine if the development on land is compliant. However, should a site inspection reveal a non- compliance, the City is obliged to investigate the matter and determine what course of action to take if any.
All complaints of alleged non-compliance, will be investigated by the City to determine the level of public and environmental risk as described under clause 2 of the Policy.

PART 2 – GENERAL POLICY PROVISIONS

The Policy applies to alleged breaches of the Planning and Development Act 2005, the District Planning Scheme, the Building Act 2011, the Local Government Act 1995 and Local Laws.

Planning issues relating to amenity and/or adverse impacts on adjoining properties will be dealt with before building issues, with the exception of buildings that are deemed to be high risk, dangerous or unsafe. Dangerous and unsafe buildings may be dealt with under both the planning and building legislation simultaneously.

1.0 Jurisdiction

1.1 Any compliance issue falling outside the jurisdiction of the City will be referred to the relevant authority for action, and the complainant will be advised accordingly. No further action will be taken by the City.

1.2 Any compliance issue falling partly within the jurisdiction of the City and partly within the jurisdiction of another authority, that part falling within City's jurisdiction will be dealt with in accordance with this Policy, and that part falling outside the City's jurisdiction will be referred to the relevant authority for action, and the complainant will be advised accordingly.

2.0 Priority

2.1 Compliance priorities will be processed in the following order, irrespective of the number or frequency of complaints received, namely:-

(a) Dangerous and/or unsafe works, and matters of significant nuisance with a high risk of adversely impacting on public amenity, health and/or safety regardless of the constructed/installation date;

(b) Any matter involving irreversible and permanent damage to a building or place on the State Register of Heritage Places or on the Municipal Heritage Inventory established under the scheme, or the natural environment;

(c) All other compliance issues not referred to in 1 and 2 above, will be progressed in the order in which the City becomes aware of the matter;

(d) All compliance matters will be investigated where the City has reasonable grounds to suspect that non-compliant activity is occurring.

(e) The City will not take action in relation to those complaints which the Council determines are either frivolous, or have been made with the intention to create mischief.

3.0 Determine Not To Take Compliance Action

3.1 The City may determine not to take compliance action where:-

(a) On the balance of issues, it is not within the public interest to do so;

(b) The non-compliance does not require approval, or at the time of development or building work the non-compliance would not have required approval.

(c) The non-compliance is building work constructed/installed pre 2 April 2012, prior to the introduction of the Building Act 2011.

(d) A deviation from approved plans will not adversely impact the adjoining properties or streetscape, any approvals or requirements of the relevant legislation.

(f) After reasonable investigation, it is uncertain that the matter is compliant or is incapable of being made compliant due to a lack of specific information in the plans and documents of any relevant approval or a lack of certainty at the time of development as to the legal status of the development or the requirement to obtain approval;

(g) The extent of the non-compliance is so minor that the distinction between complying and not complying with the relevant legislation would be unnoticeable to the general public; or

(h) The non-compliance has been in existence for a substantial period of time and has had no apparent adverse impact on the amenity, health or safety of the adjoining properties, the streetscape, the locality or the natural environment, and the land use, development or building work pose no potential risk to the public or the natural environment.

3.2 In determining not to take compliance action, the City is not legitimising or giving its consent or approval to the non-compliance, but has decided, in the particular circumstance, not to pursue the matter.

3.3 Notwithstanding clause 3.1 and 3.2 of the Policy, the City may in the future determine to take action to require compliance, in any particular case, pursuant to clause 6 of the Policy.

4. Undertaking Compliance Action

4.1 The City may ~~will~~ issue ~~a notice~~ correspondence advising that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws has been identified, and that contact with the City is required within 7 days, to discuss the breach and time frame for compliance.

4.2 After the expiry of the ~~notice~~ period outlined in clause 4.1 with no contact made with the City or no reasonable time frame for compliance established, the City will issue a ~~notice~~ letter requiring that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws be made compliant within 28 days where:-

(a) An outstanding condition of development approval, non-compliant development or building work has not been complied with to the City's satisfaction, within a specified time.

(b) Clauses 8.2 and 8.3 of the scheme have been breached relating to the preservation of the local amenity and unkempt land, respectively.

(c) There is a breach of the Local Government Act 1995 or relevant Local Law.

4.3 Notwithstanding clause 4.1 and 4.2 of the Policy, where the non-compliance or breach of the conditions of approval and/or the scheme is determined by the City to have a significant adverse impact on the amenity, health and/or safety of the public or the natural environment, a written direction pursuant to section 214 ~~notice~~ of the Planning and Development Act 2005 may be issued to the land owner requiring that the land use or the building work be stopped immediately and the non-compliance or breach be rectified within a timeframe appropriate to the severity of the non-compliance or breach, as determined by the City.

4.4 The City may at its absolute discretion temporarily defer the commencement of enforcement action where an application for planning, building or Local Law approval has been submitted in respect of the alleged breach, within 28 days of the City's ~~notice~~ letter outlined in clause 4.2 above, or such further period agreed in writing by the City.

4.5 After the expiry of the ~~notice~~ period outlined in clause 4.2, the City may at its absolute discretion issue a ~~further notice of a lesser~~ ~~period~~ letter requiring that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws be made compliant

4.6 If after the expiry of the time ~~notice~~ period the non-compliance referred to in clauses 4.1, 4.2, 4.3 or 4.5 of the Policy, has not ceased or been rectified as directed, or where land is being used unlawfully or without approval, the following action may apply simultaneously:-

4.6.1. The issuing of the following:

a. An infringement to the offending party in accordance with the penalties prescribed in the Planning and Development Regulations 2009, the relevant Local Law, or any other applicable law the City is empowered to issue an infringement under, as the case may be;

b. A written direction pursuant to section 214 of the Planning and Development Act 2005 will be issued requiring the non-compliance be made compliant within 61~~0~~ days from the date of the direction, or another period specified by the City. The written direction may require (amongst other things) the land owner/recipient to obtain subsequent development approval, cease the unapproved development, remove any unapproved structures or undertake prescribed work;

c. A building order may be issued under section 110 of the Building Act 2011 in respect to particular building work, demolition work or incidental structure specifying the period in which to comply with the order;

d. A notice under Section 3.25 of the Local Government Act 1995; and/or

e. A notice under the respective Local law;

4.6.2. If non-compliance has not been rectified after the expiry of the date of the written direction, order or notice or other period specified by the City as the case may be, the commencement of legal action:

a. As provided for under Section 10 of the Planning and Development Act 2005;

b. To enforce a penalty under Section 115 of the Building Act 2011;

c. Under Section 9.24 of the Local Government Act 1995; and/or

d. As provided for under the relevant Local Law

4.7 Nothing in this Clause 4 precludes the City from commencing prosecution in respect of a non-compliance at any time.

4.8 Notwithstanding clauses 4.1, 4.2, 4.3, 4.4 and 4.5 of the Policy, the City may, having regard to clause 6 of the Policy, grant an extension of time, where in the opinion of the City there has been a genuine attempt by the land owner to address the noncompliance.

4.9 Where a City decision relating to non-compliance is referred to the State Administrative Tribunal, (SAT) or Council for review by the land owner, the City will defer any further compliance action

until the matter has been determined by SAT or Council, unless an order has been made under section 111(2) of the Building Act 2011.

4.10 If the City is of the opinion that the referral by the land owner to SAT is frivolous, vexatious or used to delay or frustrate the action of the City to require the land use, development or building work to be made compliant, the City will not support any requests for adjournments to the SAT proceedings.

5 Subsequent Approvals

5.1 Under clause 65 of the deemed provisions of the Regulations, the Council has the discretion to give subsequent development approval to a development already existing or commenced without having applied for or received the Council's approval. Sometimes is referred to as retrospective approval.

5.2 Clause 65, does not affect the power of the Council to take legal action for a breach of the scheme or the Planning and Development Act 2015.Section 51 of the Building Act 2011 provides for the authorisation of unauthorised occupancy of a building or building work by retrospectively issuing an occupancy permit or building approval certificate.

5.3 When considering subsequent approval, the Council shall have regard for the following:-

(a) The extent of compliance of the development or building work with the relevant legislation, regulations, scheme provisions and policies.

(b) The ability of the development or building work to be made compliant.

5.4 Subject to the receipt of a complete application and the payment of the appropriate fees the Council may issue a subsequent approval with or without conditions.

5.5 The Planning and Development Regulations 2009, Schedule 2 prescribes the maximum fees, and in respect to development applications (other than extractive industries) where development has commenced or been carried out, the fee for the subsequent approval is the prescribed development fee which includes an additional charge to reflect a financial penalty for commencing the development without approval.

5.6 In respect to unauthorised building works, the fees are set out in the City's schedule of building fees. The unauthorised works need to be certified and inspected.

5.7 Before a land owner with unapproved development or unauthorised building works is advised to apply for subsequent approval or a Building Approval Certificate, the City shall ensure that the retrospective approval or permit has the prospect of being issued.

5.8 If the City determines that an unapproved development or unauthorised building work cannot be made compliant by the issue of a subsequent approval or a building approval certificate, the land owner may be liable for a penalty.

6 Discretionary Action

6.1 Where there are extenuating circumstances associated with the reason for noncompliance in relation to a development or building work, the City shall have regard for the following when deciding the course of action it may take against the land owner in relation to the matter:-

(a) The need to reinforce the orderly and proper development of the District.

(b) The public interest served by requiring the land owner to comply with the law.

(c) The factual circumstances which may have caused the non-compliance and/or the breach of the applicable laws and requirements relating to the development, building or building work.

7 Proof of Compliant Development

7.1 Under clause 6.3.3 of the Scheme it states in relation to development that:- "No use shall commence until such time as all conditions of approval have been satisfied and the development from which the use is to be conducted has been completed in accordance with approved plans, unless otherwise agreed in writing by the Council."

7.2 In order to satisfy clause 6.3.3 of the Scheme, the land owner or authorised agent shall certify to the City that the development has been completed in accordance with all the relevant conditions of the approval.

7.3 To facilitate this, a condition shall be included on all conditional development approvals, unless the Council determines otherwise, stating:-

"The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval by the Council for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the Council within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance."

7.4 The City shall determine those use classes requiring development approval which will require "certification", but in any event will include the general land use categories of multi-residential, commercial and industrial.

7.5 Attached to the Policy is a copy of the "Certification of Compliance with Development Approval Conditions" form. The form will be attached to the City of Wanneroo Development Approval, and is to be completed and certified by the land owner or the applicant as the authorised agent of the owner and returned to the City within the prescribed time.

8. Proof of Compliant Building Work

8.1 Under section 33 of the Building Act 2011 and regulation 4 of the Building Regulations 2012, the responsible person is required within 7 days of completion of the works, to submit a Notice of Completion form BA7 to the City notifying that the works are complete. If the form is not submitted to the City within the specified time, the responsible person may be liable for a penalty of $10,000.

8.2 In respect to commercial buildings, the City issues a Certificate of Occupancy, which confirms that the building has been completed in accordance with the conditions of the permit.

8.3 For all other building work, any dispute about the building not complying with the conditions of approval, will become a matter to be resolved between the owner and the builder, and if the matter remains unresolved, it may be referred to the Building Commission for determination.

8.4 Private building surveyors are responsible for ensuring that privately certified buildings are compliant following completion. In respect to privately certified building applications the City only determines if the correct information has been provided with the application, prior to issuing a building permit.

8.5 The City's Building Services' is responsible for assessing building applications and issuing building permits for those buildings that are not privately certified.

8.6 In addition, the City's Building Services' is responsible for processing all applications for single houses, grouped dwellings, and multiple dwellings under the Residential Design Codes to ensure the applications comply, whether or not the plans have been privately certified.

9 Limitations

9.1 This Policy only relates to development and building works where a development approval and a building permit are required or have been issued.

9.2 The policy does not apply to zoning anomalies, inconsistencies with adopted or endorsed structure plans.

9.3 Where there is a difference between the provision of the Planning and Development Act 2005 and the Scheme, the Scheme prevails.

CERTIFICATION OF COMPLIANCE WITH DEVELOPMENT APPROVAL CONDITIONS

CITY OF WANNEROO

Property address:

Unit No…… Street No …….. Lot No…….. Street Name. .....

Suburb ……..Post Code .....

Name of Landowner: ..... Name of the Applicant: .....

Date of Development Approval:…….Date of Practical Completion .....

Development Approval Reference Number: .....

Description of the Approved Development: ..... Conditions of Approval to be satisfied at the date of practical completion:-

Condition Numbers: .....

.....

I ……. hereby confirm that the above conditions of approval have been completed in accordance with the approved plans.

SIGNED:……. Date: .....

Position: .....

Address: .....

.....

Contact Details:

Telephone…….Mobile: .....

Email: .....

The completed Certification is to be returned to the Approval Services in the Planning and Sustainability Directorate within 14 days of the practical completion of the development. Until the Certificate is received by the Council the development will be deemed to be non-compliant under clause 6.3 of District Zoning Scheme No 2.

NOTE:-

1. The Certification shall be signed by the land owner or by an authorised agent of the land owner.

2. Clause 6.3.1 of the City of Wanneroo District Planning Scheme No. 2 states that:- "…no person shall use any land or building affected by the conditions or suffer or permit them to be used or otherwise commence or carry out or suffer or permit the commencement or carrying out of any development on land otherwise than in accordance with the conditions." , and

3. Clause 6.3.3 of the Scheme states that "No use shall commence until such time as all conditions of approval have been satisfied and the development from which the use is to be conducted has been completed in accordance with approved plans, unless otherwise agreed in writing by the Council."

4. Until the Council receives the completed "Certification of Compliance with Development Approval Conditions" form as required as a condition of development approval, the development will be deemed to be non-compliant.

5. Any queries regarding the completion of the "Certificate of Compliance with Development Approval Conditions" should be directed to the Council's Approval Services by telephone 9405 5000 or by e-mail on enquiries@wanneroo.wa.gov.au.

The completed Certification can be hand delivered to the Council Office, mailed to City of Wanneroo, Locked Bag 1, Wanneroo WA 6946 or emailed to enquiries@wanneroo.wa.gov.au.

Planning and Sustainability
Local Planning Policy Framework

Local Planning Policy 4.14: Compliance

Owner	Health and Compliance
Implementation	16 February 2021
Next Review	31 October 2026

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Policy is prepared under the provisions of clause 3, Schedule 2, Part 2, Division 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The purpose of the Policy is to establish a consistent, transparent and integrated approach for planning and building compliance.

Policy Objectives

The Policy objectives are:

1. To ensure that development complies with the provisions of the District Planning Scheme No.2 (the Scheme), the Planning and Development Act 2005 and conditions of development approval.
2. To ensure that building works and breaches comply with the provisions of the Building Act 2011, the Building Regulations 2012 and building permit conditions, together with any relevant provisions contained in the Local Government Act 1995 and Local Laws adopted by the Council.
3. To ensure that any alleged non-compliances and/or breaches of the relevant legislation are investigated in a fair, transparent and equitable manner.
4. To facilitate negotiated outcomes where it is found that a breach of the relevant legislation or conditions of approval or permit have not been complied with.
5. To undertake legal, accountable and defendable enforcement.

Definitions

Building: has the same meaning as the term defined in section 3 of the Building Act 2011

Building Commission: means a Commission of the Western Australian Department of Commerce

Building Work: has the same meaning as the term defined in section 3 of the Building Act 2011

City: means the administrative officials serving the elected Council of the local government

Council: means the elected Council of the local government

Development: has the same meaning as the term defined in section 4 of the Planning and Development Act 2005

District: means the boundaries of the City of Wanneroo

Discovery of Non-compliance

The City may become aware of an alleged non-compliance or a breach by a land owner or occupier within the District through either a site inspection, aerial photography or a complaint. In the case of a complaint, the City will investigate all complaints whether received in writing, by telephone or in person.

Inspections

The City will not, as a matter of course, carry out inspections of properties to determine if the development on land is compliant. However, should a site inspection reveal a non- compliance, the City is obliged to investigate the matter and determine what course of action to take if any.
All complaints of alleged non-compliance, will be investigated by the City to determine the level of public and environmental risk as described under clause 2 of the Policy.

PART 2 – GENERAL POLICY PROVISIONS

The Policy applies to alleged breaches of the Planning and Development Act 2005, the District Planning Scheme, the Building Act 2011, the Local Government Act 1995 and Local Laws.

Planning issues relating to amenity and/or adverse impacts on adjoining properties will be dealt with before building issues, with the exception of buildings that are deemed to be high risk, dangerous or unsafe. Dangerous and unsafe buildings may be dealt with under both the planning and building legislation simultaneously.

1.0 Jurisdiction

1.1 Any compliance issue falling outside the jurisdiction of the City will be referred to the relevant authority for action, and the complainant will be advised accordingly. No further action will be taken by the City.

1.2 Any compliance issue falling partly within the jurisdiction of the City and partly within the jurisdiction of another authority, that part falling within City's jurisdiction will be dealt with in accordance with this Policy, and that part falling outside the City's jurisdiction will be referred to the relevant authority for action, and the complainant will be advised accordingly.

2.0 Priority

2.1 Compliance priorities will be processed in the following order, irrespective of the number or frequency of complaints received, namely:-

(a) Dangerous and/or unsafe works, and matters of significant nuisance with a high risk of adversely impacting on public amenity, health and/or safety regardless of the constructed/installation date;

(b) Any matter involving irreversible and permanent damage to a building or place on the State Register of Heritage Places or on the Municipal Heritage Inventory established under the scheme, or the natural environment;

(c) All other compliance issues not referred to in 1 and 2 above, will be progressed in the order in which the City becomes aware of the matter;

(d) All compliance matters will be investigated where the City has reasonable grounds to suspect that non-compliant activity is occurring.

(e) The City will not take action in relation to those complaints which the Council determines are either frivolous, or have been made with the intention to create mischief.

3.0 Determine Not To Take Compliance Action

3.1 The City may determine not to take compliance action where:-

(a) On the balance of issues, it is not within the public interest to do so;

(b) The non-compliance does not require approval, or at the time of development or building work the non-compliance would not have required approval.

(c) The non-compliance is building work constructed/installed pre 2 April 2012, prior to the introduction of the Building Act 2011.

(d) A deviation from approved plans will not adversely impact the adjoining properties or streetscape, any approvals or requirements of the relevant legislation.

(f) After reasonable investigation, it is uncertain that the matter is compliant or is incapable of being made compliant due to a lack of specific information in the plans and documents of any relevant approval or a lack of certainty at the time of development as to the legal status of the development or the requirement to obtain approval;

(g) The extent of the non-compliance is so minor that the distinction between complying and not complying with the relevant legislation would be unnoticeable to the general public; or

(h) The non-compliance has been in existence for a substantial period of time and has had no apparent adverse impact on the amenity, health or safety of the adjoining properties, the streetscape, the locality or the natural environment, and the land use, development or building work pose no potential risk to the public or the natural environment.

3.2 In determining not to take compliance action, the City is not legitimising or giving its consent or approval to the non-compliance, but has decided, in the particular circumstance, not to pursue the matter.

3.3 Notwithstanding clause 3.1 and 3.2 of the Policy, the City may in the future determine to take action to require compliance, in any particular case, pursuant to clause 6 of the Policy.

4. Undertaking Compliance Action

4.1 The City may issue correspondence advising that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws has been identified, and that contact with the City is required within 7 days, to discuss the breach and time frame for compliance.

4.2 After the expiry of the period outlined in clause 4.1 with no contact made with the City or no reasonable time frame for compliance established, the City will issue a letter requiring that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws be made compliant within 28 days where:-

(a) An outstanding condition of development approval, non-compliant development or building work has not been complied with to the City's satisfaction, within a specified time.

(b) Clauses 8.2 and 8.3 of the scheme have been breached relating to the preservation of the local amenity and unkempt land, respectively.

(c) There is a breach of the Local Government Act 1995 or relevant Local Law.

4.3 Notwithstanding clause 4.1 and 4.2 of the Policy, where the non-compliance or breach of the conditions of approval and/or the scheme is determined by the City to have a significant adverse impact on the amenity, health and/or safety of the public or the natural environment, a written direction pursuant to section 214 of the Planning and Development Act 2005 may be issued to the land owner requiring that the land use or the building work be stopped immediately and the non-compliance or breach be rectified within a timeframe appropriate to the severity of the non-compliance or breach, as determined by the City.

4.4 The City may at its absolute discretion temporarily defer the commencement of enforcement action where an application for planning, building or Local Law approval has been submitted in respect of the alleged breach, within 28 days of the City's letter outlined in clause 4.2 above, or such further period agreed in writing by the City.

4.5 After the expiry of the period outlined in clause 4.2, the City may at its absolute discretion issue a letter requiring that a non-compliant development, building work or breach of the Local Government Act 1995 and/or Local Laws be made compliant

4.6 If after the expiry of the time period the non-compliance referred to in clauses 4.1, 4.2, 4.3 or 4.5 of the Policy, has not ceased or been rectified as directed, or where land is being used unlawfully or without approval, the following action may apply simultaneously:-

4.6.1. The issuing of the following:

a. An infringement to the offending party in accordance with the penalties prescribed in the Planning and Development Regulations 2009, the relevant Local Law, or any other applicable law the City is empowered to issue an infringement under, as the case may be;

b. A written direction pursuant to section 214 of the Planning and Development Act 2005 will be issued requiring the non-compliance be made compliant within 61 days from the date of the direction, or another period specified by the City. The written direction may require (amongst other things) the land owner/recipient to obtain subsequent development approval, cease the unapproved development, remove any unapproved structures or undertake prescribed work;

c. A building order may be issued under section 110 of the Building Act 2011 in respect to particular building work, demolition work or incidental structure specifying the period in which to comply with the order;

d. A notice under Section 3.25 of the Local Government Act 1995; and/or

e. A notice under the respective Local law;

4.6.2. If non-compliance has not been rectified after the expiry of the date of the written direction, order or notice or other period specified by the City as the case may be, the commencement of legal action:

a. As provided for under Section 10 of the Planning and Development Act 2005;

b. To enforce a penalty under Section 115 of the Building Act 2011;

c. Under Section 9.24 of the Local Government Act 1995; and/or

d. As provided for under the relevant Local Law

4.7 Nothing in this Clause 4 precludes the City from commencing prosecution in respect of a non-compliance at any time.

4.8 Notwithstanding clauses 4.1, 4.2, 4.3, 4.4 and 4.5 of the Policy, the City may, having regard to clause 6 of the Policy, grant an extension of time, where in the opinion of the City there has been a genuine attempt by the land owner to address the noncompliance.

4.9 Where a City decision relating to non-compliance is referred to the State Administrative Tribunal, (SAT) or Council for review by the land owner, the City will defer any further compliance action until the matter has been determined by SAT or Council, unless an order has been made under section 111(2) of the Building Act 2011.

4.10 If the City is of the opinion that the referral by the land owner to SAT is frivolous, vexatious or used to delay or frustrate the action of the City to require the land use, development or building work to be made compliant, the City will not support any requests for adjournments to the SAT proceedings.

5 Subsequent Approvals

5.1 Under clause 65 of the deemed provisions of the Regulations, the Council has the discretion to give subsequent development approval to a development already existing or commenced without having applied for or received the Council's approval. Sometimes is referred to as retrospective approval.

5.2 Clause 65, does not affect the power of the Council to take legal action for a breach of the scheme or the Planning and Development Act 2015.Section 51 of the Building Act 2011 provides for the authorisation of unauthorised occupancy of a building or building work by retrospectively issuing an occupancy permit or building approval certificate.

5.3 When considering subsequent approval, the Council shall have regard for the following:-

(a) The extent of compliance of the development or building work with the relevant legislation, regulations, scheme provisions and policies.

(b) The ability of the development or building work to be made compliant.

5.4 Subject to the receipt of a complete application and the payment of the appropriate fees the Council may issue a subsequent approval with or without conditions.

5.5 The Planning and Development Regulations 2009, Schedule 2 prescribes the maximum fees, and in respect to development applications (other than extractive industries) where development has commenced or been carried out, the fee for the subsequent approval is the prescribed development fee which includes an additional charge to reflect a financial penalty for commencing the development without approval.

5.6 In respect to unauthorised building works, the fees are set out in the City's schedule of building fees. The unauthorised works need to be certified and inspected.

5.7 Before a land owner with unapproved development or unauthorised building works is advised to apply for subsequent approval or a Building Approval Certificate, the City shall ensure that the retrospective approval or permit has the prospect of being issued.

5.8 If the City determines that an unapproved development or unauthorised building work cannot be made compliant by the issue of a subsequent approval or a building approval certificate, the land owner may be liable for a penalty.

6 Discretionary Action

6.1 Where there are extenuating circumstances associated with the reason for noncompliance in relation to a development or building work, the City shall have regard for the following when deciding the course of action it may take against the land owner in relation to the matter:-

(a) The need to reinforce the orderly and proper development of the District.

(b) The public interest served by requiring the land owner to comply with the law.

(c) The factual circumstances which may have caused the non-compliance and/or the breach of the applicable laws and requirements relating to the development, building or building work.

7 Proof of Compliant Development

7.1 Under clause 6.3.3 of the Scheme it states in relation to development that:- "No use shall commence until such time as all conditions of approval have been satisfied and the development from which the use is to be conducted has been completed in accordance with approved plans, unless otherwise agreed in writing by the Council."

7.2 In order to satisfy clause 6.3.3 of the Scheme, the land owner or authorised agent shall certify to the City that the development has been completed in accordance with all the relevant conditions of the approval.

7.3 To facilitate this, a condition shall be included on all conditional development approvals, unless the Council determines otherwise, stating:-

"The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval by the Council for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the Council within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance."

7.4 The City shall determine those use classes requiring development approval which will require "certification", but in any event will include the general land use categories of multi-residential, commercial and industrial.

7.5 Attached to the Policy is a copy of the "Certification of Compliance with Development Approval Conditions" form. The form will be attached to the City of Wanneroo Development Approval, and is to be completed and certified by the land owner or the applicant as the authorised agent of the owner and returned to the City within the prescribed time.

8. Proof of Compliant Building Work

8.1 Under section 33 of the Building Act 2011 and regulation 4 of the Building Regulations 2012, the responsible person is required within 7 days of completion of the works, to submit a Notice of Completion form BA7 to the City notifying that the works are complete. If the form is not submitted to the City within the specified time, the responsible person may be liable for a penalty of $10,000.

8.2 In respect to commercial buildings, the City issues a Certificate of Occupancy, which confirms that the building has been completed in accordance with the conditions of the permit.

8.3 For all other building work, any dispute about the building not complying with the conditions of approval, will become a matter to be resolved between the owner and the builder, and if the matter remains unresolved, it may be referred to the Building Commission for determination.

8.4 Private building surveyors are responsible for ensuring that privately certified buildings are compliant following completion. In respect to privately certified building applications the City only determines if the correct information has been provided with the application, prior to issuing a building permit.

8.5 The City's Building Services' is responsible for assessing building applications and issuing building permits for those buildings that are not privately certified.

8.6 In addition, the City's Building Services' is responsible for processing all applications for single houses, grouped dwellings, and multiple dwellings under the Residential Design Codes to ensure the applications comply, whether or not the plans have been privately certified.

9 Limitations

9.1 This Policy only relates to development and building works where a development approval and a building permit are required or have been issued.

9.2 The policy does not apply to zoning anomalies, inconsistencies with adopted or endorsed structure plans.

9.3 Where there is a difference between the provision of the Planning and Development Act 2005 and the Scheme, the Scheme prevails.

CERTIFICATION OF COMPLIANCE WITH DEVELOPMENT APPROVAL CONDITIONS

CITY OF WANNEROO

Property address:

Unit No…… Street No …….. Lot No…….. Street Name. .....

Suburb ……..Post Code .....

Name of Landowner: ..... Name of the Applicant: .....

Date of Development Approval:……Date of Practical Completion .....

Development Approval Reference Number: .....

Description of the Approved Development: ..... Conditions of Approval to be satisfied at the date of practical completion:-

Condition Numbers: .....

.....

I ……. hereby confirm that the above conditions of approval have been completed in accordance with the approved plans.

SIGNED: ……. Date: .....

Position: .....

Address: .....

.....

Contact Details:

Telephone…….Mobile: .....

Email: .....

The completed Certification is to be returned to the Approval Services in the Planning and Sustainability Directorate within 14 days of the practical completion of the development. Until the Certificate is received by the Council the development will be deemed to be non-compliant under clause 6.3 of District Zoning Scheme No 2.

NOTE:-

1. The Certification shall be signed by the land owner or by an authorised agent of the land owner.

2. Clause 6.3.1 of the City of Wanneroo District Planning Scheme No. 2 states that:- "…no person shall use any land or building affected by the conditions or suffer or permit them to be used or otherwise commence or carry out or suffer or permit the commencement or carrying out of any development on land otherwise than in accordance with the conditions." , and

3. Clause 6.3.3 of the Scheme states that "No use shall commence until such time as all conditions of approval have been satisfied and the development from which the use is to be conducted has been completed in accordance with approved plans, unless otherwise agreed in writing by the Council."

4. Until the Council receives the completed "Certification of Compliance with Development Approval Conditions" form as required as a condition of development approval, the development will be deemed to be non-compliant.

5. Any queries regarding the completion of the "Certificate of Compliance with Development Approval Conditions" should be directed to the Council's Approval Services by telephone 9405 5000 or by e-mail on enquiries@wanneroo.wa.gov.au.

The completed Certification can be hand delivered to the Council Office, mailed to City of Wanneroo, Locked Bag 1, Wanneroo WA 6946 or emailed to enquiries@wanneroo.wa.gov.au.

Assets

Asset Operations & Services

Item - AS01-12/22 Response to Petition (PT02-11/22) requesting to remove speed humps from Blackmore Avenue, Girrawheen - has been moved as the first item of business.

Community & Place

Community Facilities

CP01-12/22 Alkimos Aquatic & Recreation Centre - Progression to Detailed Design

File Ref:	40645V07 – 22/450587
Responsible Officer:	Director Community and Place
Attachments:	1
Previous Items:	MN01-02/18 - Provision of Aquatic Facilities in the North Coast Ward - Ordinary Council - 06 Feb 2018 7.00pm CP02-03/19 - Progress Report - North Coast Aquatic and Recreation Facility Needs and Feasibility Assessment - Ordinary Council - 05 Mar 2019 CP06-04/19 - PT01-03/19 - Support for Early Provision of an Aquatic Facility - Ordinary Council - 09 Apr 2019 3.1 - North Coast Regional Aquatic and Recreation Centre Needs and Feasibility Study - Forum - 26 Nov 2019 CP01-02/20 - North Coast Aquatic and Recreation Centre Needs and Feasibility Study - Ordinary Council - 10 Feb 2020 3.3 - North Coast Aquatic and Recreation Facility Business Case - Forum - 14 Jul 2020 CP03-09/20 - Alkimos Aquatic and Recreation Centre - Site Selection, Master Planning and Land Acquisition - Ordinary Council - 22 Sep 2020 3.1 - Alkimos Aquatic and Recreation Centre: Facility Components, Master Plan and Community Engagement - Forum - 03 Nov 2020 3.2 - Alkimos Aquatic and Recreation Centre - Project Update - Forum - 02 Mar 2021 CP03-03/21 - Alkimos Aquatic and Recreation Centre Project Working Group - Terms of Reference - Ordinary Council - 16 Mar 2021 4.1 - Alkimos Aquatic and Recreation Centre - Concept Design and Engagement Strategy - Forum - 14 Sep 2021 CP02-11/21 - Alkimos Aquatic & Recreation Centre - Concept Design and Community Engagement Strategy - Ordinary Council - 16 Nov 2021 CP02-03/22 - Alkimos Aquatic & Recreation Centre - Community Engagement Outcomes - Ordinary Council - 15 Mar 2022 3.2 - Alkimos Aquatic & Recreation Centre Project Update - Forum - 21 Nov 2022

Issue

To consider the progression of the Alkimos Aquatic and Recreation Centre project to the detailed design phase.

Background

Since 2018, the City has been planning for the provision of the Alkimos Aquatic and Recreation Centre. The project has been subject to thorough Needs and Feasibility studies, Business Planning, stakeholder engagement and endorsement of the Alkimos Aquatic and Recreation Centre Concept 5 **(Attachment 1).**

Detail

The project has now reached a stage where the majority of funding is in place through internal and external funding sources as follows:

Funding Source	Amount
Federal Government (2019)	$5,000,000
State Government	$10,000,000
City of Wanneroo	$14,358,000
Developer Contribution Plan (DCP)	$10,642,000
Total	**$40,000,000**
Federal Government (2022)	$25,000,000
Total	**$65,000,000**

The development of detailed design and quantity survey costings can now commence and provide greater accuracy and clarity as to the future options for the facility, whilst being cognisant of the current volatile construction market.

The commencement of detailed design allows for the project timeline to progress towards the projected delivery date of mid-2026.

Stage	Start	End
Documentation Preparation and Tender for Detailed Design	Nov 2022	April 2023
Detailed Design and Documentation Preparation for Construction Tender	April 2023	Aug 2024
Construction (incl. Tender)	Sept 2024	May 2026

Consultation

Consultation with the community and key stakeholders has been undertaken on a number of occasions throughout the project, culminating in the public endorsement of the Concept 5 as reported to Council in March 2022 (CP02-03/22).

Consultation and engagement will continue through the detailed design stage with external technical stakeholders, sporting and community groups, as well as the Council Member Project Working Group.

Comment

The components of the Alkimos Aquatic and Recreation Centre project completed to date include:

- Needs and Feasibility studies
- Business Plan development

- Site selection
- Concept Design development
- Community consultation on Concept Design
- Advocacy for external funding.

The next phases required to progress the project is the preparation of the documentation and tender for detailed design and undertaking the detailed design.

With the majority of funding secured for the project, subject to receipt and completion of the agreement for the $25M Federal Government funding, the project can now progress to the detailed design phase. A flexible approach to the overall delivery through the inclusion of separable portions within the detailed design contract will allow the City to consider, if required, a staged delivery of the Alkimos Aquatic and Recreation Centre should the market conditions impact the project. In addition, specialist construction advice and value-engineering will be applied through the detailed design phase and the City will continue advocacy efforts in a bid to secure additional external funding for the project.

Negotiations for the acquisition of the land for the Alkimos Aquatic and Recreation Centre are nearing completion and it is anticipated a report on this matter will be presented to Council in early 2023.

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 Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The recent pandemic has challenged our previous event delivery, place activation and community connection processes, and the City accepts that meeting community expectations in a more restrictive environment needs flexibility and innovation if community connection is to develop and grow in contrast to social and individual isolation.

Risk Management Considerations

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

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

Risk Title	**Risk Rating**
ST-S26 Resilient & Productive Communities	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 risk register. Action plans have been developed to manage these risks to support existing management systems.

Policy Implications

Nil

Financial Implications

The current funding for the Alkimos Aquatic and Recreation Centre is at a level of $65M as follows:

Funding Source	Amount
Federal Government (2019)	$5,000,000
State Government	$10,000,000
City of Wanneroo	$14,358,000
Developer Contribution Plan (DCP)	$10,642,000
Total	**$40,000,000**
Federal Government (2022)	$25,000,000
Total	**$65,000,000**

The City's funding contribution will be sourced from the Regional Recreational Reserve.

The Federal Government initially provided a grant of $5M and the formal agreement between the City and the Department of Social Services was executed on 15 January 2021, with the funds being released to the City in July 2023.

Administration continues to liaise with the Department of Infrastructure, Transport, Regional Development, Community and the Arts to finalise the agreement for the additional $25M Federal Government funding.

The State Government has committed $10M towards the project through the WA Recovery Plan funding program, with $1M released for planning and design development in 2021 and the remaining $9M being released for construction in 2023.

The City will continue to advocate for additional external funding for the project as well as investigating funding sources for components of the facility such as renewable geothermal heating and solar power generation.

Voting Requirements

Simple Majority

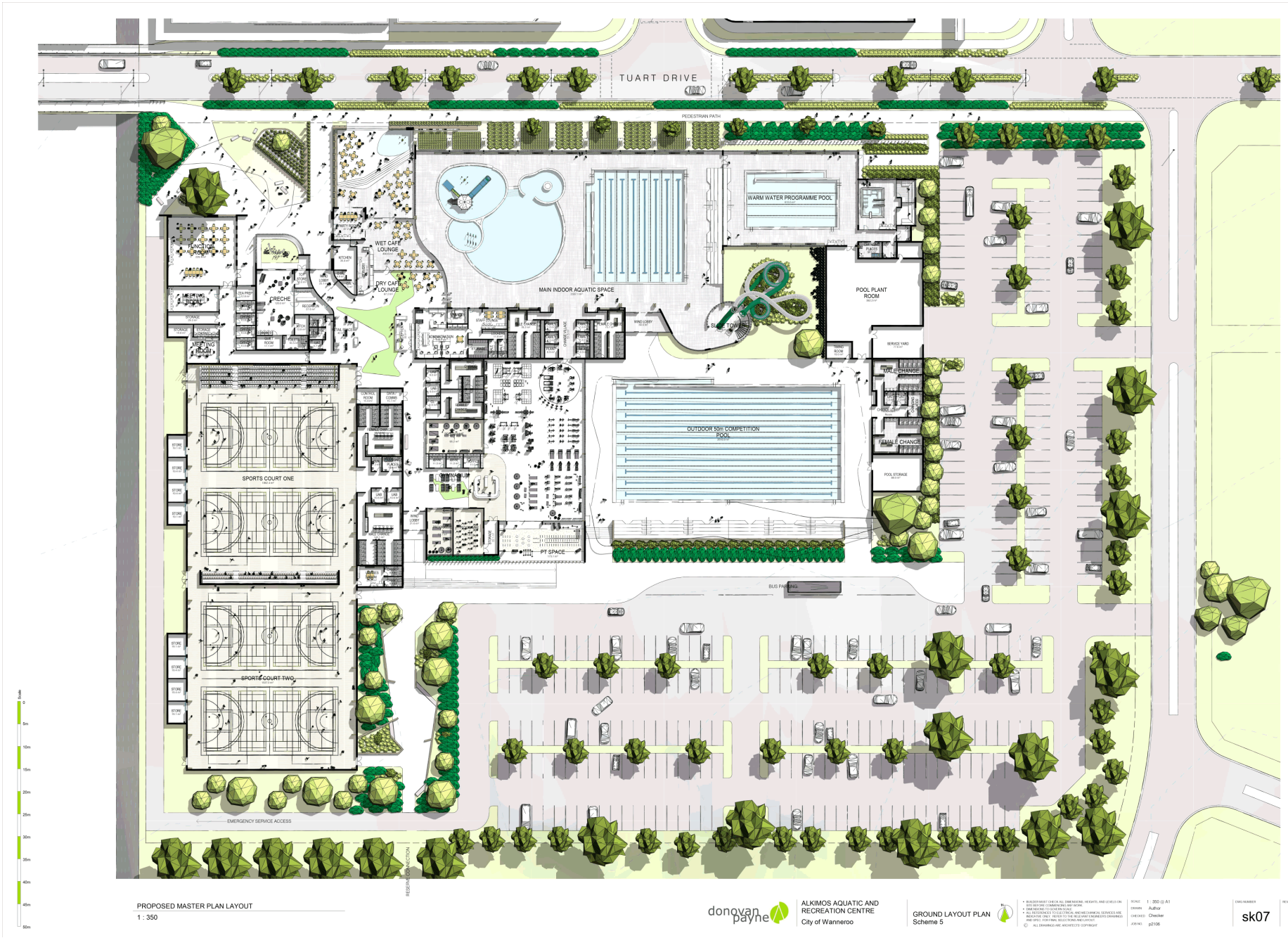
Moved Mayor Aitken, Seconded Cr Treby

That Council ENDORSES the Alkimos Aquatic and Recreation Centre project progressing to the detailed design phase aligned to Concept Design 5 in Attachment 1.

CARRIED UNANIMOUSLY

Attachments:

1⇩. Attachment 1 - Alkimos Aquatic & Recreation Centre - Endorsed Concept 5 22/450659



PROPOSED MASTER PLAN LAYOUT
1 : 350

donovan payne

ALKIMOS AQUATIC AND RECREATION CENTRE
City of Wanneroo

GROUND LAYOUT PLAN
Scheme 5

sk07

Place Activation

CP02-12/22 Place Strategy 2023 - 2027

File Ref: 28431V03 – 22/427569
Responsible Officer: Director Community and Place
Attachments: 2

Issue

To consider the City of Wanneroo Place Strategy 2023 – 2027 for adoption.

Background

In 2018, the City's first Place Framework (the Framework) was adopted to provide the initial direction on the implementation of a Place Approach at the City. Since this time, significant work has been undertaken to test the Framework and trial various approaches and methodologies, including:

- Defining nine Place Management Area boundaries, profiles and land use visions as part of the City's future Local Planning Strategy;
- Preparing and implementing Local Area Plans for three priority areas in Yanchep/Two Rocks, Wanneroo and Girrawheen/Koondoola;
- Developing Place Hubs/Offices in each of the priority areas at the Yanchep Two Rocks Access Centre and Girrawheen Hub, noting that the Civic Centre is already located in Wanneroo;
- Transitioning the City's community events calendar to focus more on local, place-based initiatives;
- Supporting community-led initiatives, funding and working with established and developing Town Teams;
- Defining interim place visions for the Yanchep and Alkimos City Centres to inform planning of Metronet infrastructure;
- Using place planning methodologies to support the urbanisation of East Wanneroo;
- Improving the City's Community Engagement Framework to support higher levels of engagement and empowerment; and
- Exploring different ways of working to influence place-based outcomes.

In undertaking this work, Administration further developed its understanding of how a place approach may be best implemented in a large, outer-metropolitan local government context. It was considered necessary to undertake a comprehensive review of the Framework, with the outcomes to be incorporated into a Place Strategy that better defined the City's Place Approach and provided a roadmap for its implementation moving forward.

Detail

The Place Strategy 2023 - 2027 (the Strategy) has been prepared and is included at **Attachment 1**. It outlines the strategic direction, high level vision and objectives with regard to the City's Place Approach, and supports the building of community and organisational capacity to influence and achieve the City's place vision *"To create vibrant, progressive, prosperous and distinctive places. To support strong and connected communities"*.

The following principles have been identified to assist the City in implementing the Strategy and enhance the diversity of the City's places and our people's connection to them:

1. *Connection to place:* Acknowledge and incorporate Aboriginal and Torres Strait Islander people's connection to place into City planning and decision making;
2. *Understanding place:* Support working in place initiatives to better understand community needs and provide local access to services;
3. *Holding the vision:* Protect and advocate for the community's vision for their places;
4. *Community driven solutions:* Focus on community-driven solutions to address local needs through place management and land use planning;
5. *Embracing the place story*: Plan for new and repurposed spaces to reflect the diversity, character and distinctiveness of place that is reflective of local heritage and natural environment; and
6. *Testing, trialling, innovating:* To drive improvement to our places and processes, while acknowledging that the Place Approach is evolutionary.

The Strategy is divided into the following components, which together make up the City's Place Approach:

Place Development

This is about creating and implementing a distinctive vision for the City's places in consultation with local residents, and designing/creating physical spaces and urban form that reflect this vision. This process is enhanced through community engagement and activation. Key elements of this component include:

- *The Development Process:* integrating sense of place considerations within the established urban planning framework and statutory planning processes by aligning with the Local Planning Strategy, District and Local Structure Plans, subdivision development and Local Development Plans.

- *Planning for Great Places:* understanding the mechanisms, tools and approaches used by the City to identify and define local residents' sense of place, values and service priorities and integrate these into the City's planning, budgeting and project management processes. These tools include Sense of Place Statements, Local Area Plans and Place Activation Plans.

Place Management

This is about responding to local community priorities through the coordination of services provided in place, and integrated governance, facilitation, collaboration and leadership approaches. Key elements of this component include:

- *How We Work:* the way in which the City operates and functions to provide local services and respond to local priorities. This includes establishing a 'Vision Keeper', multi-disciplinary Place Teams, and working in place to be closer to local communities.

- *Events, Place Making and Place Activation:* focuses on how a space is used to improve community wellbeing and safety, and contribute to a positive 'sense of place'. Although this includes City-run community and civic events, it also includes a strong focus on supporting and empowering local community and business stakeholders to improve and activate their local area through education, training, funding support and streamlined City approval processes.

Community Engagement and Communications:

Effective engagement and communication with local communities about matters that affect them underpins all aspects of the Strategy. Key elements of these components include:

- *Engagement:* the Strategy seeks to enhance the City's engagement approach by focusing on how the City can 'empower' the community to develop and lead projects, initiatives and decision-making.

- *Communications:* tailoring communication to focus on initiatives relevant to specific areas or places, using methods preferred by local communities that avoid jargon and are driven by knowledge of local priorities.

Implementation

Should Council endorse the Strategy, an implementation plan will be prepared to identify specific actions to support the delivery of the Strategy. Key elements of this will focus on:

- *Governance:* how to embed and resource the City's Place approach across the community and organisation.

- *Evaluation:* how to measure progress, capture lessons learnt, enhance the Place Approach and identify areas of improvement to address any shortcomings.

Consultation

The preparation of the Place Strategy has been informed through extensive research, informal discussions with business and community stakeholders involved in place activation initiatives, learnings from the implementation of the Place Framework and the development of various discussion papers.

Community feedback on the Strategy was sought through promotion of on online survey that sought comment on each aspect of the place approach. The survey was open for the period 24 October to 6 November 2022 and was promoted via:

- Direct emails to Place Strategy project subscribers;

- Direct email to Yanchep/Two Rocks, Wanneroo, and Girrawheen/Koondoola Local Area Plan subscribers;

- City's Website via Your Say;

- City's Facebook page; and

- Libraries Newsletter.

The City received 53 responses to the survey, which are summarised in **Attachment 2** and the table below (it should be noted that not all questions were compulsory to answer). Overall, there is general support for the intention of the Place Strategy.

	Place Development	**Place Management**	**Community Engage/Comms.**
Strongly agree/ agree	62%	62%	60%
Neither	13%	8%	8%
Disagree or strongly disagree	2%	4%	2%
No response	23%	26%	30%

A summary of the qualitative feedback received from the survey responses is outlined below. No changes to the Strategy were considered necessary in response to these comments, however, many of the comments have been noted for consideration in the preparation of the implementation plan.

Summary of Community Feedback
Place Development
• Important to protect the natural flora and fauna and maintain a connection to history and heritage. • Plan doesn't go into detail on improving security in the area for residents. • Would like more people friendly areas around the shopping centre, tavern and cultural centre. • Acknowledge that the City works with developers and other Government decision-makers. How is this promoted? • Concentrate on roads, rubbish and parks.
Place Management
• Would like to connect with the Noongar people and stories of this land should be interwoven into every aspect of creating a sense of community. • There are issues with road/parking outside of the post office. • More trees and seating areas. • Concerned each area may become too siloed causing negative outcomes such as NIMBY's, overregulation and restrictions that may cause areas to be watered down to meet generic planning requirements, rather than allowing more freedom of creativity. • Make sure there is communication and collaboration, so things are being duplicated by different events or activities. Work together instead of competing. • There are multiple levels to the Council so talking to one person results in delays. Council should build on what evets is successful to support growth.
Community Engagement & Communication.
• Use local schools to engage with their community through newsletters and assemblies. • There are no common platforms for community engagement, like an app. • Concerned there would be inaction if there are too many people involved it's difficult to make decisions. • The more meeting and tourism places the better. Places for all ages and peoples to gather. • It's too complicated with too much red tape. It puts people off engaging with the City to do things.

Comment

The 2018 Place Framework was successful in raising the profile of the City's Place Approach and facilitating the necessary initial work to understand how it may be best implemented.

The development of the Place Strategy has provided the opportunity to integrate the Place Approach with City systems and align with other important strategic documents such as the Strategic Community Plan, Social Strategy, Economic Development Strategy, Smart Cities Strategy and future Local Planning Strategy. The Place Strategy assists in achieving multiple strategic goals and priorities within the City's Strategic Community Plan 2021 - 2031 and supports the realisation of our vision; *"A welcoming community, connected through local opportunities*".

The Strategy will guide the next phase of the City's Place Approach and is intended to enhance the capability of the City and community to take a lead role in the development and management of local communities and places. A detailed Implementation Plan will be prepared that outlines how the City will execute the Strategy and include timeframes, and address budget and resource considerations.

It is acknowledged that there are potential challenges that will be further explored and addressed through the Implementation Plan, such as:

- Capacity, resourcing and cost of service delivery and infrastructure provision across the geographic size of the City;
- Shifting to work in different ways to maximise impact in a constrained economic environment; and
- Measuring the impact of the Strategy, and how it will influence place-based outcomes.

Statutory Compliance

Nil

Strategic Implications

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

1 ~ An inclusive and accessible City with places and spaces that embrace all

1.2 - Valued public places and spaces

Risk Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The recent pandemic has challenged our previous event delivery, place activation and community connection processes, and the City accepts that meeting community expectations in a more restrictive environment needs flexibility and innovation if community connection is to develop and grow in contrast to social and individual isolation.

Risk Management Considerations

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

Risk Title	**Risk Rating**
ST-S26 Resilient and Productive Communities	Moderate
Accountability	**Action Planning Option**
Director Community & Place	Manage

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

Policy Implications

Nil

Financial Implications

Implementation of the Place Strategy 2023 – 2027 will be dependent on budget as determined through the service unit planning and budget development process on an annual basis.

Voting Requirements

Simple Majority

Moved Mayor Aitken, Seconded Cr Treby

That Council ADOPTS the City of Wanneroo Place Strategy 2023 – 2027 included at Attachment 1.

CARRIED UNANIMOUSLY

Attachments:

1⇩.	*Attachment 1 - Place Strategy 2023 - 2027 for adoption*	*22/440600*
2⇩.	*Attachment 2 - Place Strategy Community Consultation Summary*	*22/440405*

City of Wanneroo

PLACE STRATEGY

2023 - 2027















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Acknowledgement of Country

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

Introduction

The concept of Place or 'Sense of Place' refers to the emotive, spiritual and physical relationship between people and their geographical location.

Our community has said that they want their places to be vibrant, distinctive and prosperous. This Place Strategy will explore the different components that enable the creation of great places and assist to achieving the City's vision.

The City's Vision:

A welcoming Community connected through local opportunities

The creation of great places is complex and has many layers. Projects for Public Spaces, a not-for-profit organisation in the United States, has evaluated thousands of public spaces around the world and found that successful places generally share the following four qualities:

1. They are accessible;
2. People are engaged in activities;
3. The space is comfortable, safe and has a good image; and
4. It is a sociable place where people can meet and relax.

These four qualities have helped to build the foundation for this Strategy.



City of Wanneroo Context

As an outer metropolitan growth Council, the City of Wanneroo is large and diverse. It is 685km² in size and spans approximately 50kms from the northern to the southern boundaries *(Figure 1)*.

The City has 36 suburbs that span from Two Rocks in the north, to Girrawheen in the south. Our suburbs comprise coastal areas, rural land, conservation reserves, recreation and sporting parks, industrial precincts, established suburban areas and new housing estates. As an organisation, the City of Wanneroo is committed to honouring the unique and diverse characteristics of these places and shaping the way that they grow.

The City of Wanneroo is situated in Whadjuk country and the word 'Wanneroo' is a Noongar word which means 'place of Aboriginal woman's digging stick'. In Noongar Boodja (country) there are 14 language groups. At the time of early European settlement, the Whadjuk people were divided by the Swan River into four resident groups, each with its own Country.

– City of Wanneroo, Reconciliation Action Plan (RAP) 2018/19 – 2021/22

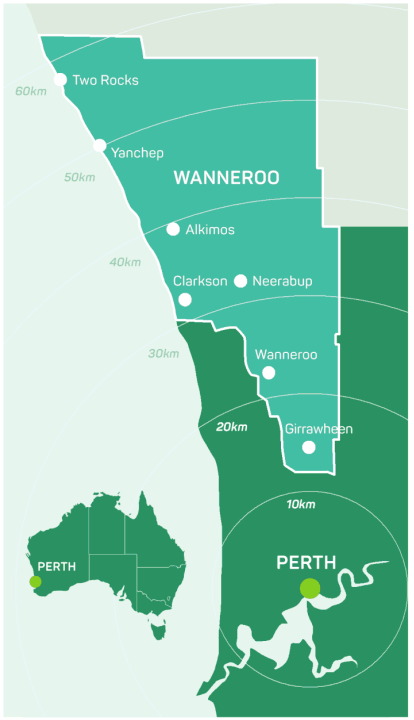


Figure 1: City of Wanneroo Context

POPULATION SNAPSHOT

33 median age	SEIFA ranging from **813 to 1,090**
2021 estimated population **219,778**	2041 forecast population **370,273**
20% speak language other than English	**41%** born overseas

Source: Economy .id 2021

STRATEGIC COMMUNITY PLAN

The City of Wanneroo Strategic Community Plan (SCP) 2021 - 2031 sets the future direction of the City and incorporates the themes of vibrant, accessible, distinctive and connected places. This Place Strategy assists to realise the SCP's vision, purpose, goals and priorities:

Strategic Community Plan 2022 - 2032

VISION:
A welcoming community connected through local opportunities

PURPOSE:
To create a strong community with local opportunities to participate, be active, feel secure, contribute and belong

Goal 1	An inclusive and accessible City with places and spaces that embrace all
Goal 2	A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences
Goal3	A vibrant, innovative City with local opportunities for work, business and investment
Goal 4	A sustainable City that balances the relationship between urban growth and the environment
Goal 5	A well planned City that is easy to travel around and provides a connection between people and places
Goal 6	A future focused City that advocates, engages and partners to progress the priorities of the community
Goal 7	A well governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services

Place Strategy 2023 - 2027

PURPOSE:
To create vibrant, progressive, prosperous and distinctive places.
To support strong and connected communities.



The Journey

PLACE FRAMEWORK

The City's first Place Framework was endorsed in 2018 and informed the early strategic planning, policy work and guidance for the development of the City's Place Approach. Works completed under the Place Framework include:

Planning for Great Places:

- Defined nine Place Management Area (PMA) boundaries, profiles and land use visions as part of the Local Planning Strategy.
- Prepared Local Area Plans (LAPs) for Yanchep/ Two Rocks, Wanneroo and Girrawheen/ Koondoola to understand and identify community priorities, and plan local services and projects more efficiently.
- Adopted local area visions for the Alkimos and Yanchep activity centres to inform and respond to the planning and development of the future METRONET train stations and associated rail precincts.

How We Work:

- Reviewed the various community hub models operating in the City and identified what makes them successful.
- Developed a Place Hub in each of the Local Areas - Yanchep, Wanneroo and Girrawheen.
- Tested and trialled different methods of service delivery tailored to the local needs of the community.

Events, Placemaking and Activation:

- Prepared and implemented Place Activation Plans for key precincts/nodes across the City.
- Prepared and tested place activation principles to supporting community-led initiatives and collaborations (CLIC).
- Transitioned the City's community events calendar to focus on local, place-based initiatives.
- Enhancing the City's Food Truck Program to include place activation elements.

Communications and Engagement:

- Improved the City's community engagement framework to support higher levels of engagement and empowerment through online and face to face conversations.



As the City's new Place Approach was implemented, a number of challenges and opportunities were identified:

Challenges	Opportunities
Coordinated approach to planning and development	
The complex nature of urban development has historically been difficult to consistently define, capture and protect local area visions or sense of place aspirations as part of the various stages of planning, design, approval and construction.	Embedding sense of place as a key consideration in the planning and development process.
Implications of existing policy	
Many of the City's existing policies, strategies, practises and procedures are City-wide rather than targeting local level outcomes, which may not support the creation of great places.	Developing streamlined policies and procedures that support the creation of great places and focus on the benefits to our community.
Geographic context	
The geographical size of the City can make it difficult to effectively plan for all of the City's places and deliver visible outcomes at a local level.	The City has many unique places that can be planned for, protected and enhanced.
Resourcing	
The cost of service delivery and infrastructure provision across such a large area is significant.	Consider the demand on financial resources and highlight the efficiencies as part of future place planning processes, particularly in relation to the design, delivery, and the ongoing maintenance and management of our places.
Changing community expectation	
As our community grows so does the demand and expectation for access to high quality services, shopping centres, community facilities, public open spaces and infrastructure associated with accessing these locations and services. There is pressure to do 'more with less'.	Working in a different way to deliver place-based outcomes that seek to understand community need and solve local problems with local solutions. Empowering and supporting community to improve and activate their local places.

PLACE STRATEGY

This Place Strategy has been designed as a continuation of the Place Framework and seeks to address the challenges and opportunities, formalise learnings from testing and trialling new approaches, and support the ongoing implementation of the City's Place Approach *(Figure 2: City of Wanneroo Place Approach)*.

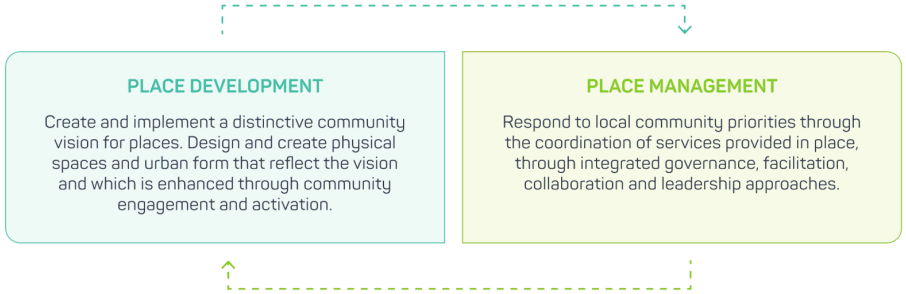


Figure 2: City of Wanneroo Place Approach

This Place Strategy identifies the following components:



Place Strategy Vision:

To create vibrant, progressive, prosperous and distinctive places.
To support strong and connected communities.

PRINCIPLES

The principles in *Table 1: Place Principles* have been developed to assist the City in implementing the Place Strategy and enhance the diversity of the City's places and our people's connection to them.

CONNECTION TO PLACE Acknowledge and incorporate Aboriginal and Torres Strait Islander peoples connection to place into City planning and decision making.	**UNDERSTANDING PLACE** Support working in place initiatives to better understand community needs and provide local access to services.
HOLDING THE VISION Protect and advocate for the community's vision for their places.	**COMMUNITY DRIVEN SOLUTIONS** Focus on community-driven solutions to address local needs through place management and land use planning.
EMBRACING THE PLACE STORY Plan for new and repurposed spaces to reflect the diversity, character and distinctiveness of place that is reflective of local heritage and natural environment.	**TESTING, TRIALLING, INNOVATING** Test, trial and innovate to drive improvement to our places and processes, while acknowledging that the Place Approach is evolutionary.

Table 1: Place Principles





Place Areas

To support the planning, development, management and coordination of the various places across the City a classification framework has been established. This is the first of its kind for the City of Wanneroo so will evolve over the coming years.

This classification framework identifies four typologies of place, to support the creation of great places and manage the application of a Place Approach over such an extensive geographic area.

1. **Place Management Areas:** Large geographic areas characterised by similar land uses.
2. **Local Areas and Activity Centres:** Areas identified as having unique communities of interest, sense of place or character.
3. **Strategic Locations:** Locations outside of Activity Centres that have potential to benefit from place activation considerations.
4. **Other Places:** Other places across the City where activation outcomes are needed on a short term and/or temporary basis.

LOCAL AREAS & ACTIVITY CENTRES

Local areas and activity centres are important geographic areas that provide a focus for coordinated Place Management and activation efforts, with the aim of retaining a sense of place and character through coordinated projects and services.

Three local areas were identified within the Place Framework based on communities of interest where place based efforts had already gained some traction:

- Yanchep / Two Rocks
- Wanneroo
- Girrawheen / Koondoola

Each Local Area will usually have one or more activity centres, which are community focal points that include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic, higher education and medical services. They are the focus for:

- city-led and community-led placemaking/ activation initiatives
- coordinated Place Management efforts
- place-based teams and working in place

STRATEGIC LOCATIONS

Strategic locations are other important places outside of Activity Centres and have been identified by the City as a place that is intended to attract people, be vibrant, and offer a range of goods and services.

Strategic locations include places such as:

- Alkimos Aquatic & Recreation Centre
- Girrawheen Hub
- Yanchep Lagoon

These locations have potential to benefit from place activation considerations, but require a clearer methodology to support future activation outcomes.

OTHER PLACES

There are a number of other places across the City where activation outcomes are short term and/or temporary. Current examples of activation initiatives in local parks and other places include:

- Markets and events in public open space;
- Food truck activation in public open space and main street areas; and
- Programs and services offered in established areas and existing community facilities.

PLACE MANAGEMENT AREAS

Nine Place Management Areas (PMAs) have been identified (refer Figure 3) to provide a link between land use planning and the City's Place Approach and support the coordination of service delivery and decision-making at a strategic level. Their purpose is to:

- Inform the strategic land use planning basis of the Local Planning Strategy by providing narratives about each area including their history, demographics and how they will develop; and
- Act as focal points for the deployment of the Place Approach by identifying communities of interest within the PMA.

1. Developing Coastal: "Innovative coastal developments connected to each other and the wider urban area through major transport links, contained within bustling urban centres which allow the area to independently prosper".

Suburbs: Two Rocks (part), Yanchep (part), Eglinton, Alkimos, Jindalee

2. Established Coastal: "Inviting and distinctive neighbourhoods offering a range of community services and facilities linked through quality infrastructure and green spaces which connect residents to each other".

Suburbs: Butler, Quinns Rocks, Merriwa, Ridgewood, Mindarie, Clarkson, Tamala Park

3. Established Rural: "The food bowl of the north and budding tourist area with retained agricultural farmlands and innovative industries employing sustainable new technologies to future-proof Wanneroo".

Suburbs: Two Rocks (part), Yanchep (part), Carabooda (part), Nowergup (part)

4. Conservation: "Significant parcels of conservation land with no plans for future development but which contain important connections to neighbouring local government areas."

Suburbs: Yanchep (part), Nowergup (part), Pinjar (part)

5. Developing Industrial: "An industrial precinct and leader in innovative technologies, including automation and robotics with supporting education and training facilities, employing over 20,000 people and offering opportunities for major industries to locate and expand."

Suburbs: Nowergup (part), Pinjar (part) and Neerabup

6. Central Wanneroo: "History and heritage retained within a diverse urban fabric surrounded by vibrant activity hubs containing recreation opportunities and major employment centres"

Suburbs: Neerabup (part), Carramar, Banksia Grove, Wanneroo (part), Tapping, Ashby, Sinagra, Hocking, Pearsall, Woodvale (part)

7. Transitional Rural: "An emerging urban area with a range of housing and lifestyle choices that retains its historic and cultural values and offers attractive green trails, native vegetation, lakes and wetlands."

Suburbs: Pinjar (part), Mariginiup (part), Wanneroo (part), Jandabup (part) Gnangara (part)

8. Established Industrial: "A well-established industrial hub delivering over 15,000 jobs with a strong concentration of manufacturing, construction engineering businesses, many of which provide support for the mining industry and automotive-related services."

Suburbs: Wangara, Gnangara (part), Landsdale (part)

9. Established Southern: "Mixed-use, revitalised hubs reflecting a vibrant and diverse population, containing a range of housing and employment choices, whilst retaining significant green open spaces, natural bushlands and wildlife".

Suburbs: Madeley, Darch, Landsdale (part), Marangaroo, Alexander Heights, Girrawheen, Koondoola

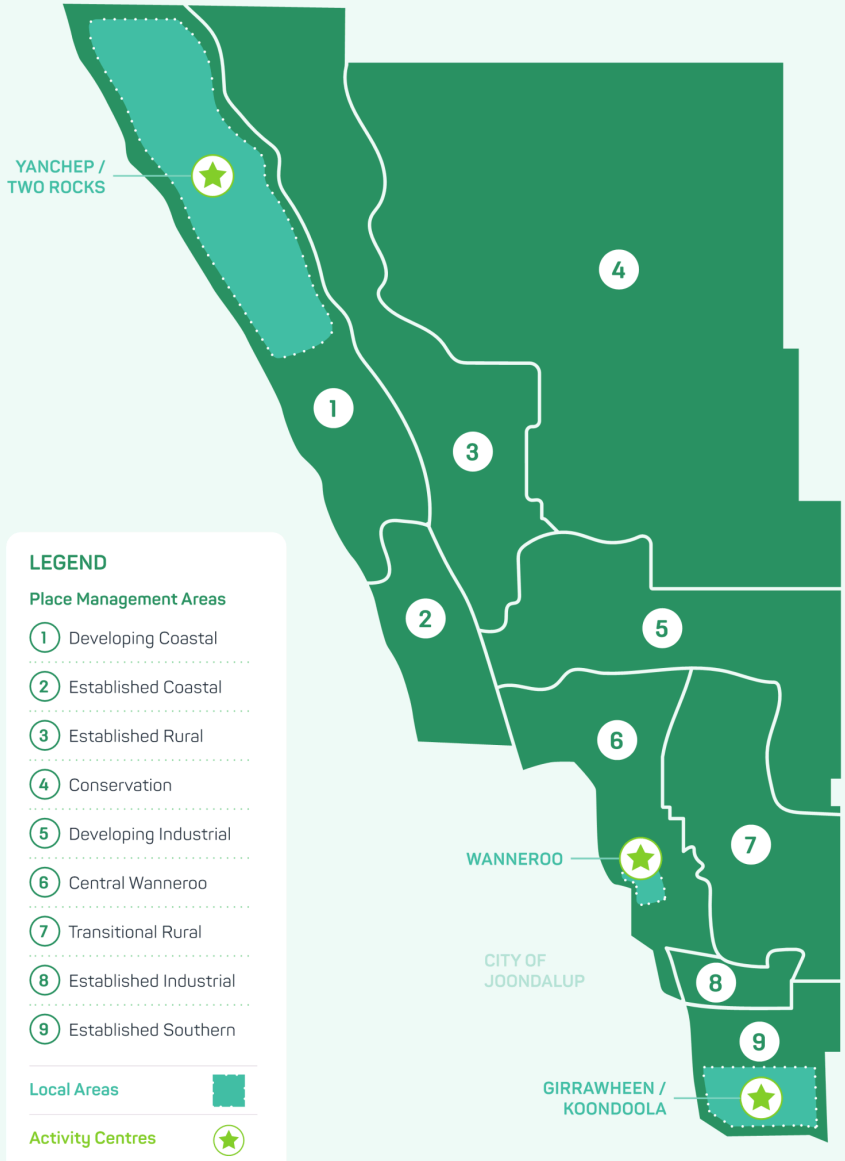


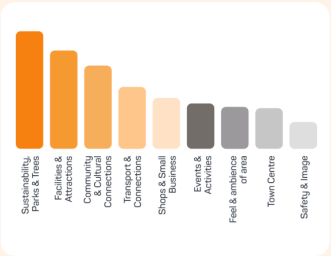
Figure 3: City of Wanneroo Place Areas

The City has completed extensive work developing, protecting and implementing local area visions through various planning and development phases and City initiatives.

A summary of the three Local Area Plan visions and key priorities, provided below, outline the different priorities that the community shared with the City throughout engagement and conversation.

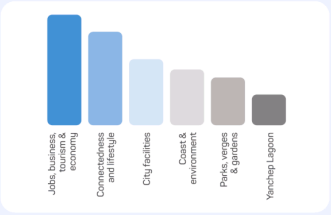
WANNEROO LOCAL AREA

A friendly community with a small country town feel that includes a mix of lifestyle choices. People appreciate the beauty and sustainability of the natural environment, Lake Joondalup foreshore and the abundance of local parks and leisure facilities. The many shared cycling and pedestrian paths to shops and excellent cultural facilities enables connection during the day and the evening. Interpretation of local history, including Aboriginal culture, tells the rich and diverse stories of this place. The town centre provides friendly spaces to catch up with friends and family.



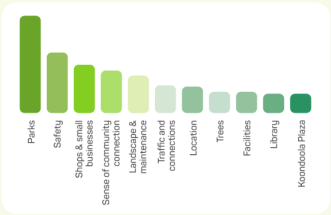
YANCHEP TWO ROCKS LOCAL AREA

A family focused and pedestrian friendly community where the look and feel of the place reflects the region's natural environment, beauty and coastal lifestyle. Its sustainable developments retain the coastal village roots and there is strong connectivity from beach to bush. People can live and work locally without undertaking excessive travel and value the employment and business opportunities that this area provides.



GIRRAWHEEN KOONDOOLA LOCAL AREA

A friendly and inclusive neighbourhood that celebrates diversity, underpinned by a vibrant economy based on its unique culture. It's safe, walkable streets are enjoyed by all ages with well-maintained parks and facilities that support community activities and connection. People are drawn to this place for its natural beauty, bushland and convenient location, and choose to stay for the family, friends and neighbours that make up the community.



Focus Areas

The size and growth rate of the City of Wanneroo presents a significant challenge the implementation of Place Approach and requires a unique approach. In acknowledging that the City does not need to activate and actively manage all of our places, *Table 2* identifies Place Management priority areas and focus areas for the duration of this Strategy.

Table two (below) identifies the three broad focus areas and provides guidance on where and how place management and activation initiatives could be implemented:

	FOCUS AREA 1 Local Areas & Activity Centres	FOCUS AREA 2 Strategic Locations	FOCUS AREA 3 Other Places
WHY?	Activity centres are naturally a destination for local people and present the best opportunity to create great places.	These locations have potential to benefit from place management interventions and considerations.	Other places across the City play an important role in developing community spirit, fostering a local sense of pride.
WHAT?	Place Development Place Management	Place Development Place Management	Place Management
WHERE?	• Yanchep • Wanneroo • Girrawheen	• Alkimos ARC • Girrawheen Hub • Yanchep Lagoon	• Suburb (e.g. local parks, foreshore areas, underutilised / forgotten spaces)
HOW?	• Place Planning • Town Teams • Events • City-led placemaking initiatives • Community-led placemaking initiatives	• Place Planning • Events • City-led placemaking initiatives • Community-led placemaking initiatives	• Events • Community-led placemaking initiatives

Table 2: Events, Placemaking and Activation Approach

As the Place Approach becomes more embedded across the organisation and community, it is likely that more locations will be identified for intervention and coordination. This will place additional pressure on the City to maintain a high level of service both internally and externally, and will be an important consideration as the Strategy evolves.

Place Development

Places are defined by their location and the era they were created, which evolves over time as people interact with and change that place. Great places are made as they evolve without losing their unique character or sense of place.

Whether a new housing development, an existing urban area, rural estate, town centre or other precinct, the physical aspects that make up that place are often determined through formal planning and approval processes guided by legislation and policies. Because these policies are applied consistently across the state, many places often end up looking and feeling the same.

To address these issues, the City's Place Development approach includes:

- The Development Process; and
- Planning for Great Places

> *Historically, the process of urban development has not been able to consistently define, capture and protect sense of place aspirations...*

THE DEVELOPMENT PROCESS

To embed place considerations in the strategic and statutory planning process, the City has identified the important relationships and planning stages where it is critical for this to be considered.

Figure 4: Aligning Planning and Place illustrates the relationship between place and planning. Important elements to highlight include:

- At a strategic level the City has embedded place considerations in the Local Planning Strategy (currently being prepared) through the use of Place Management Areas.
- Sense of Place Statements are the main tool to be used to inform local structure planning (at District and local level).
- Local Area Plans (and other place planning tools as appropriate) to inform precinct level planning and Place Management responses.



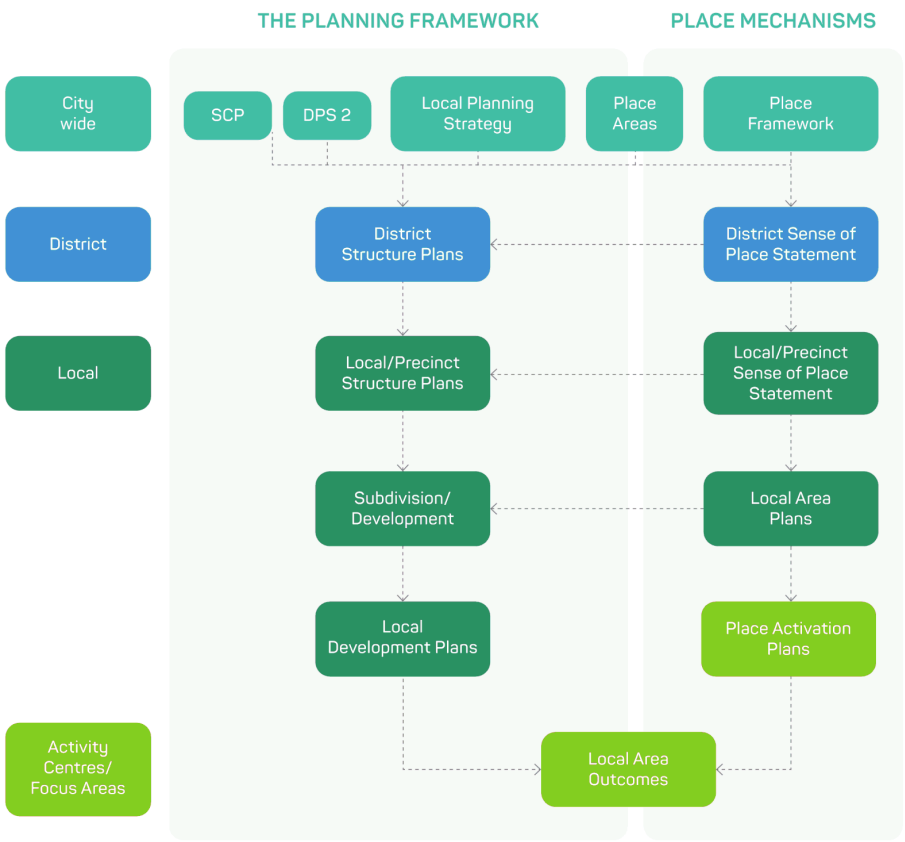


Figure 4: Aligning Planning and Place

Statutory planning mechanisms such as District and Local Structure Plans and Precinct Plans play a key role in aligning the City's Place Approach with the Planning Framework as they set the strategic context for detailed development planning and implementation for a specific area. Addressing place specific matters in these documents is critical to ensuring that place is given meaningful consideration throughout the planning and development process.

The City has already begun to implement this process through the initiation of a place-led approach to the urbanisation of East Wanneroo. The City will then seek to replicate successful outcomes across other areas of the City.

PLANNING FOR GREAT PLACES

As a City, we aspire to provide welcoming and functional public spaces, community centres, facilities and infrastructure that is designed to support community connection, activation and access to services. The City has adopted the process outlined in ***Figure 5 Great Places Process*** (Adapted from Roberts Day Hatch) to develop the following place planning mechanisms.

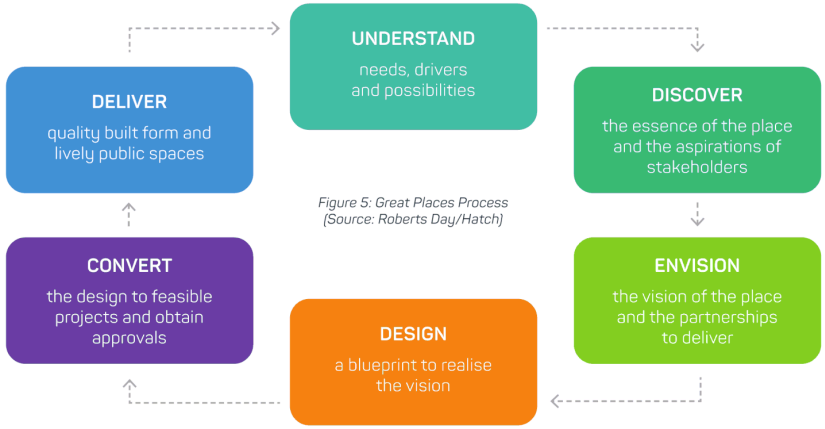


Figure 5: Great Places Process (Source: Roberts Day/Hatch)

The City's Place Planning mechanisms are outlined below:

District Sense of Place Statement (DSoPS)

A District Sense of Place Statement (DSoPS) captures past and present characteristics and future sense of place opportunities that are consistent across a large district area. DSoPS will primarily be used to inform the preparation of structure plans by landowners and developers and aim to ensure that the unique characteristics of an area are given due regard through the planning and development process.

Sense of Place Statements outline the elements that have influenced an area's growth and evolution such as:

- Heritage and cultural values, land use and the environment;
- Special or significant locations;
- Significant events; and
- The people that have lived and worked there.

DSoPS will be prepared by the City to coordinate short to long term development outcomes which will be given effect through Local Planning Policy to provide statutory weight to the requirements outlined in the DSoPS.

A DSoPS will be initiated through the City's Planning Framework when there is a proposed rezoning or redevelopment (in both green and brown field developments) of land with significant character to be retained.

Local Sense of Place Statement (LSoPS)

A Local Sense of Place Statement (LSoPS) draws its inspiration from the DSoPS and identifies further detail specific to a smaller geographical area.

LSoPS will be prepared and delivered by the land owner and/or development proponent to coordinate short to longer term development outcomes where there is a requirement to capture and retain past, present and future sense of place aspects.

An LSoPS will be initiated through the City's Planning Framework as part of Local Structure Planning process.

Both DSoPS and LSoPS will be utilised by the City as a tool to define and implement a vision for the relevant area. They will be built into the City's Planning Framework through provisions in relevant Local Planning Policies, Development Contribution Plans and/or District Planning Scheme amendments.

Local Area Plan (LAP)

Local Area Plans identify what makes the area special and unique, outlines a vision for the future and facilitates and approach to place management by the City. An LAP is prepared and delivered by the City where a place management approach is required to guide local priorities and the City's response in a range of circumstances e.g. multiple City facilities are planned within a specific area, to support significant green or brown field's development or to address significant opportunities and/or challenges in a local area.

Place Activation Plans (PAP)

Place Activation Plans are prepared to support the reinvigoration and revitalisation of a local place. These plans identify strengths and distinctive qualities and values of a place and propose actions to help stimulate improvement. The overarching objectives of PAPs are to:

- Establish a shared vision to collectively guide place-based events, placemaking and activation;
- Identify themes and place-based actions to support the transformation of local places, with shared actions and accountabilities for the City and key community stakeholders; and
- Initiate local interventions through quicker and cheaper means, which provide a catalyst for long-term change in the local place.



Table 3: Place Planning Approach outlines when these place-planning mechanisms are best applied.

	Drivers	Place Planning Mechanisms					Urban Planning Mechanisms		
		District Sense of Place Statement	Local Sense of Place Statement	Local Area Plan	Place Activation Plan	Community Placemaking	Master planning	Local Planning Policy	Precinct Planning
Place Development	To highlight unique place character and sense of place opportunities as part of the planning process	●	●						
	To foster a shared vision for a significant green fields or infill development	●	●	●					
	To retain sense of place and unique and important character of a place	●	●	●					
	To provide statutory weight and importance to retaining local character and sense of place							●	●
Place Management	To better understand and work through community or public issues that impact a local area			●	●	●	●		
	To support activation and / or revitalisation as part of City facility or asset development			●	●	●	●		
	To support the coordination and management of a town centre or main street development			●	●	●	●		
	To provide integration and activation where multiple City/community facilities are planned within a specific area			●	●	●	●		
	To provide context for large scale public infrastructure project			●	●		●		
	To identify key community priorities of a local area			●	●				

Table 3: Place Planning Approach



Place Development Summary

STRATEGY STATEMENT:

We will plan, design, provide and support the creation of places that reflect the shared vision, in collaboration with the people that live and work in that place.

We will do this by:

- Continuing to develop and finalise the place-led planning approach for East Wanneroo and embedding place considerations within the City's Planning Framework and associated statutory and strategic planning documents.
- Investigating the application of the place planning approach more broadly across the City of Wanneroo.
- Consulting with local Traditional Owners to gain an understanding of Aboriginal connection to boodja and build this into the City's understanding of local places and place planning processes.
- Applying a range of place planning mechanisms to understand the unique qualities and identity of the City's places where appropriate.
- Raising internal and external awareness of the City's Place Approach
- Working alongside both internal and external stakeholders to build strong working relationships that support and inform the City Place Approach.

HIGHLIGHT PROJECT: EAST WANNEROO DISTRICT STRUCTURE PLAN

The East Wanneroo District Structure Plan (EWDSP) sets the high level planning framework for the urbanisation of 8,300 hectares that will accommodate 150,000 residents in 50,000 dwellings.

East Wanneroo has a unique and diverse character, which includes a series of lakes and wetlands, native vegetation, undulating landforms and a range of heritage sites.

The District Structure Plan envisages the protection of unique place characteristics in this area, but the current planning framework does not support the realisation of this objective. The City is establishing a place-led approach for the planning for East Wanneroo, which includes:

- A District Sense of Place Statement that will outline the past, present and future sense of place aspects including those elements that have influenced it such as heritage and cultural values, land use and the environment; and
- A Local Planning Policy that will detail the additional information required to address sense of place at the local structure planning stage and contain provisions to guide development in the public realm including landscaping standards and the design of roads (based on their hierarchy), parkland links, public open space and community facilities.



Figure 6: EWDSP Belgrade Road Lake view (above)

Figure 7: EWDSP Edgar Griffiths Park (below)



Place Management

Place Management is an approach to coordinating a range of initiatives in an area to support and realise the vision for that place.

Place Management aims to support to creation of great place through:

- Fostering a positive approach to the growth and development of places, cultivating enthusiasm and excitement in realising the vision;
- Maximise resources by establishing a single management and implementation model;
- Actively leading, facilitating and coordinating the delivery of actions and strategies;
- Integrating the economic, social, environmental, spiritual and physical aspects of the local area planning and development; and
- Ensure stakeholders are actively engaged and understand the value they can contribute to their place.

Place Management acknowledges that different areas have different needs and requirements and therefore City services and programs may need to be tailored and adapted accordingly. The City's approach to Place Management focuses on:

- Reviewing **how we work** to respond to local community priorities through the coordination of services provided in place.
- Activation of local places through **events, placemaking and activation** efforts and initiatives.

HOW WE WORK

Traditionally Local Governments base their operations from a centralised location and structure their organisation in discrete Directorates or Service Units based on their area of expertise. For such a large Council like the City of Wanneroo, this approach can present a number of challenges to provide equitable service delivery across the City. This Place Strategy identifies three key components to help navigate this challenge:

1. Establish a Vision Keeper

The City of Wanneroo plays a fundamental role in capturing, protecting and celebrating the unique characteristics and aspirations of its local people and places by being a "Vision Keeper". To date, a number of Local Area Plans (LAP) have been developed in consultation with the relevant communities; these LAPs define the visions and priorities for the local area. The role of the Vision Keeper includes:

- Oversee, coordinate and implement the outcomes of LAPs and other place planning mechanisms;
- Oversee and coordinate Place Teams to ensure the vision is given due regard and supports internal processes and decision making;
- Build and maintain key relationships relevant to the local area;
- Identify and plan for revitalisation projects that inform the City's Capital Works Program; and
- Oversee and coordinate relevant place-based capital works projects to ensure they contribute towards achieving the relevant vision.



2. Establish Place Teams

The establishment of Place Teams aims to identify opportunities, reduce duplication, share information and increase efficiencies in place planning and project delivery. Place Teams will include City staff whose role has a dedicated interest in a place and/or to deliver a LAP. The establishment of Place Teams will be explored further through the implementation of this Strategy, with the aim to shift organisational thinking from discipline-specific outcomes to place outcomes as illustrated by *Figure 8: Towards Place Thinking.*

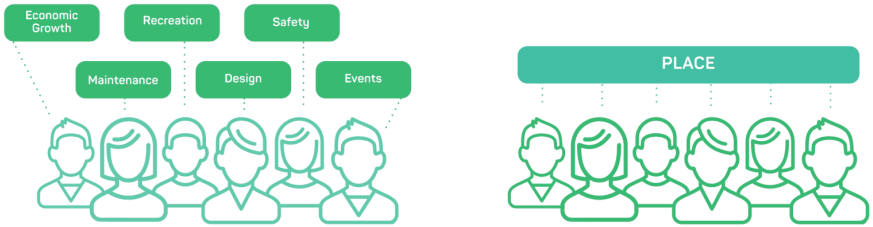


Figure 8: Towards Place Thinking

3. Support Working in Place

Working in Place can provide the opportunity for City staff to work in locations where significant, important and/or large-scale projects are being delivered to gain a better understanding of the local community context and environment. It also allows City staff to be more accessible to local residents who need to do business with the City. This is done via strategically located Place Offices such as the Girrawheen Hub or the Yanchep Two Rocks Access Centre (YTRAC), or more generalised Community Hubs such as Clarkson Library.

PLACE OFFICE	COMMUNITY HUB
Place offices provide a space for City staff to effectively engage with local communities and participate in place planning	A place where community and City come together; residents can access City services and these services are offered as part of a well coordinated precinct.

Some of the key benefits to City staff working in place include the ability to simultaneously deliver multi-disciplinary projects, programs, policies and initiatives while having a hands-on awareness of day-to-day issues, opportunities and/or challenges and the capacity for immediate responses. Other benefits are highlighted below.

ENGAGE	ACCESSIBLE & VISIBLE	COLLABORATION	KNOWLEDGE
Builds internal capacity, networks and relationships while creating incidental community interactions	More accessible and inviting and less intimidating environment for community	Encourages conversation and collaboration between different service units	Builds a knowledge base of holistic and intuitive local needs that can be shared across the organisation

Figure 9: Benefits of Working in Place

City services already operate in this model including Library and Cultural Services, Place Management, Parks and Building Maintenance, Youth Services and Community Safety and Emergency Management.

Place Offices and Community Hubs provide a focal point for providing service coordination and act as a catalyst to developing local projects, placemaking, programs and opportunities to engage with the local community.

The City has identified that successful models share the following characteristics:

- Are located within mixed-use precincts and co-located with other community facilities to offer a variety of reasons to visit;
- Provide welcoming, vibrant and safe spaces for people to engage, interact and network with each other;
- Provide services to meet the specific needs of the community; and
- Are accessible by public transport and within or near a Town Centre.

The extent of services provided at each location will be dependent on the specific community's needs and requirements. Existing examples include Yanchep Two Rocks Access Centre (YTRAC) ***(Figure 10)***, as well as the Girrawheen Hub ***(Figure 11)***.



Figure 10: Yanchep Two Rocks Access Centre (YTRAC)



Figure 11: Girrawheen Hub

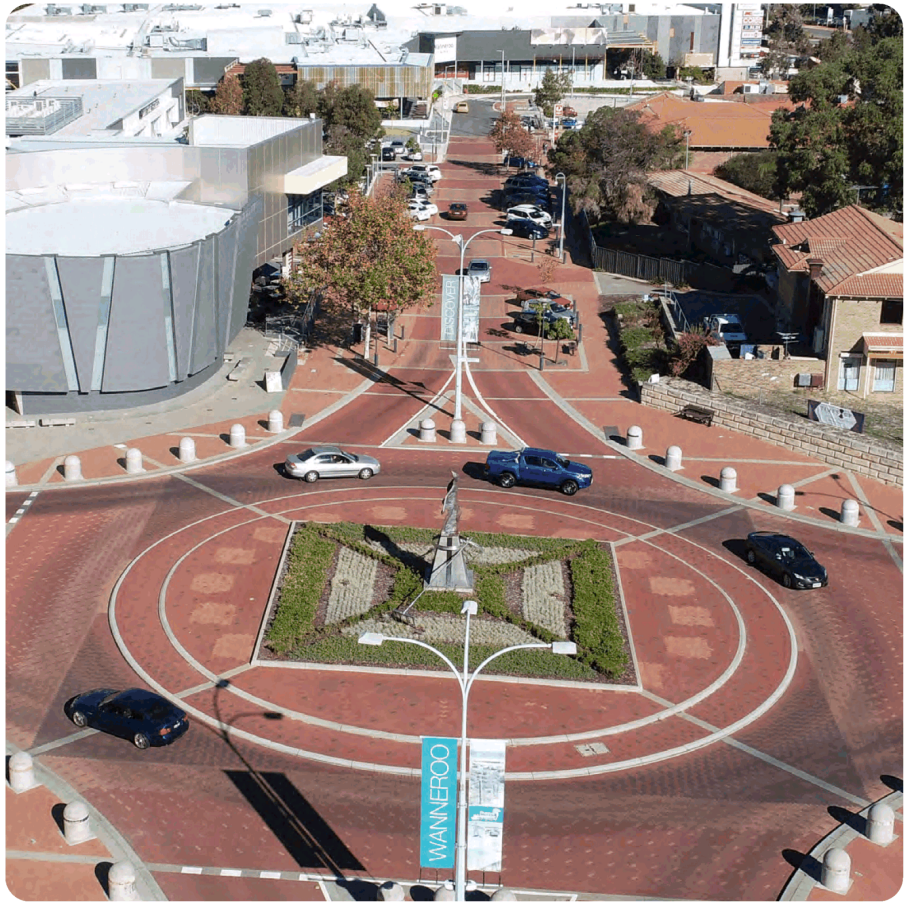
The future Alkimos Aquatic and Recreation Centre (AARC) or the Dordaak Kepap, Library and Youth Innovation Hub, Landsdale ***(Figure 12)*** may also provide opportunities for City staff to work in place in the near future.



Figure 12: Artist impressions of AARC and Landsdale Library and Youth Innovation Hub, Dordaak Kepap

EVENTS, PLACEMAKING & ACTIVATION

The activation of places in the City of Wanneroo through events and placemaking initiatives helps to seed the creativity of the community to reimagine public and underutilised spaces. Events, placemaking and activation can also improve the wellbeing and safety of the local community by increasing people presence in local streets and activity centres. This in turn helps create great places and build a strong sense of place.



Placemaking Processes

The City has established processes that encourage delivery of events, placemaking and place activation initiatives and support collaboration between the City and community to activate spaces where neighbours and visitors enjoy their local places. We do this through the elements outlined below:

PLACE-BASED EVENTS

Focus on local needs and aspirations • Celebrate unique attributes of place
Build neighbourhood cohesion • Support local economic growth

FLAGSHIP EVENTS

Support tourism • Promote City Brand • Support City-wide economic growth
Showcase the City as a great place to live, work and visit

EVENTS AND ACTIVATION ADVICE

Support and upskill community groups and local business • Ensure safety compliance

EVENTS AND ACTIVATION APPROVALS

Support all events within the City • Identify improvements • Ensure safety compliance

PLACEMAKING INITIATIVES

Engage and support community leaders • Support small pilot projects • Insurance support
Provide seed funding • Community training and education • Community-led initiatives

Figure 13 - Place Management and Activation Processes

> *In a culture where sharing and respect for Country are fundamental, Welcome to Country remains central to Aboriginal and Torres Strait Islander cultural tradition. The City holds its responsibility regarding Welcome to Country and Acknowledgement to Country highly. It is through our events and activities that the City marks our respect for Aboriginal and Torres Strait Islander culture and Country. The City uses our events and activities as opportunities to encourage people to be aware of what is around them, the unique aspects of the place and the time of year being gathered in. It is a chance for people to experience a greater connection to their home or the place they are visiting.*

Place-based Events

As part of the previous Place Framework implementation the City's community events calendar transitioned from a City-wide to a place-based focus. This approach provides a number of benefits and improved place outcomes such as:

- Ability to tailor events for different communities based on their local needs and requirements;
- Utilise local vendors and suppliers where possible;
- More cost effective and allows the City to "do more with less"; and
- Promote local areas and assist to develop the communities' sense of place.



Figure 14 - City-run Community Events

Community Empowerment

Residents and community groups have increasingly felt more empowered to become active within their places, which has led to an increase of community run events, placemaking projects and activations. This is consistent with an emerging trend across WA, which is being established and driven by the Town Team Movement. Supporting community-led activity and groups like Town Teams can be a better way to build community, encourage local ownership, and facilitate investment to support the creation of great places through collaborating, partnering and problem solving.

> ***A Town Team:*** *is a positive and proactive group of people that include businesses, landowners and residents working collaboratively with their local government to improve a place or area, often a town centre or 'main street'.*

The ultimate goal of this Strategy is to foster community-led action ***(Figure 15)*** to support the growth and development of strong, productive and vibrant communities and places.



Figure 15 - Community-led trajectory

Place Management Summary

STRATEGY STATEMENT:

We will support, collaborate and encourage the community and local business to activate their local places through events, placemaking and activation that make a positive contribution to their local sense of place.

We will do this by:

- Developing the role of 'Vision Keeper' to oversee and coordinate Place Teams and support implementation of Local Area Plans.
- Employing a targeted approach to key focus areas to enable activation and collaboration.
- Establishing an approach to working with and supporting Town Teams within Town Centres and main streets.
- Reviewing the City's policies and procedures to streamline the event and activation assessment and approval processes.
- Inviting a local Traditional Owner to provide a Welcome to Country or other appropriate cultural protocol at significant City events.
- Providing community funding to support placemaking and activation outcomes.

HIGHLIGHT PROJECT: WANNEROO TOWN CENTRE REVITALISATION

The Wanneroo Town Centre (WTC) has been identified by the Western Australian Planning Commission as a Secondary Activity Centre within the City of Wanneroo. This is the same classification as Whitfords Shopping Centre and Claremont Quarter. The activation of the WTC has been a strategic focus of the City for a number of years with considerable work being completed to date including:

- Preparation of the Wanneroo Town Centre Activity Centre Plan No. 90;
- Preparation of a Wanneroo Town Centre Local Planning Policy (since revoked);
- A number of traffic, environmental and economic assessments;
- A place activation and action plan;
- A series of farmers market and trial Rocca Way market events; and
- Various conversations with community stakeholders and local businesses.

A clear vision for the future of the WTC is required to inform and guide subsequent planning and development of the WTC. A Vision keeper is needed to coordinate this work and ensure that it contributes positively to the revitalisation of the WTC.

The inclusion of a Place Specialist to oversee key locations like Yanchep and the WTC forms part of the Place Strategy and will support the vision keeper role as well as implementation of a coordinated approach to Town Centre management within the City of Wanneroo.

Community Engagement and Communications

Community engagement and communications are a vital component of the City's Place Approach and underpin the City's aim to better engage with, support and empower the community to foster a sense of place and belonging.

Engagement is a planned two-way process to seek and provide feedback, whereas Communication is more often a one-way process to provide information.

ENGAGEMENT

The City has a responsibility to support and manage community expectations that develop and deliver improved outcomes for our communities and their local places. As part of this challenge, the City will need to collaborate with key residents, community groups and local businesses to find and deliver solutions.

The City's Engagement Framework is aligned with the International Association of Public Participation (IAP2) standards; and seeks to engage with residents, businesses, community and other stakeholders in accordance with the engagement continuum below:

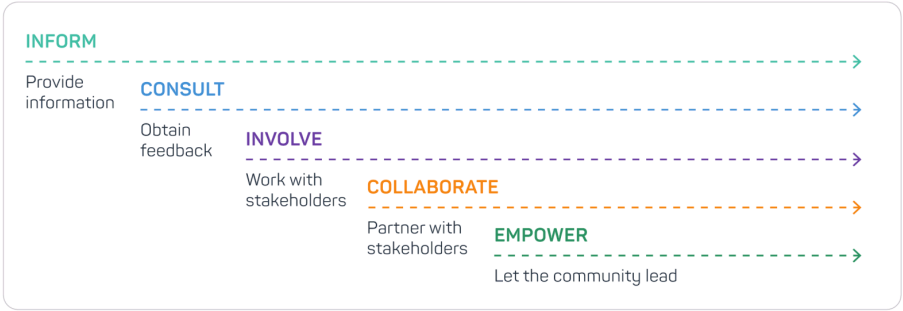


Figure 16: City of Wanneroo Community Engagement Continuum

Robust conversations and engagement with key residents, local businesses, community and other stakeholders are key to the success of the place approach.

The City uses a range of approaches to engage with the community about local projects and decision-making opportunities that affect them. Some of these include:

IN PERSON ENGAGEMENT

- Workshops
- Committees
- Working groups
- Activations
- Events

ONLINE ENGAGEMENT

- Your Say
- Social Pin Point
- Surveys

Online engagement is becoming an increasingly popular method of engagement across the City with our 'Your Say Community Engagement Hub' receiving up to 250,000 views annually.

The use of Social Pinpoint Mapping Tool, which enables community members to use an interactive mapping tool to pin ideas and comments to local projects, places and spaces, join in conversations and vote on different ideas.

It is the City's ambition to shift towards further empowering communities to take the lead on projects, initiatives and decision making where appropriate.

This supports the creation of connection, capability, and ownership; all of which pay significant dividends when it comes to building the physical and social fabric of a neighbourhood. Furthermore, empowered and well supported communities can provide outcomes that are often better than standard industry-delivered improvements which lack local ownership, and can often remain under utilised.



COMMUNICATIONS

It is important that place-based communications:

- Are informed by strategic direction;
- Avoid using jargon and focus on what's important to people;
- Are driven by local facts and knowledge gained through market research; and
- Use communication methods preferred by target audiences.

Place-based communications also provides the opportunity to ensure branding is tailored to suit agreed local places, projects, and initiatives.

Our aim is to make it easier for the community to be aware of what is happening in their local areas and how to get involved.

To support the creation of great places the City has adopted a number of different approaches to help communicate with the community about local matters. Some of these communications approaches include:

Print media

- What's Happening
- Newsletters
- Pamphlets
- Brochures

Online information

- Website
- Social media
- Community Directory

ENGAGEMENT AND COMMUNICATION THAT CAPTURES OUR DIVERSITY

The City is committed to continuing to build inclusive communities where people of all cultures feel accepted, welcomed and encouraged to participate and contribute. It is also through place-based outcomes that we can strengthen our cultural capability and commitment to reconciliation.

The City's strong Noongar heritage plays an important role in fostering a sense of place. In keeping with respect to Noongar cultural heritage, the City recognises the importance of having meaningful relationships with Noongar Elders, Traditional Owners and Aboriginal and Torres Strait Islander peoples.

Additionally, over 40% of our residents born overseas, this provides a richness within our communities that can share in fostering a sense of place and building vibrant, unique places. It is critical to ensure the City has effective processes in place to work with this diverse range of cultural backgrounds to build engaged and inclusive communities.



Engagement and Communications Summary

STRATEGY STATEMENT:

We will collaborate and empower the community to support the delivery of the Place Strategy, activate local areas and enable more local conversations about opportunities and actions.

We will do this by:

- Raising awareness within the City of Wanneroo as an organisation as well as within the community of Place Development and Place Management approaches and how to engage on and implement the most appropriate method relevant to the local area.
- Developing relevant Place Plans that avoid jargon, focus on what is important to local people using communication methods preferred by the target audience.
- Developing and implementing an engagement plan and guiding principles to work with Aboriginal and Torres Strait Islander stakeholders and organisations.
- Exploring opportunities for place based communications focused around Place Management Areas and/or Local Areas.
- Establishing an approach to engaging with, supporting and growing the capacity of Town Teams and other key groups who are working within Town Centres and main streets.



Implementation

The delivery of the City of Wanneroo's first Place Strategy will require an enabling environment that acknowledges that it is okay to:

- Take risks
- Test and trial new ideas
- Take the time to collaborate
- Learn through failure

The creation of great places can be a complex process with many layers and components to be considered. Some of the approaches identified as part of this Strategy will be possible through existing mechanisms; others will require minor changes to relevant policy and processes; and some may necessitate a new approach. An Implementation Plan will identify specific actions to support delivery of the approaches outlined in this Strategy.

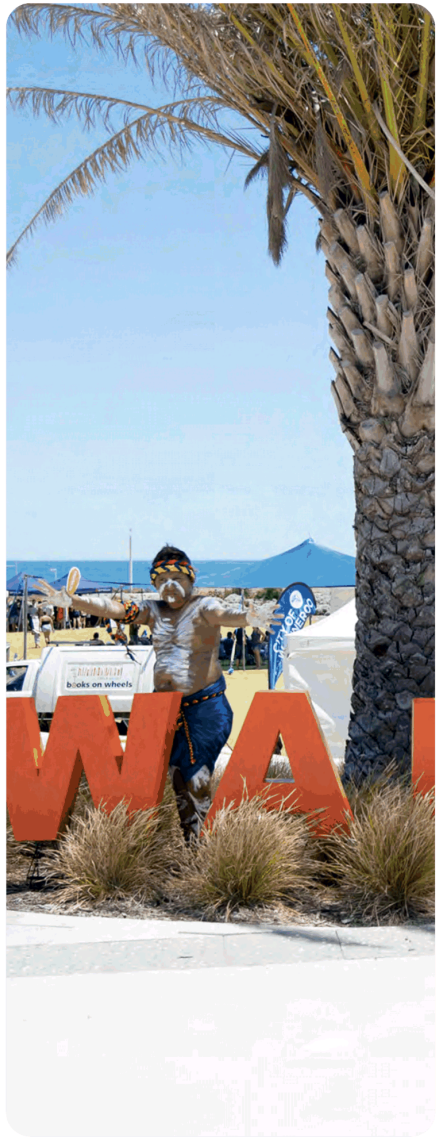
GOVERNANCE

Establishing an effective place governance framework will continue to enable the City to embed the Place Approach across the organisation and community.

The various stakeholders involved in planning and delivering this Strategy will have different priorities, needs and strengths so it will be important to balance local needs, resources, opportunities, and challenges with place-based outcomes.

Important elements of place-governance identified in the Strategy include:

- The establishment of a Vision Keeper, formation of Place Teams and supporting City staff to work in place.
- Adapting internal systems, policies and work procedures to support a place based approach.
- Allocation of sufficient staff resources across the City to support the implementation of the Strategy (refer ***Figure 17: Place Specialist Remit)***. The initial focus of the Strategy is on implementing the Place Approach broadly across the northern, central and southern areas of the City. These focus areas will be refined in future to target additional areas as resources allow.



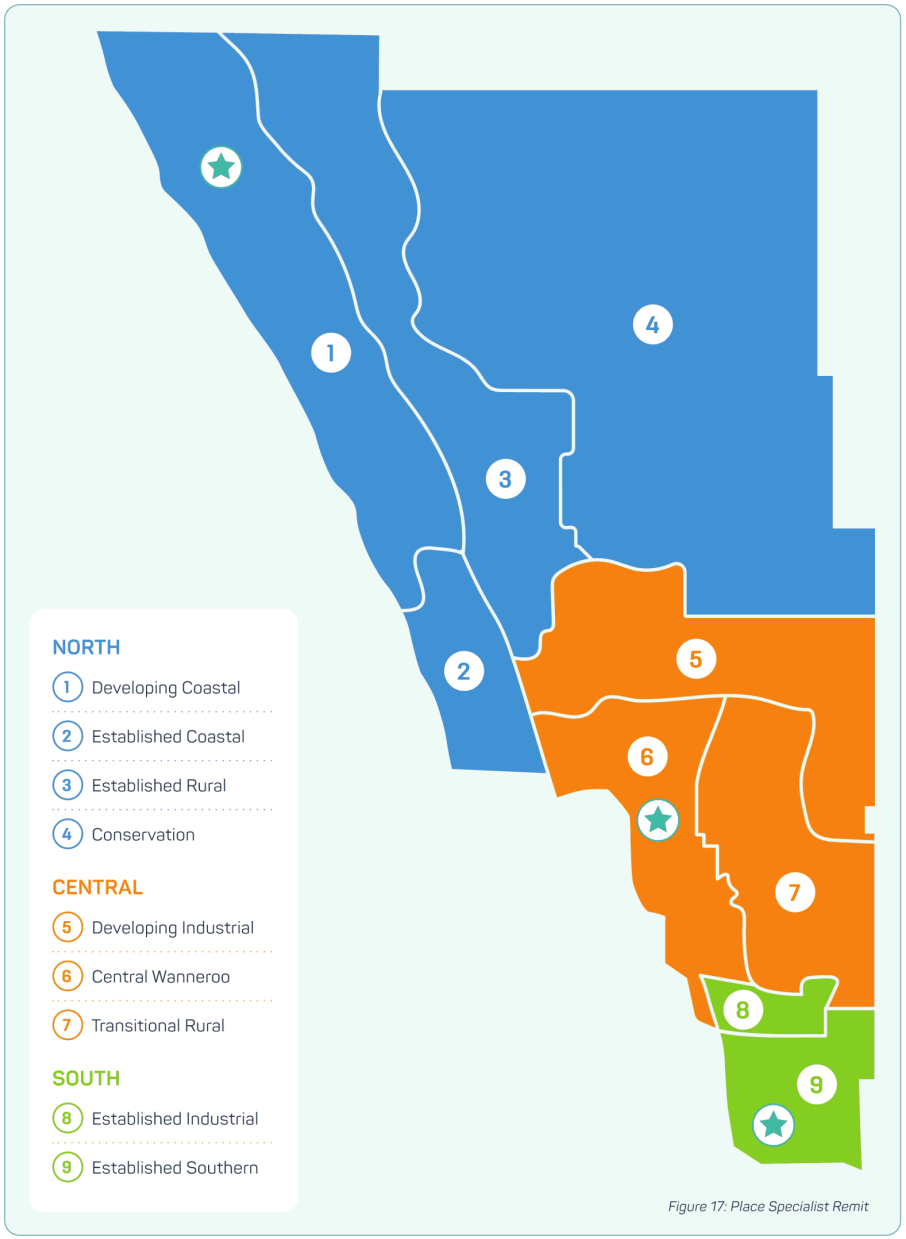


Figure 17: Place Specialist Remit



EVALUATION

The City will undertake regular reviews to ensure that the Place Strategy is meeting the needs of local communities and supporting the creation of great places to live, work and play.

At the conclusion of this four-year Strategy, the elements below will be measured and evaluated to capture lessons learnt, help improve processes and outcomes and evaluate tools and techniques utilised throughout implementation and delivery. These will be evaluated using quantitative tools (e.g. data collection, budget analysis, comparison tests etc.) and qualitative tools (e.g. observations, case study and working groups).

PROCESS MEASURES

Capture Information and data regarding new and updated processes to implement the Strategy

- Number of policies prepared/reviewed to address place strategy requirements
- Number of processes prepared/reviewed to address place strategy requirements
- Mapping of staff allocation across the City of Wanneroo organisation focused on place-based outcomes
- Place teams established for focus areas

OUTCOME MEASURES

Capture information and data regarding actions, outcomes and outputs that were achieved through implementation and delivery

- Budget allocation towards place-based projects
- Completion of Local Area Plan Actions
- Number of community led events held
- Number of people attending city-led place-based events
- Amount of grant funding allocated to place activation projects under the City's Community Funding Program

OBSERVATIONAL SYSTEM

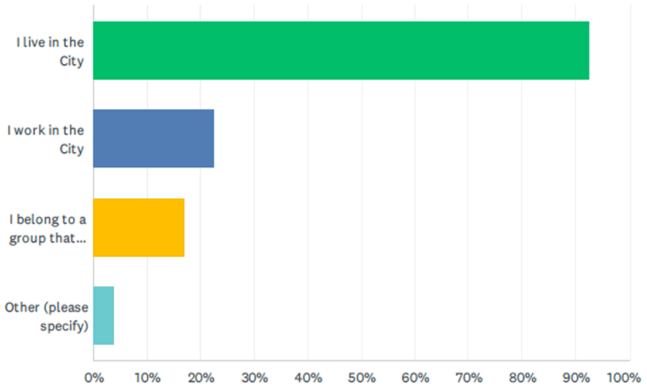
Systems used to capture information and data to keep track of Strategy implementation and delivery

- Place Strategy Action Plan
- City of Wanneroo Corporate Business Plan
- City of Wanneroo Service Unit Plans
- City of Wanneroo Annual Report



Place Strategy
Community Consultation Summary

Q. Which of the following best describes your relationship with the City? (Multiple options allowed)



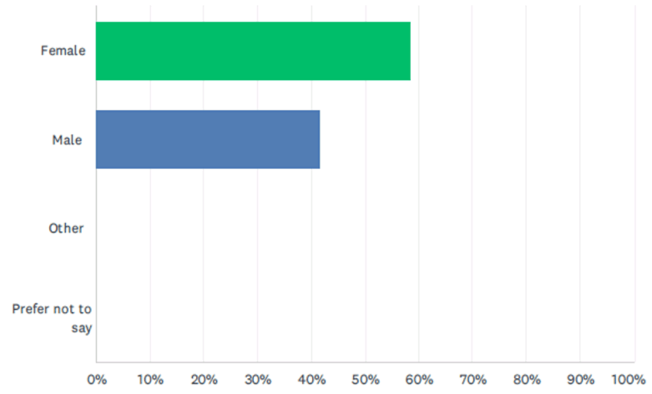
ANSWER CHOICES	RESPONSES	
I live in the City	92.45%	49
I work in the City	22.64%	12
I belong to a group that operates in the City	16.98%	9
Other (please specify)	3.77%	2
Total Respondents: 53		

Q. What suburb in the City of Wanneroo do you live or work in?

- 11 (21%): Wanneroo
- 7 (15%): Two Rocks
- 6 (11%): Yanchep
- 4 (8%): Hocking
- 3 (6%): Butler
- 3 (6%): Quinns Rocks
- 2 (4%): Alexander Heights
- 2 (4%): Carramar
- 2 (4%): Clarkson
- 2 (4%): Koondoola
- 2 (4%): Mindarie
- 2 (4%): Tapping
- 1 (2%): Alkimos
- 1 (2%): Ashby
- 1 (2%): East Wanneroo
- 1 (2%): Girrawheen
- 1 (2%): Merriwa
- 1 (2%): Ridgewood
- 1 (2%): Sinagra

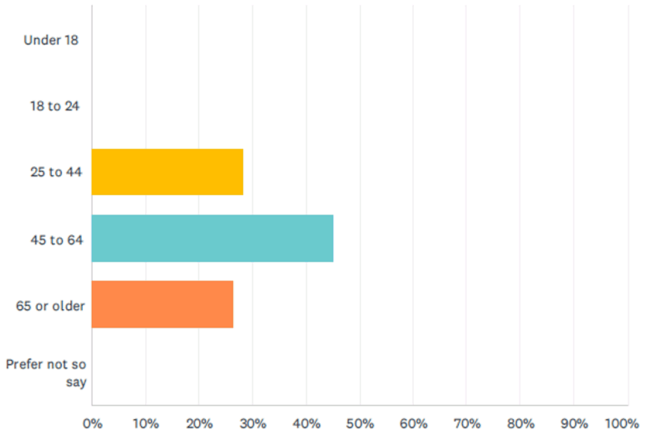
22/440405

Q. What is your gender?



ANSWER CHOICES	RESPONSES	
Female	58.49%	31
Male	41.51%	22
Other	0.00%	0
Prefer not to say	0.00%	0
TOTAL		53

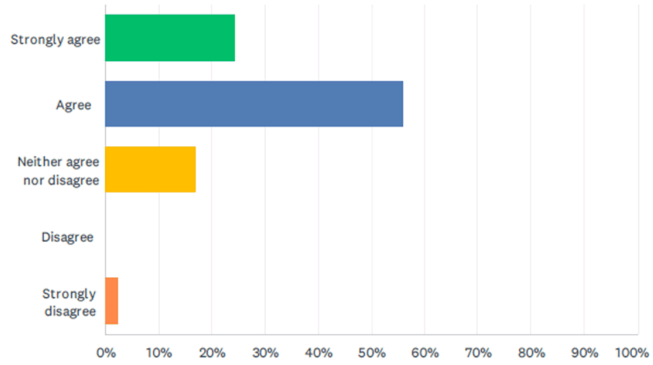
Q. What is your age?



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 to 24	0.00%	0
25 to 44	28.30%	15
45 to 64	45.28%	24
65 or older	26.42%	14
Prefer not so say	0.00%	0
Total Respondents: 53		

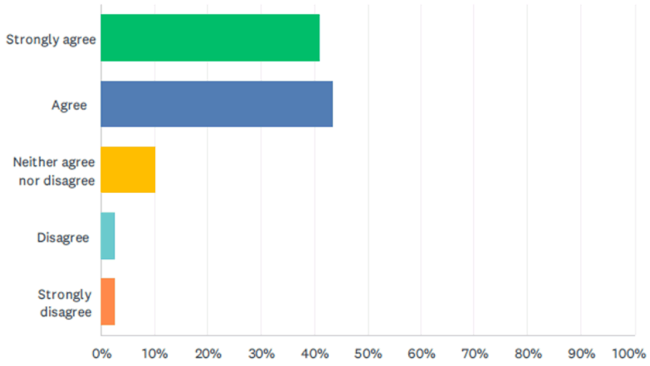
22/440405

Q. Do you agree with the Place Development component?



ANSWER CHOICES	RESPONSES	
Strongly agree	24.39%	10
Agree	56.10%	23
Neither agree nor disagree	17.07%	7
Disagree	0.00%	0
Strongly disagree	2.44%	1
TOTAL		41

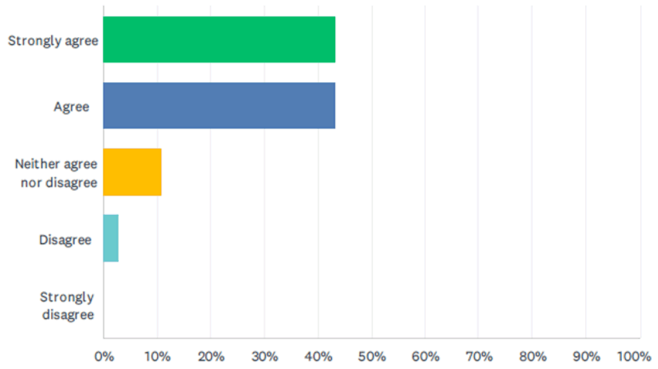
Q. Do you agree with the Place Management component?



ANSWER CHOICES	RESPONSES	
Strongly agree	41.03%	16
Agree	43.59%	17
Neither agree nor disagree	10.26%	4
Disagree	2.56%	1
Strongly disagree	2.56%	1
TOTAL		39

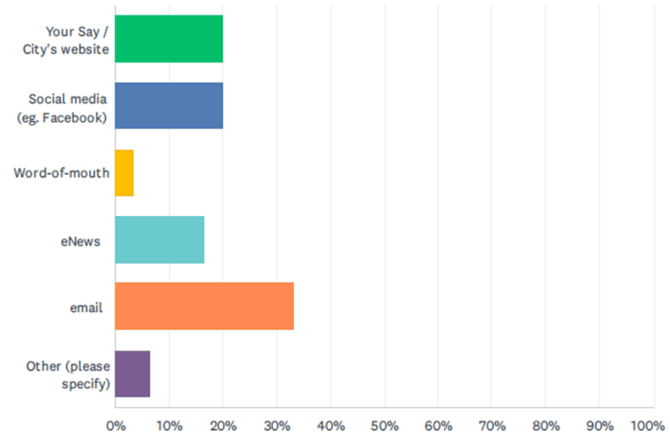
22/440405

Q. Do you agree with the Community Engagement and Communications component?



ANSWER CHOICES	RESPONSES	
Strongly agree	43.24%	16
Agree	43.24%	16
Neither agree nor disagree	10.81%	4
Disagree	2.70%	1
Strongly disagree	0.00%	0
TOTAL		37

Q. Please tell us how you found out about this survey



ANSWER CHOICES	RESPONSES	
Your Say / City's website	20.00%	6
Social media (eg. Facebook)	20.00%	6
Word-of-mouth	3.33%	1
eNews	16.67%	5
email	33.33%	10
Other (please specify)	6.67%	2
TOTAL		30

22/440405

Corporate Strategy & Performance

Strategic & Business Planning

CS01-12/22 Long Term Financial Plan and 20 Year Capital Works Program 2023/24 - 2042/43

File Ref: 45797 – 22/447140
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: 1

Issue

To approve the development of the City's Long Term Financial Plan (**LTFP**) 2023/24 - 2042/43 and the 20 Year Capital Works Program (**CWP**) based on the scenario 2, i.e. CPI (2.5%) + 2%.

Background

The previous Long Term Financial Plan for 2021/22 to 2040/41 was adopted at the Ordinary Council Meeting on 16th February 2021.

The 2022/23 Integrated Planning & Reporting (**IPR**) development process commenced in the second half of 2022. There were two (2) Workshops held focusing on strategic direction, compliance with Strategic Budget Policy (**SBP**), assumptions, parameters, various scenarios of the LTFP and priorities for the 20 year CWP.

Council Members were requested to consider the LTFP review in light of disrupted supply chain due to COVID, impacts from climate change, the war in Ukraine and increasing Reserve Bank Australia (**RBA**) cash rates. In addition, revised Consumer Price Index (**CPI**) in the 3rd quarter of 2022 is significantly higher than it was in May 2022. It is expected this condition will continue some time before the general economy improves.

Based on deliverability and affordability CWP of the first three (3) years have been reduced. The identified reductions have been quarantined in year five (5) of the CWP keeping total value of the 20 year CWP unchanged.

The target municipal capital contribution is $20m across the LTFP period. However, closer review is required in years 2,3,5,8 and 13 to maintain as directed.

The CWP has been developed in line with the following broad master plans of the City:

- The Active Reserves Masterplan;
- Alkimos/Eglington Development Contribution Plan;
- Northern Coastal Growth Corridor Community Facilities Plan;
- Northern Corridor Regional Active Reserve;
- East Wanneroo District Structure Plan (relevant to the LTFP timeframe); and
- Strategic Waste Management Initiatives.

A principal aim of long term financial planning is to ensure that the City remains financially sustainable. The definition of financial sustainability that is relevant to the Asset Management Framework and the Long Term Financial Plan can be found in the report titled: National Financial Sustainability Study of Local Government (Australian Local Government Association, text book 16, p96).

"The financial sustainability of a council is determined by its ability to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures, which is determined by:

- *healthy finances in the current period and long term outlook based on continuation of the council's present spending and funding policies and given likely economic and demographic developments; and*
- *ensuring infrastructure renewals/replacement expenditure matches forward looking asset management plan expenditure needs.*

The City needs to continue in perpetuity; therefore, it must consider how it acquires and manages a stock of financial and physical assets in order to provide services for future generations of local residents and ratepayers.

Detail

The Long Term Financial Plan (**Attachment 1**) uses the 2022/23 Budget to reflect the current financial position ('the baseline"). The estimates for future years use this baseline as the starting point and then projects future years using assumptions from a variety of sources including:

- The City's Strategies and Planning documents;
- 20 Year Capital Works Programs;
- Asset Management Plans;
- id forecast;
- State and Federal Budgets;
- Community Expectations; and
- Economic Forecasts from WATC.

The key set of inputs to the LTFP is the City's Strategic Community Plan, Corporate Business Plan, and 20 Year Capital Works Program.

The variables have been adjusted to enable the City to present a stable financial result which provides the community services and required capital works over the next 20 years. To achieve this result a realistic Rating scenario has been developed which adjusts Rates within an acceptable range to achieve the desired outcome.

The supporting narrative has been updated in the LTFP to reflect these changes. Consideration has also been given to ensure compliance with the *Local Government Act 1995, Sections 6.34 (a) and (b)* that the proposed rating strategy is within the limit on income from general Rates of not less than 90% or more than 110% of the budget deficiency.

Reserves

Reserves are an important source of funding that has been set aside by Council to finance future expenditures, including unbudgeted or unforeseen events that may result in a budget deficit, and to also smooth out expenditures that tend to fluctuate annually. Reserves receive contributions from the operating Budget and other sources to assist with creating a solid and sustainable financial position. The majority of reserves funds are committed or designated for special purposes over the long-term.

The reserves summary (**Attachment 1)** is aligned to the 20 year CWP, noting that the Strategic Projects/ Initiatives Reserve balance is increasing over the LTFP period to further support the Capital Works Program for projects that are at the moment un-identified and

potentially further transfers to other reserves, such as, Asset Replacement/Enhancement Reserves.

The following Reserve replenishment targets have been achieved:

- Asset Renewal/Enhancement reserve target over $103m by 2040/41;
- Loan Repayment reserve target over $61m by 2026/27;
- Regional Recreation reserve target over $31m by 2026/27;
- Coastal Reserve is to be monitored;
- Neerabup Development reserve target over $13m by 2024/25; and
- Appropriate level of ICT Reserve funds to facilitate future ICT capital works and non-recurring operating expenses such as Software as a Service (SaaS).

The Loan Repayment Reserve was created to set aside adequate funds to repay WATC loan of $61 million which falls due in the financial year 2026/27. Any shortfall of Loan Repayment Reserve by end of 2025/26 is expected to be supplemented by the Strategic Projects/ Initiatives reserve. Consequently, any funds generated from Tamala Park land sales post 2025/26 can be directed to the Strategic Projects/ Initiatives reserve.

Reserves are reviewed regularly to confirm that they are being utilised when necessary, to confirm that the reserve purpose is still relevant, and to ensure the balances are sufficient for the requirements of the City, without being excessive.

The following assumptions form the basis upon which this LTFP has been constructed:

General

This LTFP covers a period of 20 years. All escalation, inflation and growth factors and percentages used in this model are summarised under ‘variables’ below.

Variables

The following assumptions form the basis upon which this Long Term Financial Plan has been constructed:

Detail below refers to the “Balanced Operating Scenario”.

Population Growth	The population forecasts range between 2.0% - 3.39% as per id Forecast as of December 2021.
Consumer Price Index -(**CPI**)	Department of Treasury have provided forecast data up to 2025/26. Perth CPI is forecasted to be 2.75% for 2022/23 and then 2.5% in 2023/24 and remain same until 2025/26. As a result rate of 2.5% has been applied throughout 20 year. This rate is used to determine the following - Fees and Charges, other revenue, materials and contracts, insurance, and other expenditure. Note that this also aligns with the Reserve Bank of Australia’s target for the ongoing annual rate of inflation.
Rates Base	The rate base has been forecasted at CPI (2.5%) + 2%, (i.e. 4.5%) over the 20 year period. Whilst the current Perth CPI is 6% (3rd Quarter 2022) the CPI used for the modelling is 2.5% as forecasted by the WATC for future periods.

Rates Growth	Based on the population growth forecast as stated by Id Forecast mentioned above.
Waste Fee	For 2022/23 it was proposed to leave the Waste Fee as is due to decrease in MRC Gate Fees to $145/tonne. This fee structure will continue to be reviewed based on information become available. For the Scenario purposes all fees and charges income has been increased by the CPI as quoted above.
Operating Grants etc.	For, operating grants, subsidies and contributions, 1% nominal increases are applied.
Fees and Charges	Based on the Perth CPI figures as quoted above.
Interest Yield	Based on the current yield adjusted for recent RBA Cash Rate announcements (2.85%), at 3.50% for the first four years decreasing to 2.00% for the life of the Plan as economic conditions are unknown at this stage.
Other Revenue	Based on the Perth CPI figures as quoted above.
Employee – Establishment	The City has four Enterprise Agreements (EA). The Salaried Officers' EA, Waste Services EA and Fleet services EA are in proposed stage in 2022. The Asset Operations EA was completed in 2020. Those 3 proposed EA are close to finalisation. The City remains committed to ensuring employee benefits are reflective of community expectations and align with national and local economic conditions. For the projected years the current CPI index rate is applied with the exception of 2023/24 to 2027/28 where CPI index rate + 0.06% is applied to account for the proposed superannuation guarantee increases from 9.5% to 12%.
Employee – Growth	The City's Workforce Plan anticipates minimal growth in staff numbers, to be achieved by the Executive effectively assessing each vacancy and re-assigning it to areas of greatest need. The exception being for areas of growth, which continues to be risk based. With the City having completed a comprehensive analysis of roles engaged under the Salaried Officers Enterprise Agreement during 2019, The City is now in a stronger position to pre-plan for areas/ roles where there is likely to be future capability and capacity gaps of corporate risk or impact. From a strategic workforce planning perspective, the focus for ongoing years will be to identify efficiencies through the implementation of new technologies, with a view to improving business systems and technology as a way of improving our overall efficiency and the customer experience. It is a priority for the City to continually improve residents' and customers' access to services 24/7, removing the need to physically visit City offices. It is intended to minimise growth of employee numbers by funding improvements to technology, whilst taking into consideration the City's expansion including new facilities. With the intention of minimising growth in employee numbers, this

	has been set at one third the Rates growth for the life of the plan.
Materials & Contracts	Based on the current CPI as quoted above.
Materials & Contracts – Asset Growth	Calculation of historical data has shown that the increase in maintenance and other materials costs has been consistently in line with asset growth at 4.0% for the 20-year period.
Utility Charges	With regular annual increases in Government charges, plus consistent increases in City growth, the variable has been kept at the CPI quoted above.
Higher increases in Street	Lighting charges are being offset by future energy saving initiatives that will be implemented by the city. Whilst there are expectations that Western Power is converting streetlamps to LED which have a low consumption cost, the supply charge for maintaining the infrastructure will increase resulting in minimal changes in costs over the plan. The assumption is that there is no cost-effective disruptive technology for the City to take advantage off to bring down the Utility costs significantly.
Depreciation	This item is calculated from current asset values and future assets from the capital works program.
Insurance	Based on the Perth CPI figures as quoted above.
Other Expenditure	Based on the Perth CPI figures as quoted above.

Consultation

This document has been prepared in consultation with the Executive Leadership Team and the Council Members.

Comment

It is anticipated that the 20 Year LTFP and associated 20 Year Capital Works Program will provide some clarity for the long term financial sustainability of the City.

During 2023/24 Annual Budget process, it is anticipated that the 2023/24 Capital Works Program will be reviewed and prioritised based on project readiness in addition to funding, community priorities and capacity constraints.

Statutory Compliance

As per the Department of Local Government, Sport and Cultural Industries guidance notes and the Integrated Planning & Reporting Framework

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**
ST-S20 Strategic Community Plan	Low
Accountability	**Action Planning Option**
Director Corporate Strategy and Performance	Manage

Risk Title	**Risk Rating**
CO-O09 Integrated Reporting	Medium
Accountability	**Action Planning Option**
Director Corporate Strategy and Performance	Manage

Risk Title	**Risk Rating**
CO-C17 Financial Management	Low- Medium
Accountability	**Action Planning Option**
Director Corporate Strategy and Performance	Manage

Risk Title	**Risk Rating**
ST-G09 Long Term Financial Plan	Medium
Accountability	**Action Planning Option**
Director Corporate Strategy and Performance	Manage

Risk Title	**Risk Rating**
ST-S24 Strategic Asset Management	Medium
Accountability	**Action Planning Option**
Director Assets	Manage

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

Policy Implications

This report and attachments are aligned to the guidelines identified with the Strategic Budget Policy.

Financial Implications

As outlined in the attachment to this report.

Voting Requirements

Simple Majority

Moved Mayor Aitken, Seconded Cr Treby

That Council APPROVES the Long Term Financial Plan 2023/24 – 2042/43 as detailed in Attachment 1.

CARRIED
8/2

For the motion:	**Mayor Aitken, Cr Baker, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe and Cr Treby**
Against the motion:	**Cr Nguyen and Cr Wright**

Attachments:
1⇩. Attachment 1 - 2023/24 - 2042/43 Long Term Financial Plan 22/454666

City of Wanneroo

Long Term Financial Plan
2023/24–2042/43



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Strategic Financial Framework

Planning our Financial Future

The City of Wanneroo is a rapidly growing local government located between 12 and 62 kilometres north of the Perth Central Business District. It has a diverse landscape consisting of 32 kilometres of coastline, untouched bushland, State forest, wetlands, market gardens, industrial and commercial estates, and expanding residential estates within 36 suburbs.

The City has experienced significant population growth in recent years with an average annual increase of more than 3% over the past decade. By 2041, the City's population is expected to increase to just above 370,000 people. This reflects a 68.5% change from the current (2022) population at just under 220,000 or an average annual change of 2.7%. The City's service responsibilities have also increased as illustrated in the growth of infrastructure assets as shown in graph 1 and graph 2 in the Appendix.

The City of Wanneroo has a strong balance sheet underpinned by a strong governance structure which will ensure future citizens enjoy the same level of financial stability and prosperity as its current citizens. The City recognises that in the future the opportunities, pressures and demands will be different to what they are today. It also recognises that the current level of funding from State and Federal government may not be available in the future as they will have their own budget issues and challenges.

It is critical that the City understands the financial implications of decisions over the long-term and with this in mind the City has developed a Long Term Financial Plan. This plan is prepared to ensure the City operates within its means and incorporates a range of assumptions to assess the impact of decisions on current and future sustainability.

This document details the underlying principles that will help direct the City towards a financially sustainable future.

Integrated Planning and Reporting

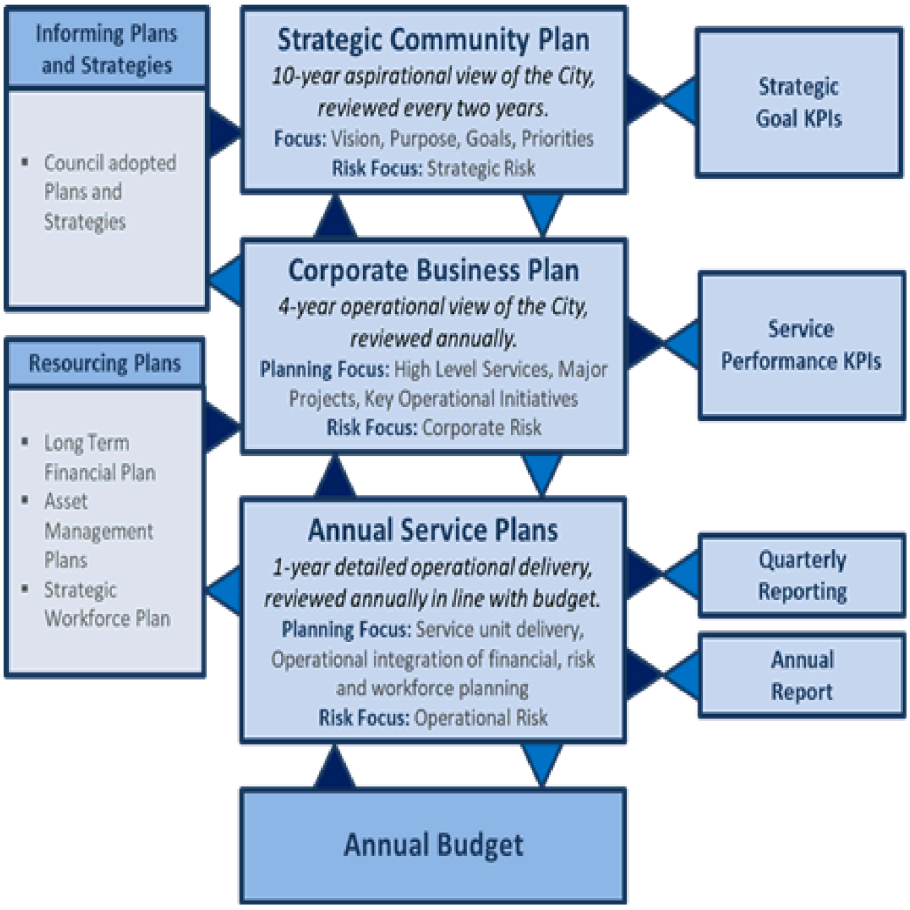
The City's Integrated Planning and Reporting Framework (IPRF) was developed in accordance with the requirements of the *Local Government Act 1995 and Local Government (Administration) Regulations 1996*.

The framework addresses the legislative requirement in the *Local Government Act 1995 Section 5.56 (1)* that states 'a local government is to plan for the future of the district'.

The City does this through the development and implementation of:

1. a ten-year **Strategic Community Plan (SCP)** focusing on the future vision, organisational purpose, goals and priorities for the City; and
2. a four-year **Corporate Business Plan (CBP)** that sets out the operational services and key deliverables against the strategic goals of the City, and considering key resourcing requirements such as asset management planning, workforce planning and long-term financial planning.

The following basic diagram illustrates the various linkages within the City of Wanneroo's IPRF:



The current SCP 2021-2031 was adopted by Council in June 2021, and leads with a shared vision for the City that clearly articulates key stakeholder sentiment of future Wanneroo being:

'A welcoming community, connected through local opportunities'.

The SCP provides an organisational purpose that describes the role of the City being:

'To create a strong community with local opportunities to participate, be active, feel secure, contribute and belong.'

The SCP also describes the City's seven key strategic goals that are broken down into 32 priority focus areas. The City's seven strategic goals are:

1. An inclusive and accessible City with places and spaces that embrace all
2. A City with rich cultural histories, where people can visit and enjoy unique experiences
3. A vibrant, innovative City with local opportunities for work, business and investment.
4. A sustainable City that balances the relationship between urban growth and the environment.
5. A well-planned, safe and resilient City that is easy to travel around and provides a connection between people and places.
6. A future focused City that advocates, engages and partners to progress the priorities of the community.
7. A well-governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services.

The City's CBP is reviewed on an annual basis, with the latest plan being adopted by Council on 28th June 2022. The CBP operationalises the SCP, providing a four-year view of key projects and initiatives under the City's 21 service delivery areas, and underpinned by four business principles as described below:

1. Sustainability - *The City achieves sustainability by balancing performance and contribution to social, economic, environmental and governance outcomes for the community.*
2. Value for Money - *The City will strive to achieve 'value for money' for our stakeholders through the effective, efficient and equitable use of public funds to create and maximise community value.*
3. Use of Technology for Improvement - *The City will appropriately plan for, and utilise modern technologies to provide for the more efficient delivery of services and to provide improved community outcomes.*
4. Diverse, Engaged, Safe and Capable Workforce - *The City will continue to effectively lead, and build, a high performing and engaged workforce, by strengthening the diversity, capability and agility of our people, to deliver organisational objectives for improved community outcomes.*

The CBP collectively demonstrates how the City's resourcing capacity will be prioritised with clear linkages to strategic goals and both financial (Long-Term Financial Plan) and non-financial resourcing plans (Asset Management Plans and Workforce Strategy).

Strategies to be Financially Sustainable

A principal aim of long term financial planning is to ensure that the City remains financially sustainable. The definition of financial sustainability that is relevant to the Asset Management Framework and the Long Term Financial Plan can be found in the report titled: National Financial Sustainability Study of Local Government (Australian Local Government Association, text book 16, p96).

> *"The financial sustainability of a council is determined by its ability to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures, which is determined by:*
>
> - *healthy finances in the current period and long term outlook based on continuation of the council's present spending and funding policies and given likely economic and demographic developments; and*
> - *ensuring infrastructure renewals/replacement expenditure matches forward looking asset management plan expenditure needs.*

The City needs to continue in perpetuity; therefore, it must consider how it acquires and manages a stock of financial and physical assets in order to provide services for future generations of local residents and ratepayers.

To ensure the City remains financially sustainable, it is important that sound financial strategies and principles are developed and continually reviewed in line with the changing economic and demographic outlook for the community. The City's process starts with the Strategic Community Plan which is the City's long term plan that captures the aspirations of the community and the Corporate Business Plan which provides the focus on key priorities over

the next four years. Following on from the key objectives of the Strategic Community Plan and to support the Corporate Business Plan, the Strategic Asset Management Plan and the Strategic Workforce Plan set the priorities and ties together to form the Long Term Financial Plan.

This Long Term Financial Plan outlines these basic principles upon which it Rates its Ratepayers, borrows to meet community demands (if necessary) and how it reinvests surpluses. These principles can be observed throughout this document providing the community with a clear understanding of the financial direction of the City.

Operating Surpluses

The underlying operating result is a measure of the financial sustainability of a local government. Continuous underlying operating deficits lead to a loss in equity, reduction in asset base, drop in service standards and a deferral of costs to future generations.

The underlying operating result is the Operational Result (balanced, surplus or deficit) less gifted assets, developer contributions, asset revaluations, and impairments and impacts of asset sales. Capital income is further deducted as it represents `unmatched' income (expenditure is not included) and it is a non-recurring income source.

Framework of Long Term Financial Plan

The detailed Long Term Financial Plan has been developed as part of the City's ongoing financial planning to assist Council in adopting a budget within a longer term framework. The Plan includes:

- Income and Expenditure Statement
- Statement of Cash Flows
- Rate Setting Statement
- Statement of Financial Position
- Equity Statement
- Reserves positions

The Long Term Financial Plan is reviewed annually giving consideration to prevailing economic circumstances and community requirements. The review may result in new priorities being added or planned projects being deferred or reassessed according to the priorities established each year. Strategic financial parameters will also be reviewed and adjusted accordingly to reflect the most realistic current financial circumstances and outlook in any year and their impact on the outer years.

This provides the City with the opportunity to:

- Update estimated income and expenditure for each year covered by the Plan;
- Change priorities to reflect emerging opportunities or changing circumstances;
- Add, modify or delete activities according to need;
- Respond appropriately to changes in community needs and perceptions; and
- Incorporate changes arising from the prescribed reviews of the Strategic Community Plan and Corporate Business Plan, and corresponding reviews of the Workforce Plan and Asset Management Plan.

The Long Term Financial Plan was developed collaboratively from a wide range of relevant inputs and forms a guide for development of the annual budget for successive years.

Key Components

The key components of the Long Term Financial Plan are:

- Assessment of the City's current financial position and organisational capabilities for achieving longer term financial sustainability;
- Ensuring alignment with the Strategic Community Plan (**SCP**) 2021-2031;
- Considering Council's appropriate role and responsibilities;
- Ensuring strategic financial parameters are met in the short to medium term (years one to five);
- Ensuring a focus on high priority expenditure programs and service levels;
- Ensuring alignment with Revenue and financing guidelines, including budget principles, Strategic Budget Policy and Investment policy;
- Ensuring alignment with 20 Year Capital Works Program;
- Ensuring alignment with the Resourcing Framework, and Informing Strategies and Plans (e.g. 4-year Corporate Business Plan, Strategic Asset Management Plan and Strategic Workforce Management Plan); and
- Ensuring all agreed future strategies are costed.

Financial Management Principles

Strategic Budget Policy

The City of Wanneroo has a Strategic Budget Policy, which was last reviewed and adopted on by Council on 15 March 2022, with clear principles and guidelines to deliver the City's objectives. The City acknowledges that it must plan for the current and future needs of its community in a socially, culturally, environmentally and financially sustainable manner. The City also acknowledges that the budget must be embraced by all stakeholders and with this in mind must be developed in a collaborative fashion.

In order to achieve long term financial sustainability, the Strategic Budget Policy requires the City to use all reasonable endeavours to deliver a balanced or surplus Budget for each year within the Rate setting statement. As of 2016/17, the City's budget is produced using the principles of Zero-Based Budgeting. Consideration has also been given to ensure compliance with the Local Government Act 1995, Sections 6.34 (a) and (b) that the proposed Rating strategy is within the limit on income from general Rates of not less than 90% or more than 110% of the Budget deficiency.

In consideration with this policy, the Long Term Financial Plan is formulated to address the strategies and deployment objectives outlined in the City's Strategic Community Plan, Corporate Business Plan, Asset Management Plan, Workforce Management Plan and relevant informing strategies and resourcing plans.

The following principles from the Strategic Budget Policy support the City's approach:

PRINCIPLES

1.1 Capacity to Pay

Council will ensure consideration of the ratepayers' capacity to pay in evaluating their budget deliberations, with factors influencing the prevailing economic climate, such as inflation and interest rates, recognised and assessed.

1.2 Intergenerational Equity

The City will continually engage with the community, State and Federal governments in aiming to ensure that the full cost of infrastructure and service delivery are more equitably met by all generations of ratepayers where possible. Intergenerational equity will be achieved through the City's Long Term Financial Plan and Annual Budgeting processes.

1.3 New Initiatives

All new operational or capital work projects will be evaluated against Council's Strategic Community Plan and Asset Management Plans and supported by the funding priority. Project proposals must be supported by a business case, including a cost-benefit analysis, risk analysis and whole of life costing to clearly demonstrate the fulfilment of financial policy objectives.

The City will advocate for Grants and partnership opportunities and collaborate with neighbouring councils.

1.4 Funding Priority

The City recognises the competing demands for limited financial resources and endeavours to allocate resources in compliance with the objectives of this Policy. Prioritisation of funding allocation will be based on the following: Activities requiring compliance; Risk mitigation activities or projects; Renewal, upgrade or maintenance of existing infrastructure assets; Current operational funding for programmes; New programmes or assets as supported by the Strategic Asset Management Plans and related projects prioritisation processes; and Council decisions for programmes and projects based on the current service levels demanded by the community or advised by City staff.

Rating Strategy

The Rating strategy has a direct impact on the long term financial sustainability and thus the City's ability to deliver services at levels necessary to meet the community expectations.

As part of the Long Term Financial Plan, the City of Wanneroo has entered the adopted 2022/23 budget and amount to be raised by rates which will allow Council to determine if the current rating strategy will meet its financial needs now and in the future.

An example of a funding gap that could occur is as follows:

The Long Term Financial Plan may show an identified renewal funding gap. If this is the case and the gap remains in the longer term, the community will be impacted by one of two likely scenarios:

1. Infrastructure will begin to fail and this will impact on the economic prosperity of the community.

2. The City of Wanneroo will experience periods of negative cash flow in order to fund maintenance activities to prolong infrastructure life. This will reduce the ability to fund existing and/or new services.

As part of the input to the Plan, the City has developed a Rating strategy to ensure financial sustainability and meet the agreed community requirements. A review of the Rating strategy was finalised and adopted by Council during the 2018/19 Budget process and has been reviewed annually with each Budget development.

Local Governments are required to align to the Department of Local Government, Sport and Cultural Industries Differential Rating Policy, the principles of which are stated in the City's Rating Strategy:

PRINCIPLES

1.1 Objectivity

The City of Wanneroo has based the differential Rating categories on a combination of land use.

1.2 Fairness and equity

The benefit principle has been applied to the differential Rating categories to ensure that those bearing the higher Rate burden are receiving a greater benefit from Council activities. The City of Wanneroo will set rates at a level that is considerate of all Ratepayers and is fair and reasonable, distributing the burden of rate paying as equitably as possible, as well as where appropriate, providing a safety net for certain groups (e.g. facilitating rebates for pensioners).

1.3 Consistency

The City will ensure that properties used for a similar purpose are being Rated in the same way. There must be a `reasonable degree of stability' in calculating Rates from one year to the next.

1.4 Transparency

Each year, public notice is given of the proposed differential Rates together with the object and reasons for each. This provides the Owner/Ratepayer the opportunity to make a submission on the proposed differential Rates to be considered by Council at Budget adoption.

1.5 Administrative efficiency

The City has recognised that differential Rating is the most efficient way to raise the required Rate revenue. The City will also ensure that land is properly valued as Unimproved or Gross Rental Value.

1.6 Integrated Planning and Reporting Framework alignment

The City will ensure that Rates are charged in accordance with reasonable community expectations and needs, flowing from the Strategic Community Plan, Corporate Business Plan, and Asset Management Framework into this Long Term Financial Plan model.

Fees and Charges

Local Governments impose Fees and Charges in order to recoup the costs of providing goods and services to the community. The Local Government Act 1995 states that, when setting Fees and Charges,

> *"... a local government is required to take into consideration the following factors – the cost to the local government of providing the service or goods; the importance of the service or goods to the community; and the price at which the service or goods could be provided by an alternative provider"*

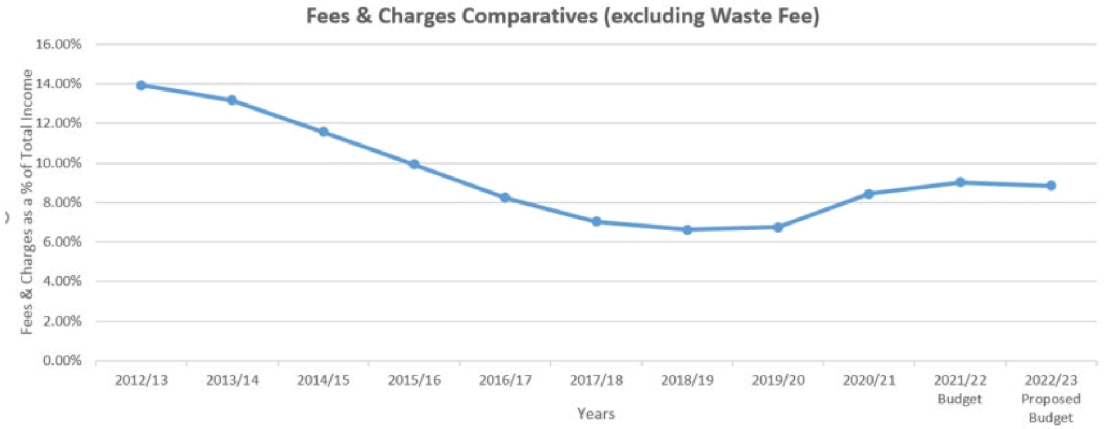
During the 2018/19 Budget process the City reviewed and updated the administration costs Cascading Model which is used to calculate and allocate administration overheads down to Service Units based on pre-determined cost drivers. With accurate costings being allocated to Service Units, all Fees & Charges can now be reviewed and analysed. This review is to ascertain:

- Regulatory provisions – Sections 6.17 and 6.38 of the *Local Government Act 1995;*
- Purpose of the service
- Full cost of the provision of the goods and services;
- Benchmarking against other Local Governments pricing;
- Level of current Fee/Charge
- Market rates;
- Revenue recovery of the cost of provision of the service thus the level of City's subsidies can be assessed; and
- Perth Consumer Price Index (CPI).

A Revenue Review Committee has been established by Council to assess and optimise future revenue potential from within this category.

The City is taking a longer term approach to review all fees and charges to better understand and evaluate the City's position. Although Rates revenue has been on a rising trend, primarily due to the annual growth of property numbers and annual general Rate increases, Fees and Charges have been trending flat with minimal increases as seen in the chart below.

Chart 1 – Fees and Charges Comparison



In 2017 the City engaged PricewaterhouseCoopers (PWC) to review and update their 2009 report titled "Best Practices in Funding Rapidly Growing Local Governments". The 2009 report had been used by the City in its rate setting decisions. The 2017 PWC report titled Review of City of Wanneroo Key Financial Performance Indicators (20 October 2017) confirmed the need for the City to more closely consider its fee setting policies. For example, the report identified that over the period 2009 to 2017 non-rate revenue as a percentage of total revenue:

- Decreased from $25m to $17m;
- Per person has halved;
- With current policy settings only moderate growth is projected for the next 10 years.

The report also identified that the fiscal capacity for City of Wanneroo businesses increased 3.4 times over the 2009-2017 period, while for residents this increased 2.6 times.
Importantly, fees and charges revenue per resident is only half that of the Cities of Armadale, Cockburn, Gosnells, Rockingham, Mandurah and Swan (metropolitan outer growth councils).

The following objectives are from the City's Strategic Budget Policy and Setting of Fees and Charges Policy:

OBJECTIVES

To establish clear principles and guidelines that will deliver;

- Council Members strategic financial management directives;
- robust transparent Long Term Financial Planning processes;
- intergenerational equity;
- responsible budgeting and accountability;
- responsible stewardship of the City's assets, ensuring the resources of the City are well protected and used efficiently to accomplish the objectives of the City;
- sustainable, fully costed level of Fees and Charges for services both now and into the
- future (maintenance, renewal, replacement and new);
- prudent Rates setting that reflects community's needs and aspirations; and sustainable in non-Rates income streams;
- determine the legal mechanism and outline rationale for setting Fees and Charges; and,
- ensure that Fees and Charges recover actual and reasonable costs unless there are valid policy reasons not to do so.

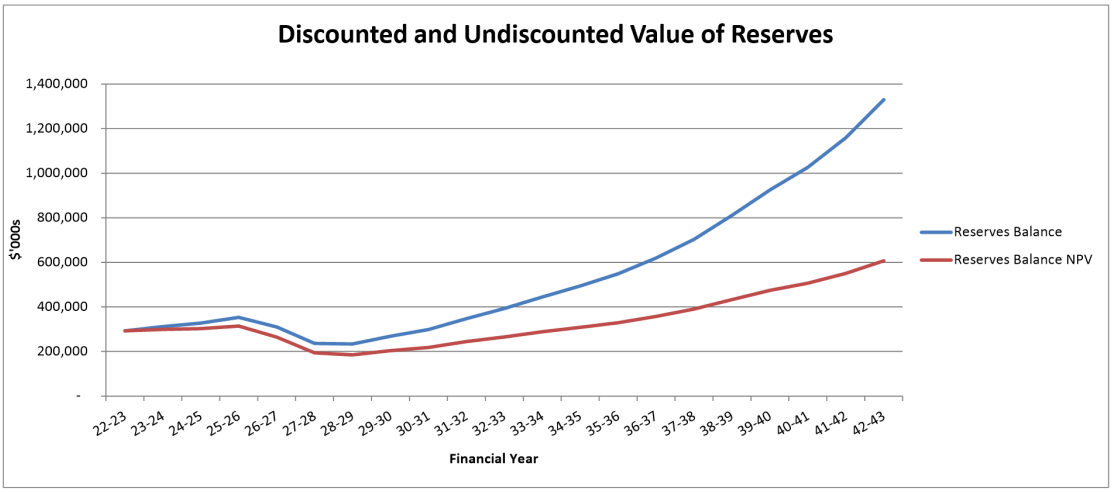
Reserves

Reserves are sources of funding that have been set aside by Council to finance future expenditures, including unbudgeted or unforeseen events that may result in a budget deficit, and to also smooth out expenditures that tend to fluctuate year-over-year. Reserves receive contributions from the operating Budget and other sources to assist with creating a solid and sustainable financial position. The majority of Reserve funds are committed or designated for special purposes over the long term.

Reserves are reviewed regularly to confirm that they are being utilised when necessary, to confirm that the reserve purpose is still relevant, and to ensure the balances are sufficient for the requirements of the City, without being excessive.

To further analyse the Reserve balances at the end of each financial year during the life of the LTFP a Net Present Value (**NPV**) calculation has been prepared to illustrate the true value of the funds in today's dollars. In calculating the NPV a discount rate of 4.0% (The Australia 20 years Government Bond rate 4.0%) was applied being the interest rate that the City is likely to pay on future borrowings.

Chart 2 – Net Present Value of Reserves



The above graph illustrates the discounted and undiscounted Reserve balances over the life of the LTFP. The NPV indicates that the level of the Reserve balances remains relatively constant and within the current level of Reserves held by the City.

The NPV impact can be summarised as per the below tables:

Table 1 - At the half way mark – Year 10

Reserve	Total as per LTFP – (undiscounted)	NPV Total as per LTFP – (discounted at 4.0%)
Total - Unrestricted Reserves	$317m	$214m
Total - Restricted Reserves	$76m	$52m
Total	**$393m**	**$266m**

Table 2- At the end of the plan – Year 20

Reserve	Total as per LTFP – (undiscounted)	NPV Total as per LTFP – discounted at 4.0%)
Total - Unrestricted Reserves	$1,228m	$560m
Total - Restricted Reserves	$102m	$47m
Total	**$1,330m**	**$607m**

The following principles are from the City's Cash Backed Reserves Policy:

PRINCIPLES

1.1 Detailed Purpose of Reserve

Reserves are funds retained by an organisation to help meet future needs. Holding a certain amount of funds in reserve can help an organisation to operate effectively in challenging economic times, as well as facilitate planning for major works in the future. Reserve purposes are reviewed to ensure that they are still relevant to the City's needs.

1.2 Reviewed Regularly

Reserves are reviewed regularly to ensure the funds are being utilised when required. This will aid to reduce or negate the need for external debt and is a tool to facilitate sound financial management practice and sustainability.

1.3 Maintain an adequate balance

Retaining an appropriate level of Reserves is an important funding strategy to help balance the current needs with the future needs of the community.

The following table summarises the net movements in the City's reserves over the life of the Plan:

Table 3 – 20 Years Summary Reserves Movements

Reserve Details	Opening Balance	Transfers In	Transfers Out	Closing Balance
Alkimos/Eglinton District Community Facilities Reserve	22,074,600	73,961,171	(73,959,200)	22,076,570
Asset Replacement/Enhancement Reserve	73,608,729	408,174,775	(183,363,005)	298,420,499
Carry Forward - Capital Works Reserve	-	-	-	-
Cash in Lieu of Public Open Space Reserve	2,605,505	1,498,955	-	4,104,460
Coastal Management Reserve	12,563,519	104,231,007	(12,526,006)	104,268,519
Domestic Refuse Reserve	5,033,423	64,340,936	(17,092,020)	52,282,338
East Wanneroo DCP Reserve (Proposed)	-	85,035,539	(68,701,997)	16,333,542
Golf Course Reserve	2,739,918	78,676,276	(8,400,000)	73,016,194
ICT Reserve	6,482,782	190,881,104	(59,233,894)	138,129,992
Strategic Land Reserve	13,997,929	96,900,382	(560,000)	110,338,310
Leave Liability Reserve	15,277,991	13,687,717	-	28,965,708
Loan Repayment Reserve	52,184,057	30,776,319	(60,778,188)	22,182,188
Neerabup Development Reserve	5,045,271	85,197,411	(18,435,966)	71,806,716
Plant Replacement Reserve	10,327,465	153,498,275	(128,625,659)	35,200,081
Regional Recreational Reserve	26,666,526	107,625,711	(25,354,499)	108,937,738
Section 152 Land Reserve	748,888	430,838	-	1,179,725
Strategic Projects/Initiatives Reserve	34,014,424	210,098,077	(30,523,605)	213,588,897
TPS 20 - District Distributor Road Headworks Reserve	7,447,371	4,284,496	-	11,731,867
Yanchep/Two Rocks DCP Reserve (Proposed)	-	112,859,147	(95,987,626)	16,871,521
Yanchep/Two Rocks District Community Facilities Reserve	2,055,774	16,085,000	(17,104,101)	1,036,673
Reserves Total	**292,874,172**	**1,838,243,137**	**(800,645,766)**	**1,330,471,542**

Grants and Contributions

Grants may be received from the State or Federal government. Contributions are funds obtained from private sources such as developers, sporting clubs or individuals. The City aims to obtain Grant/Contribution funding wherever possible in order to minimise the Rates burden on the residents. Procedures are in place to ensure effective Grant management across the City by providing a structure to accurately track applications and supporting information and provide quality control and legal compliance.

Whilst Grants and Contributions can be a useful alternative Revenue source it is important that the programmes and projects utilising the funding are a priority for the community.

Developer Contribution Plans (DCP)

Developer contributions for infrastructure are an established part of the planning system. They may be levied by local governments under local planning schemes towards the cost of infrastructure necessary to accommodate urban growth. Contributions are generally levied directly through the subdivision and development process, or where there are multiple landowners, through Development Contribution Plans (DCPs). Infrastructure contributions are just one of a number of ways that can be used to meet the physical and social infrastructure needs of growing urban communities. Where contributions are sought beyond the standard requirements for infrastructure, mechanisms such as DCPs may be considered in cases where other mechanisms and funding streams cannot achieve a co-ordinated approach to the delivery of necessary infrastructure.

The City will prepare and implement developer contribution requirements through either direct negotiation with landowners or through the introduction of provisions into the Local Town Planning Scheme – District Planning Scheme Number 2 (DPS2). In addition, the provisions of *State Planning Policy 3.6: Development Contributions for Infrastructure* sets out the high level principles and requirements that all DCPs need to adhere to.

Current DPS2 provisions include;

- Part 9 and Schedule 6 for the East Wanneroo Cells (1-9);
- Part 10 and Schedule 7 for Clarkson/Butler District Distributor Roads; and
- Schedules 14 and 15 for the Yanchep-Two Rocks and Alkimos-Eglington DCPs.

Each contribution scheme area depicts its own infrastructure works, land value and contribution rate that is applied through the subdivision and development approval processes.

More specifically, the developer contribution schemes areas include;

- East Wanneroo Cell 1 (Tapping/Ashby)
- East Wanneroo Cell 2 (Sinagra)
- East Wanneroo Cell 3 (Wanneroo)
- East Wanneroo Cell 4 (Hocking/Pearsall)
- East Wanneroo Cell 5 (Landsdale)
- East Wanneroo Cell 6 (Madeley/Pearsall)
- East Wanneroo Cell 7 (Wangara)
- East Wanneroo Cell 8 (Wangara)
- East Wanneroo Cell 9 (Landsdale)
- Alkimos/Eglington
- Yanchep/Two Rocks
- Berkley Road
- Clarkson/Butler
- Woodvale

The City of Wanneroo has numerous infrastructure contribution areas and is working with the development industry and landowners to develop new requirements for future urban areas. In particular, the City is engaged with various landowners and state government departments in the preparation of new DCP areas, including:

- Future East Wanneroo District Structure Plan;
- Alkimos Eglinton additional Infrastructure; and
- Yanchep Two Rocks (beyond 2030)

The nature of the infrastructure within the future DCP areas will vary depending upon the anticipated ‘need and nexus’ of the infrastructure and the timing for the provision of the required infrastructure. It is anticipated that the Western Australian Planning Commission will release the revised SPP3.6 early in 2021 and new DCPs’ will need to be prepared in accordance with SPP3.6 and the relevant provisions of the Planning and Development Act 2005 and associated Regulations

The emergence of new urban and industrial areas will likely require the establishment of additional DCPs using the local planning scheme and associated town planning legislation to provide for the coordinated, equitable and structured development of infrastructure to support new growth.

Due to the prioritisation of DCP works to meet the needs of the community, the Long Term Financial Plan needs to give due consideration to the future cost of the facilities/infrastructure and income projections (based on informed population projections) to ensure that adequate cash-flow will be available from the contributing landholdings.

Investments

The City has adopted a prudent and conservative investment strategy and as restricted by the amendments to the *Local Government (Financial Management) Amendment Regulations 1996 only*, the following secured investments are allowed to be entered into:

- Authorised deposit-taking institutions and the Western Australian Treasury Corporation for a term not exceeding three years.
- Bonds that are guaranteed by the Commonwealth Government or a State or Territory for a term not exceeding three years.
- All investments are in Australian currency.

Whilst exercising the power to invest, the principal objectives are threefold in terms of preservation of capital, liquidity, return on investment and supporting the City's environmental policies. For example, where possible the City will minimise investing funds with institutions that are not environmentally responsible.

PRINCIPLES

1.1 Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

1.2 The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.

1.3 The investment is expected to achieve a predetermined market average rate of return that takes into account the City's tolerance to risk in accordance with the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles.

1.4 Investments must support wherever possible the City's environmental policies.

Debt Management

The City reviews its debt level and borrowing requirements under specific scenarios and aligning against an equitable intergenerational need. This is achieved by using cost / benefit analysis alongside and in alignment with the City's current plans and strategies.

The following principles are from the City's Accounting Policy and Strategic Budget Policy:

1.1 Priorities
Borrowings may be considered as a valid funding source for projects that contribute or achieve strategic goals identified in the Council's Strategic Community Plan and have an identified source of revenue.

1.2 Borrowing criteria
The criteria for borrowing will be driven by the economic climate.

1.3 Debt management
Cost / benefit analysis of borrowings will be undertaken alongside assessment and alignment to the City's strategic asset management plans and strategies. Borrowings are regularly reviewed to minimise cost to the City.

In 2006/07 the City entered into an agreement with the Western Australian Treasury Corporation (WATC) for a five-year loan draw-down totalling $60.78m, to be repaid over 20 years. The agreement is for interest-only payments over a fixed period, with the capital due to be re-paid in December 2026.

The table below details how the WATC loan has been spent and is proposed to be spent in future years.

Table 4: Loan Expenditure – Based on the 2022/23 adopted Budget document

Details per Financing Institution	Total Funding Approved	Funding Applied/ Drawn	Funding to be Applied/Drawn			Total Funding Approved	Funding Repaid	Funding Outstanding
	2021/22 $	At 30/6/22 $	2022/23 $	2023/24 $	2024/25 $	2022/23 $	To 30/6/23 $	At 30/6/23 $
City of Wanneroo Loan Repayment Reserve								
Delivery of Waste Strategies	15,000,000	14,167,000	0	0	0	14,167,000	(4,851,660)	**9,315,340**
	15,000,000	**14,167,000**	**0**	**0**	**0**	**14,167,000**	**(4,851,660)**	9,315,340
Commonwealth Bank of Australia								
Yanchep Active Open Space Oval Ground Works	2,459,329	2,459,329	0	0	0	2,459,329	0	**2,459,329**
Yanchep District Playing Fields	1,773,324	1,773,324	0	0	0	1,773,324	0	**1,773,324**
Yanchep District Sports Amenities Building Stage 1	1,556,833	1,556,833	0	0	0	1,556,833	0	**1,556,833**
Yanchep Surf Life Saving Club	3,210,514	3,210,514	0	0	0	3,210,514	0	**3,210,514**
	9,000,000	**9,000,000**	**0**	**0**	**0**	**9,000,000**	**0**	9,000,000
Western Australian Treasury Corporation								
Construct Community Centre - Butler	278,000	278,000	0	0	0	278,000	0	**278,000**
Develop Accessible & Inclusive Playground	222,000	222,000	0	0	0	222,000	0	**222,000**
Develop Industrial Estate - Neerabup	317,887	317,887	0	0	0	317,887	0	**317,887**
Develop Wangara Industrial Area (Lot 15)	1,785,823	1,738,984	46,839	0	0	1,785,823	0	**1,785,823**
Develop Wangara Industrial Area (Lot 257)	43,857	43,857	0	0	0	43,857	0	**43,857**
Flynn Drive Neerabup - Construct Road	1,623,298	1,623,298	0	0	0	1,623,298	0	**1,623,298**
Kingsway Regional Playground	650,000	650,000	0	0	0	650,000	0	**650,000**
Kingsway Regional Sporting Complex	23,133,603	23,133,603	0	0	0	23,133,603	0	**23,133,603**
Lot 12 Fowey Loop	1,800	1,800	0	0	0	1,800	0	**1,800**
Pinjar Road - Wanneroo & Carosa Road	728,849	728,849	0	0	0	728,849	0	**728,849**
Redevelop Koondoola Precinct	1,293,000	1,293,000	0	0	0	1,293,000	0	**1,293,000**
Redevelop Wanneroo Townsite	1,214,615	1,214,615	0	0	0	1,214,615	0	**1,214,615**
Southern Suburbs Library	6,015,422	225,694	265,000	4,825,490	699,238	6,015,422	0	**6,015,422**
Upgrade Aquamotion	7,926,000	7,926,000	0	0	0	7,926,000	0	**7,926,000**
Upgrade Rocca Way Dundebar Road	54,715	54,715	0	0	0	54,715	0	**54,715**
Wanneroo Regional Museum & Library	10,416,178	10,416,178	0	0	0	10,416,178	0	**10,416,178**
Yanchep Active Open Space	56,460	56,460	0	0	0	56,460	0	**56,460**
Yanchep District Playing Fields	4,556,009	4,556,300	0	0	0	4,556,300	0	**4,556,300**
Yanchep Lagoon - Brazier Road Realignment	3,859,181	3,859,181	0	0	0	3,859,181	0	**3,859,181**
Yanchep Surf Life Saving Club	1,157,500	1,157,500	0	0	0	1,157,500	0	**1,157,500**
	65,334,197	**59,497,921**	**311,839**	**4,825,490**	**699,238**	**65,334,488**	**0**	65,334,488
Total	**89,334,197**	**82,664,921**	**311,839**	**4,825,490**	**699,238**	**88,501,488**	**(4,851,660)**	**83,649,828**

As per the Reserve Policy, the City sets aside funding each year from general funds for the provision of the loan repayment by 2026.

In 2012/13 the development of the land at Tamala Park, in which the City has a major interest, reached the lot creation and sale stage. Funds from these land sales will ultimately be used to repay the loan.

Total loan funding in place to support Yanchep/Two Rocks Developers Contribution Plan Projects is $9m from the Commonwealth Bank of Australia (**CBA**), and $4.6m from WATC. These projects relate to Active Open Space Oval Ground Works, District Playing Fields, District Sports Amenities Building Stage 1, and Surf Life Saving Club.

Asset Management

Local Governments own and maintain a large number of assets, in particular infrastructure assets such as transport, parks and building assets which are necessary to support the delivery of services to the community. Of particular importance is the need to continue such services for current and future generations. With this need comes the ongoing maintenance and replacement obligation of these assets. As of 30 June 2022, the replacement cost of the City's depreciable assets was $2.2 billion.

The current growth in the City and demand for services, together with its longer-term development, has significant implications for the City's infrastructure and physical asset base. Over the 20 year period the LTFP has forecasted to receive $375m worth of contributed assets from developers. This will significantly impact on the renewal demand and maintenance costs over the period.

The practice of Asset Management ensures sustainable outcomes for assets now and into the future with the principal objective to manage these assets in a safe, reliable, and sustainable way for the lowest whole of lifecycle cost.

Asset renewal should occur prior to the asset degrading to a point where it is no longer meeting community requirements and annual maintenance costs become a disproportionate burden, when subsequent renewal would be more significant and costly.

A significant challenge facing the City is how it will sustainably balance the timely provision of new facilities for the rapidly growing areas as well as ensuring that the existing portfolio of assets are maintained, refurbished and/or upgraded to suitable standards.

The City's Asset Management Policy and Asset Management Strategy collectively set out how the City will implement and improve its asset management practices and processes. One of the key objectives is to ensure that asset management plans and their associated long term funding requirements are updated and integrated with this Long Term Financial Plan.

The renewal cycle for infrastructure assets varies from very short to very long timeframes and it is essential to view the renewal demand and plan for their renewal over a long term period.

Chart 3 below shows the 20year long term asset renewal demand profile for the City's Property, Plant & Equipment assets. The spike in year 5 is related to the shaved projects from year 1,2, & 3 based on deliverability. The funds have been quarantined in respective reserves, and would be released earlier, should the projects become deliverable earlier than expected.

Chart 3 – Property Plant & Equipment - Asset Renewal Demand - 20 Year Profile

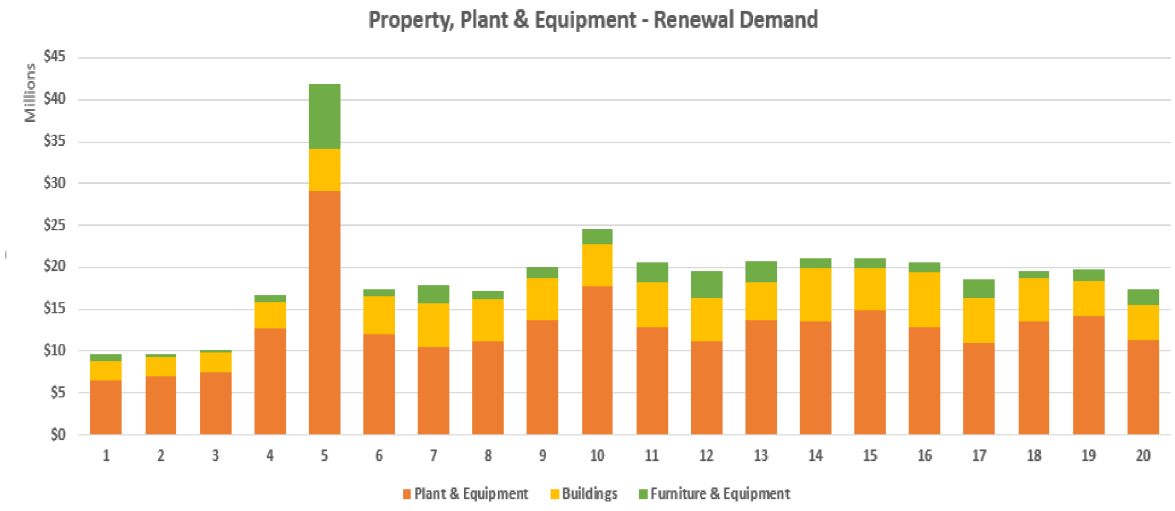
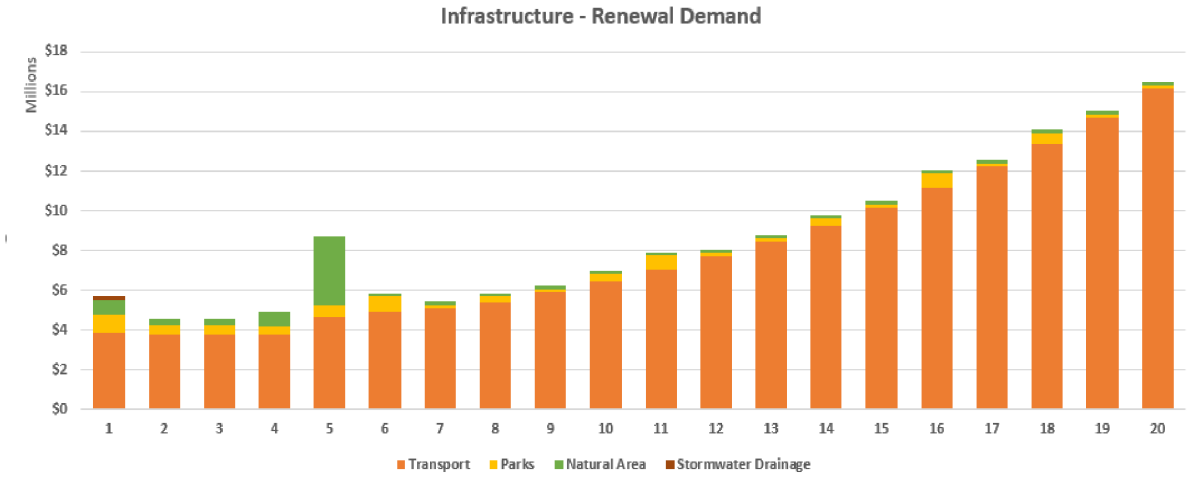


Chart 4 below shows the 20year long term asset renewal demand profile for the City's Infrastructure assets. The spike in year 5 is related to the shaved projects from year 1,2, & 3 based on deliverability. The funds have been quarantined in respective reserves, and would be released earlier, should the projects become deliverable earlier than expected.

Chart 4 - Infrastructure - Asset Renewal Demand - 20 Year Profile



The long term view of the City's infrastructure renewal demand depicted in Figure 1 & 2 identifies that the level of renewal expenditure required will increase over the 20 years with spikes expected in individual years. This is the impact of the increasing amounts of gifted assets resulting from continued growth experienced in the City of Wanneroo over the past 10 to 15 years.

The planned annual renewal funding allocation over the 20-year period is largely aligned to the predicted annual renewal demand. Assessments on the suitability and the condition of assets is undertaken regularly to validate the predicted long term funding requirement of assets. The long term renewal predictions are monitored regularly to ensure that the level of un-funded asset renewals (backlog) are kept at manageable levels.

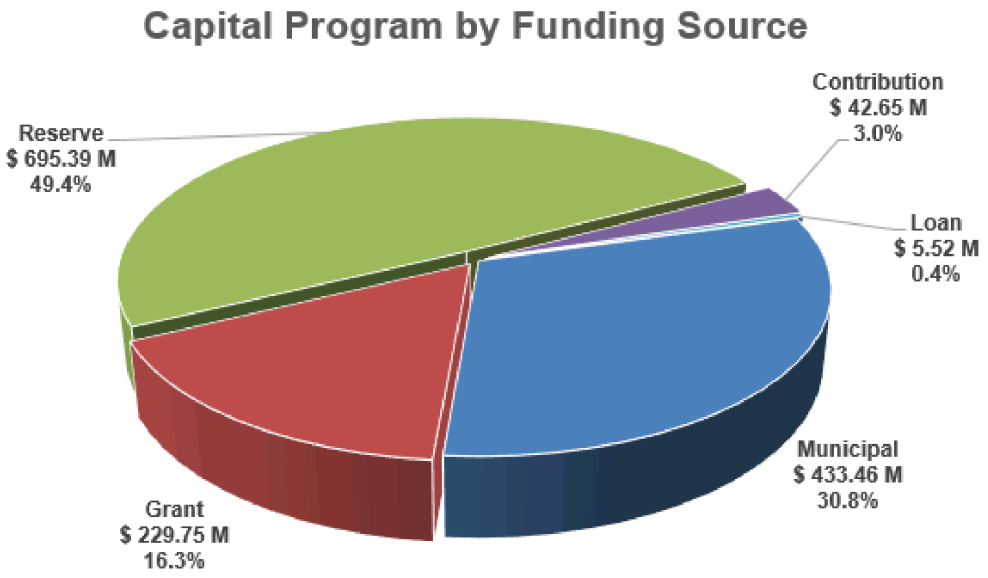
The Table 5 below shows the projected funding sources for the 20-year Capital Works program.

Table 5: Capital Works Funding Sources

CAPITAL WORKS PROGRAM 2023/24 - 2042/43
FUNDING BREAKDOWN

Funding Source	$M	%
Municipal	433.46	30.8%
Grant	229.75	16.3%
Reserve	695.39	49.4%
Contribution	42.65	3.0%
Loan	5.52	0.4%
Grand Total	**1,406.77**	**100%**

Chart 5 – Capital Works Program – Funding Breakdown



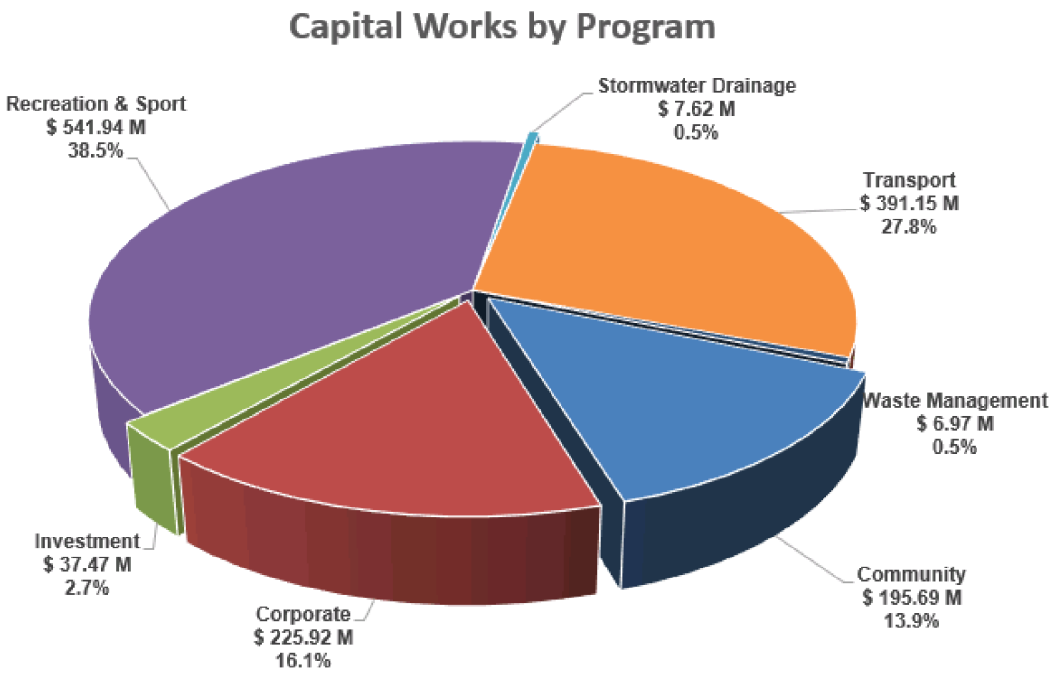
The following information details the Capital Works Program by Reporting Program:

Table 6: Capital Works by Reporting Program

CAPITAL WORKS PROGRAM 2023/24 - 2042/43
PROGRAM BREAKDOWN

Program	$M	
Community	195.69	13.9%
Corporate	225.92	16.1%
Investment	37.47	2.7%
Recreation & Sport	541.94	38.5%
Stormwater Drainage	7.62	0.5%
Transport	391.15	27.8%
Waste Management	6.97	0.5%
Grand Total	**1,406.77**	**100%**

Chart 6 – Capital Works by Reporting Program



The Long Term Financial Plan reflects a responsible and sustainable financial strategy for the City with all projects in the Plan being fully funded in the financial model. Sources of funding comprise of accumulated reserve funds, application of borrowings and grant revenue, in addition to rates.

Assumptions

The following assumptions form the basis upon which this Long Term Financial Plan has been constructed:

General

This Plan covers a period of 20 years.

Variables

All escalation, inflation and growth factors and percentages used in this model are summarised in the 'Variables' report.

Population Growth	The population forecasts range between 2.0% - 3.39% as per id Forecast as of December 2021.
Consumer Price Index -(**CPI**)	Department of Treasury have provided forecast data up to 2025/26. Perth CPI is forecasted to be 2.75% for 2022/23 and then 2.5% in 2023/24 and remain same until 2025/26. As a result rate of 2.5% has been applied throughout 20 year. This rate is used to determine the following - Fees and Charges, other revenue, materials and contracts, insurance, and other expenditure.
Rates Base	The rate base has been forecasted at CPI (2.5%) + 2%, (i.e. 4.5%) over the 20 year period. Whilst the current Perth CPI is 6% (3rd Quarter 2022) the CPI used for the modelling is 2.5% as forecasted by the WATC for future periods.
Rates Growth	Based on the population growth forecast as stated by Id Forecast mentioned above.
Waste Fee	For 2022/23 it was proposed to leave the Waste Fee as is due to decrease in MRC Gate Fees to $145/tonne. This fee structure will continue to be reviewed based on information become available. For the Scenario purposes all fees and charges income has been increased by the CPI as quoted above.
Operating Grants etc.	For, operating grants, subsidies and contributions, 1% nominal increases are applied.
Fees and Charges	Based on the Perth CPI figures as quoted above.
Interest Yield	Based on the current yield adjusted for recent RBA Cash Rate announcements (2.85%), at 3.50% for the first four years decreasing to 2.00% for the life of the Plan as economic conditions are unknown at this stage.
Other Revenue	Based on the Perth CPI figures as quoted above.

Employee – Establishment	The City has four Enterprise Agreements (**EA**). The Salaried Officers' EA, Waste Services EA and Fleet services EA are in proposed stage in 2022. The Asset Operations EA was completed in 2020. Those 3 proposed EA are close to finalisation. The City remains committed to ensuring employee benefits are reflective of community expectations and align with national and local economic conditions. For the projected years the current CPI index rate is applied with the exception of 2023/24 to 2027/28 where CPI index rate + 0.06% is applied to account for the proposed superannuation guarantee increases from 9.5% to 12%.
Employee – Growth	The City's Workforce Plan anticipates minimal growth in staff numbers, to be achieved by the Executive effectively assessing each vacancy and re-assigning it to areas of greatest need. The exception being for areas of growth, which continues to be risk based. With the City having completed a comprehensive analysis of roles engaged under the Salaried Officers Enterprise Agreement during 2019, The City is now in a stronger position to pre-plan for areas/ roles where there is likely to be future capability and capacity gaps of corporate risk or impact. From a strategic workforce planning perspective, the focus for ongoing years will be to identify efficiencies through the implementation of new technologies, with a view to improving business systems and technology as a way of improving our overall efficiency and the customer experience. It is a priority for the City to continually improve residents' and customers' access to services 24/7, removing the need to physically visit City offices. It is intended to minimise growth of employee numbers by funding improvements to technology, whilst taking into consideration the City's expansion including new facilities. With the intention of minimising growth in employee numbers, this has been set at one third the Rates growth for the life of the plan.
Materials & Contracts	Based on the current CPI as quoted above.
Materials & Contracts – Asset Growth	Calculation of historical data has shown that the increase in maintenance and other materials costs has been consistently in line with asset growth at 4.0% for the 20-year period.
Utility Charges	With regular annual increases in Government charges, plus consistent increases in City growth, the variable has been kept at the CPI quoted above. Higher increases in Street Lighting charges are being offset by future energy saving initiatives that will be implemented by the city. Whilst there are expectations that Western Power is converting streetlamps to LED which have a low consumption cost, the supply charge for maintaining the infrastructure will increase resulting in minimal changes in costs over the plan.

	The assumption is that there is no cost-effective disruptive technology for the City to take advantage off to bring down the Utility costs significantly.
Depreciation	Is calculated from current asset values and future assets from the capital works program.
Insurance	Based on the Perth CPI figures as quoted above.
Other Expenditure	Based on the Perth CPI figures as quoted above.

Data

- Capital works expenditure figures are sourced from the current 20-year Capital Works Program;
- Operating revenues and expenses are based on the adopted 2022/23 budget;
- Depreciation is calculated based on current asset values and future assets from the Capital Works Program;
- Other expenditure currently takes into account the costs for Council elections (every two years); Mayoral elections (every four years) and Rates gross rental value revaluations (every three years); and
- Income generating assets identified use projections from feasibility studies undertaken.

Risk Assessment

The City has performed a risk assessment of the Long Term Financial Plan and stated below are the factors that could directly or indirectly affect part or parts of the assumptions and/or parameters of the Plan. The City will closely monitor and where appropriate, manage these risks and regularly reassess the Plan to ensure the predicted financial outcome remains current and realistic:

1. As noted in The Global Risk Report 2022, the key findings of the survey and the analysis are “social cohesion erosion” and “livelihood crises” taking the top spots. Other risks identified as having worsened significantly are “debt crises”, “cybersecurity failures”, “digital inequality” and “backlash against science”. For the next five years, respondents again signal societal and environmental risks as the most concerning. However, over a 10-year horizon, the health of the planet dominates concerns: environmental risks are perceived to be the five most critical long-term threats to the world as well as the most potentially damaging to people and planet, with “climate action failure”, “extreme weather”, and “biodiversity loss” ranking as the top three most severe risks. Respondents also signalled “debt crises” and “geoeconomic confrontations” as among the most severe risks over the next 10 years

   When it comes to the time-horizon within which these risks will become a critical threat to the world, the most imminent threats – those that are most likely in the next two years – include “social cohesion erosion”, “livelihood crises” and “mental health deterioration.

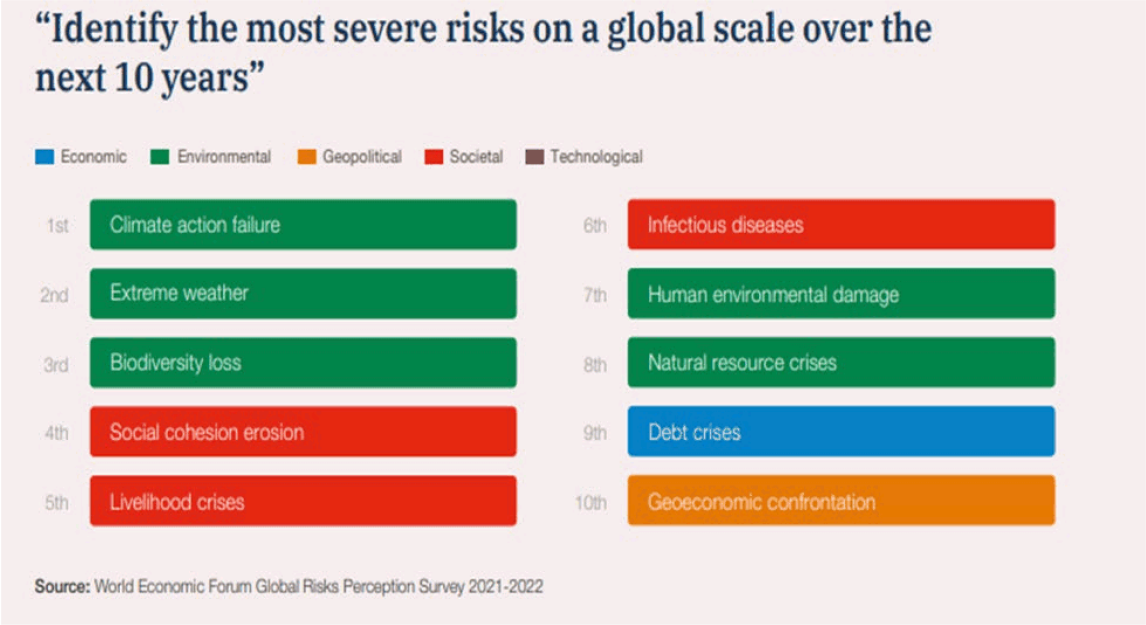
   Last year’s edition of the Global Risks Report warned of potential knock-on economic risks that are now clear and present dangers. Supply chain disruptions, inflation, debt, labour market gaps, protectionism and educational disparities are moving the world economy into choppy waters that both rapidly and slowly recovering countries alike will need to navigate to restore social cohesion, boost employment and thrive. These

difficulties are impeding the visibility of emerging challenges, which include climate transition disorder, increased cyber

vulnerabilities, greater barriers to international mobility, and crowding and competition in space.

The following chart is an extract from the 17th edition of “The Global Risk Report 2022”.

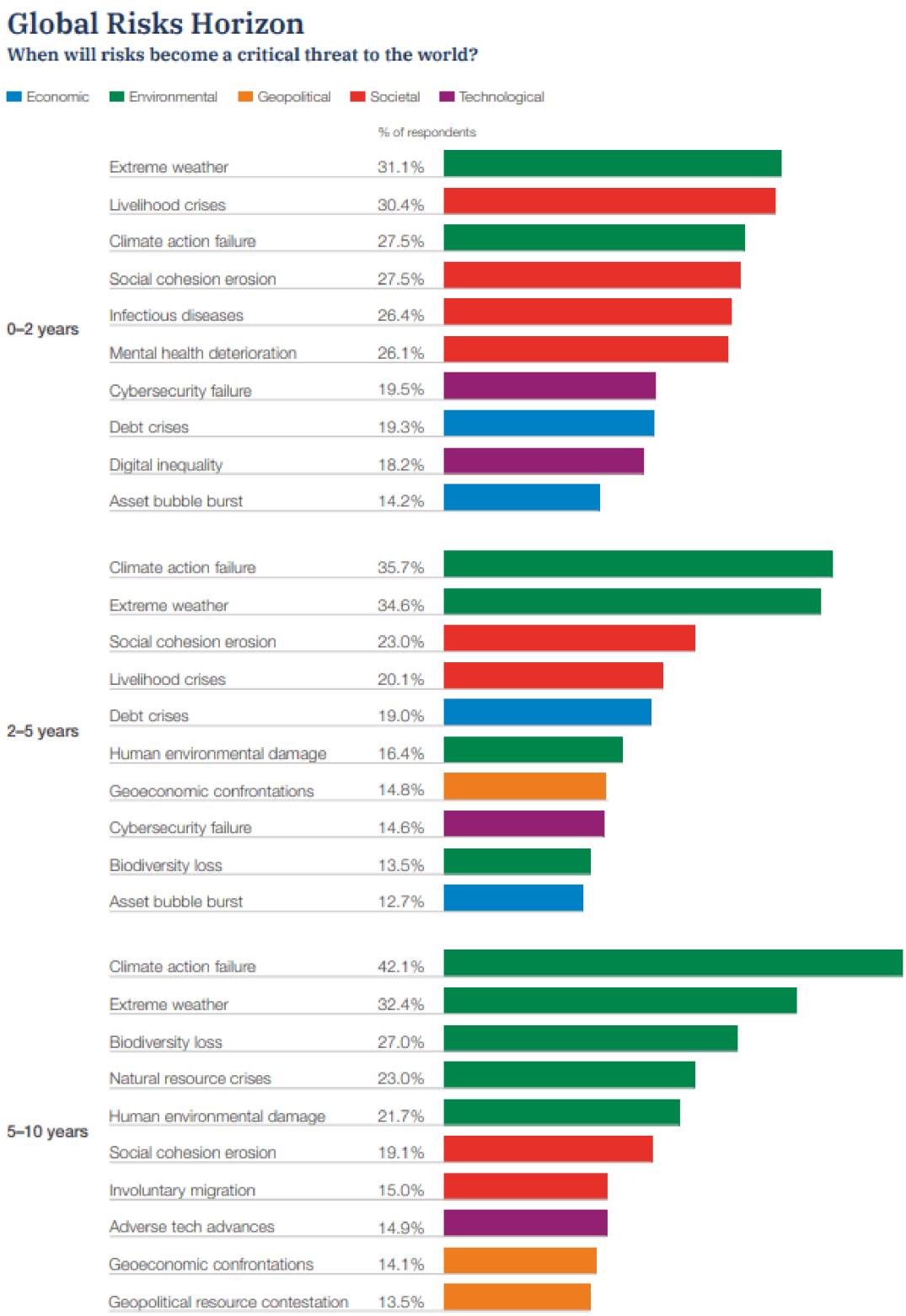
Chart 7 – Global Risk Rating



Top five risks identified by the Executive Opinion Survey (Source - The Global Risks Report 2022) for **Australia** are:

- Failure of cybersecurity measures;
- Extreme weather events;
- Climate action failure;
- Infectious diseases; and
- Debt crises in large economies.

Chart 8 – Global Risks Horizon (Source – The Global risk report 2022)



The planning and budgeting process considered the City's existing Strategic risk profile as captured in the table below however from a local government perspective some of the above that were identified within the global risk report will also be reviewed for discussion and where appropriate factored within the City's short and long term financial planning.

Strategic Risk Title
ST-G09 Long Term Financial Planning
ST-S04 Integrated Infrastructure & Utility Planning
ST-S05 Water Availability
ST-S06 Climate Change
ST-S12 Economic Growth
ST-S20 Strategic Community Plan
ST-S23 Stakeholder Relationships
ST-S24 Strategic Asset Management
ST-S25 Legislative Reform or Changes
ST-S26 Resilient and Productive Communities

As the world moves beyond managing the pandemic to resetting current systems and building back better economies, the City will need to consider areas highlighted within the Environmental, Economic, Social, people and infrastructure/technological areas to manage reputational pressures and budget impacts in order to create new opportunities fundamental to social cohesion and the viability of populations for the community.

2. Non-controllable pressures from State Government cost shifting.
3. The growth rate in new properties could change in response to any global or local uncertainties, which will affect both revenue and expenditures.
4. Continuous funding demands to meet community expectations, the City's Resourcing Strategies (e.g. Strategic Asset Management Plan and Strategic Workforce Management Plan).
5. Legislative changes as a result of amendments to the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.

Scenario Modelling/Sensitivity Analysis

The City modelled various rating scenarios for the 20-year life of the Plan, using a different principle for each.

During the consultation process (Workshops 1 held on 23 August 2022 and Workshop 2 held on 15 November 2022, including an update meeting on 22 November 2022), the Elected Members considered different scenario modellings and agreed that the 2022/23 LTFP should be based on an approach of rates increases of CPI + 2%.

Financial Reports, Ratios and Analysis

VARIABLES	Projection																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
OPERATIONS-Revenue																				
Rates - Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Rates - Growth or Decline	2.50%	2.73%	2.92%	3.05%	3.25%	3.39%	3.31%	3.20%	3.06%	2.90%	2.86%	2.76%	2.66%	2.61%	2.50%	2.43%	2.37%	2.38%	2.38%	2.38%
Operating grants, subsidies and contributions	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Fees and charges	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Investment Interest Yield	3.50%	3.50%	3.50%	3.50%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Other revenue	2.25%	2.25%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
OPERATIONS-Expenditure																				
Employee costs - establishment	2.56%	2.56%	2.56%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Employee costs - growth	0.83%	0.91%	0.97%	1.02%	1.08%	1.13%	1.10%	1.07%	1.02%	0.97%	0.95%	0.92%	0.89%	0.87%	0.83%	0.81%	0.79%	0.79%	0.79%	0.79%
Materials and contracts	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Materials and contracts - Growth due to increase in Asset Levels	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Utility charges - Increase due to growth	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Utility charges - Increase in Government Charges	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Insurance expense	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Other expenditure	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
CAPITAL-Assets																				
Average Depreciation - PPE (Buildings)	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Average Depreciation - PPE (Other)	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Average Depreciation - Plant & Vehicles	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Average Depreciation - Infrastructure Roads	2.70%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Average Depreciation - Infrastructure Other	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
CPI Inflation	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

INCOME STATEMENT	Budget	Predictions																			
	$('000) 22-23	1 $('000) 23-24	2 $('000) 24-25	3 $('000) 25-26	4 $('000) 26-27	5 $('000) 27-28	6 $('000) 28-29	7 $('000) 29-30	8 $('000) 30-31	9 $('000) 31-32	10 $('000) 32-33	11 $('000) 33-34	12 $('000) 34-35	13 $('000) 35-36	14 $('000) 36-37	15 $('000) 37-38	16 $('000) 38-39	17 $('000) 39-40	18 $('000) 40-41	19 $('000) 41-42	20 $('000) 42-43
Operating Revenues																					
Rates - base	147,291	153,919	164,693	176,600	189,704	204,027	219,839	237,184	255,708	275,397	296,218	318,138	341,553	366,349	392,580	420,492	449,927	481,107	514,159	549,533	587,341
Rates - growth or decline	-	3,682	4,303	4,935	5,537	6,345	7,132	7,513	7,830	8,064	8,220	8,707	9,021	9,325	9,805	10,060	10,462	10,911	11,710	12,516	13,377
Operating grants, subsidies and contributions	5,596	5,652	5,709	5,766	5,824	5,882	5,941	6,000	6,060	6,121	6,182	6,244	6,306	6,369	6,433	6,497	6,562	6,628	6,694	6,761	6,829
Fees and charges	51,293	52,575	53,890	55,237	61,105	62,633	64,199	65,804	67,449	69,135	70,864	72,635	74,451	76,312	78,220	86,064	88,215	90,421	92,681	94,998	97,373
Interest earnings	7,025	13,923	14,717	16,893	17,994	11,936	10,582	10,652	11,120	12,167	13,271	14,308	15,455	16,584	17,815	19,366	21,184	23,478	25,886	28,077	30,891
Other revenue	674	689	705	719	733	748	763	778	794	810	826	843	859	877	894	912	930	949	968	987	1,007
Total Operating Revenue	**211,879**	**230,441**	**244,016**	**260,150**	**280,897**	**291,571**	**308,455**	**327,931**	**348,961**	**371,695**	**395,581**	**420,874**	**447,645**	**475,817**	**505,747**	**543,391**	**577,281**	**613,494**	**652,098**	**692,872**	**736,817**
Operating Expenses																					
Employee costs - establishment	(83,660)	(85,802)	(88,714)	(91,792)	(94,980)	(102,769)	(107,879)	(111,795)	(115,824)	(119,955)	(124,177)	(129,451)	(133,922)	(138,502)	(143,193)	(148,018)	(158,302)	(163,541)	(171,072)	(176,706)	(182,525)
Employee costs - growth	-	(697)	(787)	(871)	(5,283)	(2,479)	(1,189)	(1,203)	(1,205)	(1,194)	(2,117)	(1,204)	(1,202)	(1,198)	(1,215)	(6,422)	(1,251)	(3,358)	(1,324)	(1,368)	(1,413)
Materials and contracts	(79,705)	(81,697)	(87,089)	(92,837)	(100,518)	(107,152)	(114,224)	(121,763)	(129,799)	(138,366)	(147,498)	(157,233)	(167,611)	(178,673)	(190,465)	(205,074)	(218,609)	(233,037)	(248,418)	(264,813)	(282,291)
Utility charges (electricity, gas, water etc.)	(10,380)	(10,899)	(11,444)	(12,016)	(13,199)	(14,046)	(14,749)	(15,486)	(16,260)	(17,073)	(17,964)	(18,863)	(19,806)	(20,796)	(21,836)	(23,634)	(24,816)	(26,309)	(27,624)	(29,006)	(30,456)
Depreciation on non-current assets	(41,219)	(42,198)	(43,406)	(45,822)	(48,407)	(47,486)	(52,831)	(55,461)	(57,700)	(60,081)	(62,381)	(65,538)	(68,218)	(71,124)	(73,877)	(76,532)	(78,973)	(81,387)	(83,599)	(86,376)	(88,728)
Interest expense	(4,264)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(2,056)	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance expense	(1,440)	(1,476)	(1,513)	(1,551)	(1,643)	(1,684)	(1,726)	(1,770)	(1,814)	(1,859)	(1,906)	(1,953)	(2,002)	(2,052)	(2,103)	(2,227)	(2,282)	(2,339)	(2,398)	(2,458)	(2,519)
Materials and contracts from asset growth	-	(3,268)	(3,484)	(3,713)	(4,021)	(4,286)	(4,569)	(4,871)	(5,192)	(5,535)	(5,900)	(6,289)	(6,704)	(7,147)	(7,619)	(8,203)	(8,744)	(9,321)	(9,937)	(10,593)	(11,292)
Other expenditure	-	-	(294)	(969)	(381)	-	(1,368)	-	(420)	(1,124)	(358)	-	(1,674)	-	(396)	(1,303)	(512)	-	(1,840)	-	(565)
Total Operating Expenditure	**(220,668)**	**(230,148)**	**(240,842)**	**(253,683)**	**(272,541)**	**(284,014)**	**(302,648)**	**(314,404)**	**(328,215)**	**(345,187)**	**(362,302)**	**(380,532)**	**(401,139)**	**(419,492)**	**(440,704)**	**(471,414)**	**(493,489)**	**(519,294)**	**(546,213)**	**(571,319)**	**(599,789)**
Operating Result	**(8,789)**	**293**	**3,175**	**6,467**	**8,356**	**7,557**	**5,808**	**13,527**	**20,746**	**26,508**	**33,278**	**40,343**	**46,506**	**56,325**	**65,043**	**71,977**	**83,792**	**94,200**	**105,885**	**121,553**	**137,028**
Revenue (Asset related)																					
Non-Operating grants, subsidies and contributions	21,966	27,950	29,065	22,789	8,791	11,875	12,606	10,507	8,591	9,671	17,368	19,325	21,903	13,509	11,049	10,124	10,406	11,548	11,836	8,809	8,209
Physical assets received from developers	24,848	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000
Non-Operating Contracts Expenses	(129)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TPS Income	26,611	18,754	17,844	15,788	4,283	4,324	4,338	4,895	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	6,103	6,054	-	-
DCP Income	2,458	1,568	1,753	1,459	8,471	22,629	12,247	13,334	14,931	14,744	16,211	21,607	27,215	24,385	12,380	12,938	5,382	2,546	18,835	9,364	200
TPS Expenses	(23,941)	(16,564)	(12,886)	(11,946)	(4,253)	(4,294)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DCP Expenses	(407)	(409)	(409)	(559)	(559)	(559)	(559)	(559)	(340)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(200)	(200)	(200)
Profit on asset disposal	2,556	3,333	2,833	5,300	8,267	8,267	8,267	11,567	1,333	5,500	-	2,179	-	-	-	-	-	-	-	-	-
Loss on asset disposal	(861)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Result	**44,312**	**47,425**	**66,376**	**51,797**	**58,355**	**62,298**	**67,707**	**65,772**	**71,261**	**69,646**	**92,581**	**96,676**	**121,347**	**107,443**	**114,196**	**108,263**	**125,304**	**126,620**	**167,410**	**152,026**	**170,237**

RATE SETTING STATEMENT

	Budget	Projections/Predictions																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)
	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Revenue																					
Fees and Charges	51,293	52,575	53,890	55,237	61,105	62,633	64,199	65,804	67,449	69,135	70,864	72,635	74,451	76,312	78,220	86,064	88,215	90,421	92,681	94,998	97,373
Operating Grants, Subsidies and Contributions	5,596	5,652	5,709	5,766	5,824	5,882	5,941	6,000	6,060	6,121	6,182	6,244	6,306	6,369	6,433	6,497	6,562	6,628	6,694	6,761	6,829
Interest Earnings	7,025	13,923	14,717	16,893	17,994	11,936	10,582	10,652	11,120	12,167	13,271	14,308	15,455	16,584	17,815	19,366	21,184	23,478	25,886	28,077	30,891
Other Revenue	674	689	705	719	733	748	763	778	794	810	826	843	859	877	894	912	930	949	968	987	1,007
Total Revenues	**64,588**	**72,840**	**75,021**	**78,615**	**85,656**	**81,199**	**81,485**	**83,235**	**85,423**	**88,233**	**91,143**	**94,030**	**97,072**	**100,142**	**103,362**	**112,840**	**116,892**	**121,476**	**126,229**	**130,824**	**136,099**
Expenses																					
Employee Costs	(83,660)	(86,499)	(89,501)	(92,663)	(100,262)	(105,248)	(109,069)	(112,999)	(117,029)	(121,148)	(126,294)	(130,655)	(135,124)	(139,700)	(144,408)	(154,440)	(159,552)	(166,900)	(172,396)	(178,074)	(183,938)
Materials and Contracts	(79,705)	(84,965)	(90,573)	(96,551)	(104,539)	(111,438)	(118,793)	(126,634)	(134,991)	(143,901)	(153,398)	(163,522)	(174,315)	(185,820)	(198,084)	(213,277)	(227,354)	(242,359)	(258,355)	(275,406)	(293,583)
Utilities (Gas, Electricity, Water etc)	(10,380)	(10,899)	(11,444)	(12,016)	(13,199)	(14,046)	(14,749)	(15,486)	(16,260)	(17,073)	(17,964)	(18,863)	(19,806)	(20,796)	(21,836)	(23,634)	(24,816)	(26,309)	(27,624)	(29,006)	(30,456)
Insurance	(1,440)	(1,476)	(1,513)	(1,551)	(1,643)	(1,684)	(1,726)	(1,770)	(1,814)	(1,859)	(1,906)	(1,953)	(2,002)	(2,052)	(2,103)	(2,227)	(2,282)	(2,339)	(2,398)	(2,458)	(2,519)
Interest Expenses	(4,264)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(2,056)	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation on Non-Current Assets	(41,219)	(42,198)	(43,406)	(45,822)	(48,407)	(47,486)	(52,831)	(55,461)	(57,700)	(60,081)	(62,381)	(65,538)	(68,218)	(71,124)	(73,877)	(76,532)	(78,973)	(81,387)	(83,599)	(86,376)	(88,728)
Other Expenditure	-	-	(294)	(969)	(381)	-	(1,368)	-	(420)	(1,124)	(358)	-	(1,674)	-	(396)	(1,303)	(512)	-	(1,840)	-	(565)
Total Expenses	**(220,668)**	**(230,148)**	**(240,842)**	**(253,683)**	**(272,541)**	**(284,014)**	**(302,648)**	**(314,404)**	**(328,215)**	**(345,187)**	**(362,302)**	**(380,532)**	**(401,139)**	**(419,492)**	**(440,704)**	**(471,414)**	**(493,489)**	**(519,294)**	**(546,213)**	**(571,319)**	**(599,789)**
Other Revenue and Expenses																					
Non-Operating Grants, Subsidies and Contributions	21,966	27,950	29,065	22,789	8,791	11,875	12,606	10,507	8,591	9,671	17,368	19,325	21,903	13,509	11,049	10,124	10,406	11,548	11,836	8,809	8,209
Non-Operating Contracts Expenses	(129)																				
TPS Income (including Interest)	26,611	18,754	17,844	15,788	4,283	4,324	4,338	4,895	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	6,103	6,054	-	-
DCP Income (including Interest)	2,458	1,568	1,753	1,459	8,471	22,629	12,247	13,334	14,931	14,744	16,211	21,607	27,215	24,385	12,380	12,938	5,382	2,546	18,835	9,364	200
Profit on Asset Disposal	2,556	3,333	2,833	5,300	8,267	8,267	8,267	11,567	1,333	5,500	-	2,179	-	-	-	-	-	-	-	-	-
Physical Assets Received from Developers	24,848	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000	12,500	25,000
TPS Expenses	(23,941)	(16,564)	(12,886)	(11,946)	(4,253)	(4,294)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DCP Expenses	(407)	(409)	(409)	(559)	(559)	(559)	(559)	(559)	(340)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(200)	(200)	(200)
Financial Asset Value Movement - DCP		4,483	5,685	9,593	1,958	(12,285)	(4,322)	3,763	5,470	7,484	8,767	3,547	(1,991)	1,299	(2,669)	(2,282)	10,729	6,930	(8,721)	(425)	8,731
Loss on Asset Disposal	(861)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue and Expenses	**53,101**	**51,616**	**68,886**	**54,923**	**51,957**	**42,456**	**57,577**	**56,008**	**55,985**	**50,623**	**68,069**	**59,880**	**72,851**	**52,417**	**46,483**	**34,004**	**52,241**	**39,350**	**52,804**	**30,048**	**41,940**
Net Operating Result Excluding Rates	**(102,978)**	**(105,692)**	**(96,935)**	**(120,145)**	**(134,928)**	**(160,359)**	**(163,585)**	**(175,162)**	**(186,807)**	**(206,331)**	**(203,090)**	**(226,622)**	**(231,217)**	**(266,933)**	**(290,859)**	**(324,571)**	**(324,356)**	**(358,468)**	**(367,180)**	**(410,447)**	**(421,749)**
Adjustments for Cash Budget Requirements																					
(Profit)/Loss on Asset Disposals	(1,695)	(3,333)	(2,833)	(5,300)	(8,267)	(8,267)	(8,267)	(11,567)	(1,333)	(5,500)	-	(2,179)	-	-	-	-	-	-	-	-	-
Depreciation on Assets	41,219	42,198	43,406	45,822	48,407	47,486	52,831	55,461	57,700	60,081	62,381	65,538	68,218	71,124	73,877	76,532	78,973	81,387	83,599	86,376	88,728
Physical Assets Received from Developers	(24,848)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)	(12,500)	(25,000)
Total Adjustments for Cash Budget Requirements	**14,676**	**26,364**	**15,573**	**28,022**	**15,140**	**26,719**	**19,565**	**31,394**	**31,367**	**42,081**	**37,381**	**50,859**	**43,218**	**58,624**	**48,877**	**64,032**	**53,973**	**68,887**	**58,599**	**73,876**	**63,728**
Adjustments for Non-Operating Expenditure and Income																					
Capital Acquisitions	(83,415)	(67,518)	(76,619)	(67,501)	(64,475)	(159,671)	(91,462)	(78,331)	(76,050)	(77,233)	(94,032)	(103,574)	(113,547)	(113,988)	(90,547)	(87,202)	(83,375)	(90,376)	(116,339)	(93,316)	(72,757)
Proceeds from Disposal of Assets	3,728	4,139	3,822	6,600	9,060	9,535	9,258	12,288	2,345	7,014	836	3,376	830	1,422	877	1,072	948	1,041	1,197	949	949
Movement in Non-Current Employee Provisions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Movement in Pensioner Deferred Rate Debtors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Movement in Leave Provisions To Reserve																					
Net Transfer (to)/from Deferred Revenue - TPS	1,902	5,438	(15,228)	(15,228)	(4,283)	(4,324)	(4,338)	(4,895)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(6,103)	(6,054)	-	-
Proceeds/(Repayment) from/of Loan Borrowings	-	(700)	-	(2,500)	(63,478)	-	(3,100)	-	(4,556)	-	-	-	-	-	-	-	-	-	-	-	-
Total Adjustments for Non-Operating Expenditure & Income	**(77,784)**	**(58,641)**	**(88,025)**	**(78,629)**	**(123,176)**	**(154,460)**	**(89,642)**	**(70,939)**	**(79,261)**	**(71,218)**	**(94,197)**	**(101,198)**	**(113,717)**	**(113,567)**	**(90,670)**	**(87,130)**	**(83,427)**	**(95,438)**	**(121,197)**	**(92,368)**	**(71,808)**
Transfers																					
Transfers to Restricted Grants, Contributions and Loans	-																				
Transfers from Restricted Grants, Contributions and loans	312	4,825	699	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Reserves	(44,187)	(35,719)	(38,389)	(40,647)	(49,500)	(36,954)	(40,582)	(66,529)	(65,014)	(81,904)	(84,728)	(92,841)	(95,694)	(100,417)	(104,085)	(119,904)	(135,074)	(138,012)	(145,358)	(169,162)	(197,732)
Transfers from Reserves	50,145	16,700	22,853	14,636	92,940	110,358	42,936	31,643	35,177	32,910	39,195	41,956	45,836	45,618	33,353	36,022	27,495	24,911	43,211	36,052	26,844
Transfers to Schemes	(14,388)	(24,193)	(2,616)	(560)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers from Schemes	14,388	18,754	17,844	15,788	4,283	4,324	4,338	4,895	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	6,103	6,054	-	-
Total Transfers	**6,269**	**(19,632)**	**391**	**(10,783)**	**47,723**	**77,728**	**6,692**	**(29,990)**	**(28,837)**	**(47,994)**	**(44,533)**	**(49,885)**	**(48,858)**	**(53,799)**	**(69,733)**	**(82,883)**	**(106,579)**	**(106,998)**	**(96,092)**	**(133,109)**	**(170,888)**
Surplus/(Deficit)																					
Estimated Surplus/(Deficit) July 1 Brought Forward	12,527	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Estimated Surplus/(Deficit) June 30 Carried Forward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Movement	**(12,527)**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Required to be Raised from Rates	**(147,290)**	**(157,601)**	**(168,995)**	**(181,535)**	**(195,241)**	**(210,372)**	**(226,970)**	**(244,697)**	**(263,538)**	**(283,462)**	**(304,438)**	**(326,845)**	**(350,573)**	**(375,675)**	**(402,385)**	**(430,552)**	**(460,389)**	**(492,018)**	**(525,869)**	**(562,048)**	**(600,717)**

STATEMENT OF CASH FLOWS	Budget	Projections/Predictions																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)	$('000)
	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Cash Flows from Operating Activities																					
Receipts																					
Rates	147,291	157,601	168,995	181,535	195,241	210,372	226,970	244,697	263,538	283,462	304,438	326,845	350,573	375,675	402,385	430,552	460,389	492,018	525,869	562,048	600,717
Operating Grants, Subsidies and Contributions	5,596	5,652	5,709	5,766	5,824	5,882	5,941	6,000	6,060	6,121	6,182	6,244	6,306	6,369	6,433	6,497	6,562	6,628	6,694	6,761	6,829
Fees and Charges	51,293	52,575	53,890	55,237	61,105	62,633	64,199	65,804	67,449	69,135	70,864	72,635	74,451	76,312	78,220	86,064	88,215	90,421	92,681	94,998	97,373
Interest Earnings	7,025	13,923	14,717	16,893	17,994	11,936	10,582	10,652	11,120	12,167	13,271	14,308	15,455	16,584	17,815	19,366	21,184	23,478	25,886	28,077	30,891
Goods and Services Tax	11,450	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Other Revenue	674	689	705	719	733	748	763	778	794	810	826	843	859	877	894	912	930	949	968	987	1,007
	223,329	**239,441**	**253,016**	**269,150**	**289,897**	**300,571**	**317,455**	**336,931**	**357,961**	**380,695**	**404,581**	**429,874**	**456,645**	**484,817**	**514,747**	**552,391**	**586,281**	**622,494**	**661,098**	**701,872**	**745,817**
Payments																					
Employee Costs	(83,660)	(86,499)	(89,501)	(92,663)	(100,262)	(105,248)	(109,069)	(112,999)	(117,029)	(121,148)	(126,294)	(130,655)	(135,124)	(139,700)	(144,408)	(154,440)	(159,552)	(166,900)	(172,396)	(178,074)	(183,938)
Materials and Contracts	(79,705)	(84,965)	(90,573)	(96,551)	(104,539)	(111,438)	(118,793)	(126,634)	(134,991)	(143,901)	(153,398)	(163,522)	(174,315)	(185,820)	(198,084)	(213,277)	(227,354)	(242,359)	(258,355)	(275,406)	(293,583)
Utility Charges	(10,380)	(10,899)	(11,444)	(12,016)	(13,199)	(14,046)	(14,749)	(15,486)	(16,260)	(17,073)	(17,964)	(18,863)	(19,806)	(20,796)	(21,836)	(23,634)	(24,816)	(26,309)	(27,624)	(29,006)	(30,456)
Interest Expense	(4,264)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(2,056)	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Expense	(1,440)	(1,476)	(1,513)	(1,551)	(1,643)	(1,684)	(1,726)	(1,770)	(1,814)	(1,859)	(1,906)	(1,953)	(2,002)	(2,052)	(2,103)	(2,227)	(2,282)	(2,339)	(2,398)	(2,458)	(2,519)
Goods and Services Tax	(11,450)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)
Other Expenditure	-	-	(294)	(969)	(381)	-	(1,368)	-	(420)	(1,124)	(358)	-	(1,674)	-	(396)	(1,303)	(512)	-	(1,840)	-	(565)
	(190,899)	**(196,951)**	**(206,436)**	**(216,861)**	**(233,135)**	**(245,528)**	**(258,816)**	**(267,943)**	**(279,515)**	**(294,105)**	**(308,921)**	**(323,994)**	**(341,921)**	**(357,368)**	**(375,827)**	**(403,882)**	**(423,516)**	**(446,907)**	**(471,613)**	**(493,943)**	**(520,062)**
Net Cash Provided by Operating Activities	**32,430**	**42,490**	**46,580**	**52,289**	**56,762**	**55,043**	**58,639**	**68,988**	**78,446**	**86,589**	**95,660**	**105,881**	**114,724**	**127,449**	**138,920**	**148,509**	**162,765**	**175,587**	**189,484**	**207,929**	**225,755**
Cash Flows from Investing Activities																					
Payments for Purchase of Property, Plant & Equipment	(47,446)	(23,037)	(34,468)	(32,901)	(32,338)	(95,920)	(35,755)	(29,876)	(39,208)	(42,278)	(51,695)	(56,755)	(60,260)	(55,217)	(39,793)	(36,896)	(28,220)	(23,060)	(31,329)	(34,583)	(19,359)
Payments for Construction of Infrastructure	(35,968)	(44,481)	(42,150)	(34,599)	(32,137)	(63,751)	(55,707)	(48,455)	(36,842)	(34,955)	(42,338)	(46,818)	(53,287)	(58,771)	(50,754)	(50,307)	(55,155)	(67,316)	(85,011)	(58,733)	(53,398)
Grants, Subsidies and Contributions used for Development of Assets	21,966	27,950	29,065	22,789	8,791	11,875	12,606	10,507	8,591	9,671	17,368	19,325	21,903	13,509	11,049	10,124	10,406	11,548	11,836	8,809	8,209
Town Planning Income	26,611	18,754	17,844	15,788	4,283	4,324	4,338	4,895	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	6,103	6,054	-	-
Town planning Expenses	(23,941)	(16,564)	(12,886)	(11,946)	(4,253)	(4,294)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Movement in Deferred Revenue		1,568	1,753	1,459	8,471	22,629	12,247	13,334	14,931	14,744	16,211	21,607	27,215	24,385	12,380	12,938	5,382	2,546	18,835	9,364	200
Proceeds from Asset Disposal	3,728	4,139	3,822	6,600	9,060	9,535	9,258	12,288	2,345	7,014	836	3,376	830	1,422	877	1,072	948	1,041	1,197	949	949
Net Movements in Investments	(407)	(409)	(409)	(559)	(559)	(559)	(559)	(559)	(340)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(277)	(200)	(200)	(200)
Net Cash Used in Investing Activities	**(55,458)**	**(32,081)**	**(37,429)**	**(33,371)**	**(38,682)**	**(116,161)**	**(53,572)**	**(37,865)**	**(49,523)**	**(45,080)**	**(58,894)**	**(58,543)**	**(62,876)**	**(73,948)**	**(65,518)**	**(62,345)**	**(65,914)**	**(69,415)**	**(78,617)**	**(74,395)**	**(63,598)**
Cash Flows From Financing Activities																					
Proceeds from New Loans/(Repayment) of Loans		(700)	-	(2,500)	(63,478)		(3,100)	-	(4,556)	-	-	-	-	-	-	-	-	-	-	-	-
Repayment of Leases																					
Net Cash Provided by (Used in) Financing Activities	**-**	**(700)**	**-**	**(2,500)**	**(63,478)**	**-**	**(3,100)**	**-**	**(4,556)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Increase (Decrease) in Cash Held	(23,028)	9,710	9,152	16,418	(45,398)	(61,118)	1,967	31,122	24,367	41,509	36,766	47,338	51,848	53,501	73,402	86,164	96,850	106,172	110,867	133,534	162,157
Cash at Beginning of Year	435,167	412,139	421,849	431,001	447,419	402,021	340,902	342,870	373,992	398,359	439,868	476,634	523,972	575,820	629,321	702,723	788,887	885,738	991,909	1,102,777	1,236,311
Cash and Cash Equivalents at the End of Year	**412,139**	**421,849**	**431,001**	**447,419**	**402,021**	**340,902**	**342,870**	**373,992**	**398,359**	**439,868**	**476,634**	**523,972**	**575,820**	**629,321**	**702,723**	**788,887**	**885,738**	**991,909**	**1,102,777**	**1,236,311**	**1,398,467**

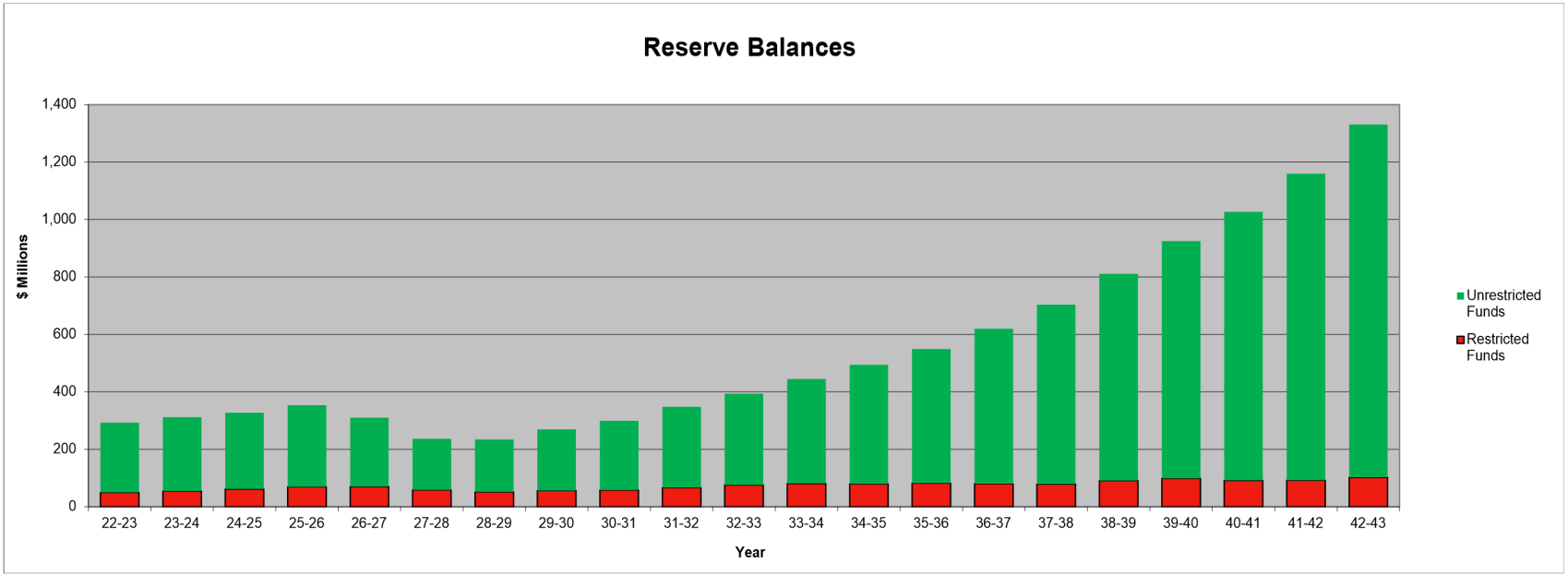
BALANCE SHEET

BALANCE SHEET	Budget	Projections/Predictions																			
	$('000) 22-23	1 $('000) 23-24	2 $('000) 24-25	3 $('000) 25-26	4 $('000) 26-27	5 $('000) 27-28	6 $('000) 28-29	7 $('000) 29-30	8 $('000) 30-31	9 $('000) 31-32	10 $('000) 32-33	11 $('000) 33-34	12 $('000) 34-35	13 $('000) 35-36	14 $('000) 36-37	15 $('000) 37-38	16 $('000) 38-39	17 $('000) 39-40	18 $('000) 40-41	19 $('000) 41-42	20 $('000) 42-43
Current Assets																					
Unrestricted Cash and Equivalents	34,409	24,487	34,030	39,665	41,991	58,600	67,260	68,392	63,921	57,437	49,670	47,123	50,114	49,815	53,485	56,766	47,038	46,211	60,986	61,411	52,680
Restricted Cash and Cash Equivalent																					
- Cashed Back Reserve	292,874	311,893	327,429	353,440	310,000	236,596	234,242	269,128	298,965	347,958	393,491	444,375	494,233	549,032	619,765	703,648	811,227	924,328	1,026,474	1,159,584	1,330,472
- Town Planning Scheme	69,850	75,289	60,061	44,833	40,550	36,225	31,887	26,992	25,992	24,992	23,992	22,992	21,992	20,992	19,992	18,992	17,992	11,889	5,835	5,835	5,835
- Unspent Loans	5,525	699	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Unspent Grants and Contributions	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481	9,481
Non-Cash Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Receivables	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893	15,893
Inventories	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304
Total Current Assets	**428,336**	**438,045**	**447,197**	**463,616**	**418,217**	**357,099**	**359,067**	**390,189**	**414,556**	**456,065**	**492,830**	**540,168**	**592,017**	**645,517**	**718,919**	**805,084**	**901,934**	**1,008,106**	**1,118,973**	**1,252,507**	**1,414,664**
Non-Current Assets																					
Other Receivables	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938	5,938
Inventories	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765	21,765
Property Plant and Equipment	415,669	424,934	443,343	458,408	471,321	548,870	561,854	567,469	580,509	594,324	616,232	640,254	665,815	683,448	683,877	679,193	663,914	641,684	626,042	612,133	581,063
Infrastructure Roads	1,227,127	1,242,798	1,268,694	1,276,637	1,284,147	1,287,881	1,302,730	1,316,830	1,328,238	1,332,569	1,344,640	1,349,421	1,362,498	1,368,808	1,382,995	1,390,528	1,406,965	1,423,875	1,447,294	1,453,780	1,468,699
Infrastructure Other	717,199	727,632	736,859	741,910	755,698	779,287	801,499	803,999	808,257	802,858	804,119	800,019	801,761	800,463	800,176	792,433	792,518	787,304	794,324	785,294	781,169
Other Financial Assets	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176	13,176
Indexation of Capex	-	1,647	5,339	10,158	16,222	34,767	47,362	59,796	73,428	88,818	109,393	134,028	163,146	194,445	220,910	247,902	275,113	306,095	347,841	382,786	411,141
Total Non-Current Assets	**2,400,874**	**2,437,889**	**2,495,113**	**2,527,991**	**2,568,267**	**2,691,683**	**2,754,323**	**2,788,972**	**2,831,310**	**2,859,447**	**2,915,262**	**2,964,600**	**3,034,099**	**3,088,042**	**3,128,835**	**3,150,934**	**3,179,387**	**3,199,835**	**3,256,378**	**3,274,870**	**3,282,950**
Total Assets	**2,829,209**	**2,875,934**	**2,942,310**	**2,991,607**	**2,986,484**	**3,048,783**	**3,113,389**	**3,179,161**	**3,245,865**	**3,315,512**	**3,408,092**	**3,504,769**	**3,626,116**	**3,733,559**	**3,847,755**	**3,956,017**	**4,081,322**	**4,207,941**	**4,375,352**	**4,527,377**	**4,697,614**
Current Liabilities																					
Trade and Other Payables	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042	40,042
Current Portion of Long-term Liabilities	28,880	28,180	30,680	91,658	28,180	31,280	28,180	32,736	28,180	28,180	28,180	28,180	28,180	28,180	28,180	28,180	28,180	28,180	28,180	28,180	28,180
Provisions	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644	21,644
Total Current Liabilities	**90,566**	**89,866**	**92,366**	**153,344**	**89,866**	**92,966**	**89,866**	**94,422**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**	**89,866**
Non-Current Liabilities																					
Long-term Borrowings	73,634	73,634	71,134	7,656	7,656	4,556	4,556	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Current Liabilities	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437	73,437
Provisions	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815	13,815
Total Non-Current Liabilities	**160,886**	**160,886**	**158,386**	**94,908**	**94,908**	**91,808**	**91,808**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**	**87,251**
Total Liabilities	**251,452**	**250,752**	**250,752**	**248,252**	**184,774**	**184,774**	**181,674**	**181,674**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**	**177,117**
Net Assets	**2,577,758**	**2,625,183**	**2,691,558**	**2,743,355**	**2,801,711**	**2,864,009**	**2,931,716**	**2,997,487**	**3,068,748**	**3,138,394**	**3,230,975**	**3,327,651**	**3,448,999**	**3,556,442**	**3,670,637**	**3,778,900**	**3,904,204**	**4,030,824**	**4,198,234**	**4,350,260**	**4,520,497**
Equity																					
Retained Surplus	1,220,939	1,249,345	1,300,185	1,325,971	1,427,767	1,563,468	1,633,529	1,664,415	1,705,839	1,726,492	1,773,540	1,819,331	1,890,821	1,943,465	1,986,928	2,011,308	2,029,033	2,042,551	2,107,816	2,126,732	2,126,081
Reserves - Cash Backed	292,874	311,893	327,429	353,440	310,000	236,596	234,242	269,128	298,965	347,958	393,491	444,375	494,233	549,032	619,765	703,648	811,227	924,328	1,026,474	1,159,584	1,330,472
Reserves - Revaluation	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944
Total Equity	**2,577,758**	**2,625,183**	**2,691,558**	**2,743,355**	**2,801,711**	**2,864,009**	**2,931,716**	**2,997,487**	**3,068,748**	**3,138,394**	**3,230,975**	**3,327,651**	**3,448,999**	**3,556,442**	**3,670,637**	**3,778,900**	**3,904,204**	**4,030,824**	**4,198,234**	**4,350,260**	**4,520,497**

STATEMENT OF EQUITY

STATEMENT OF EQUITY	Budget	Projections/Predictions																			
	$('000) 22-23	1 $('000) 23-24	2 $('000) 24-25	3 $('000) 25-26	4 $('000) 26-27	5 $('000) 27-28	6 $('000) 28-29	7 $('000) 29-30	8 $('000) 30-31	9 $('000) 31-32	10 $('000) 32-33	11 $('000) 33-34	12 $('000) 34-35	13 $('000) 35-36	14 $('000) 36-37	15 $('000) 37-38	16 $('000) 38-39	17 $('000) 39-40	18 $('000) 40-41	19 $('000) 41-42	20 $('000) 41-43
Retained Surplus																					
Opening Balance	1,170,670	1,220,939	1,249,345	1,300,185	1,325,971	1,427,767	1,563,468	1,633,529	1,664,415	1,705,839	1,726,492	1,773,540	1,819,331	1,890,821	1,943,465	1,986,928	2,011,308	2,029,033	2,042,551	2,107,816	2,126,732
Net Inflow / (Outflow)	50,269	28,406	50,840	25,786	101,796	135,702	70,061	30,886	41,424	20,652	47,048	45,792	71,490	52,644	43,463	24,380	17,725	13,518	65,264	18,916	(651)
Total Retained Surplus	**1,220,939**	**1,249,345**	**1,300,185**	**1,325,971**	**1,427,767**	**1,563,468**	**1,633,529**	**1,664,415**	**1,705,839**	**1,726,492**	**1,773,540**	**1,819,331**	**1,890,821**	**1,943,465**	**1,986,928**	**2,011,308**	**2,029,033**	**2,042,551**	**2,107,816**	**2,126,732**	**2,126,081**
Reserves - Cash Backed																					
Opening Balance	298,831	292,874	311,893	327,429	353,440	310,000	236,596	234,242	269,128	298,965	347,958	393,491	444,375	494,233	549,032	619,765	703,648	811,227	924,328	1,026,474	1,159,584
Net Inflow / (Outflow)	(5,957)	19,019	15,536	26,011	(43,440)	(73,403)	(2,354)	34,886	29,837	48,994	45,533	50,885	49,858	54,799	70,733	83,883	107,579	113,101	102,146	133,109	170,888
Total Reserves - Cash Backed	**292,874**	**311,893**	**327,429**	**353,440**	**310,000**	**236,596**	**234,242**	**269,128**	**298,965**	**347,958**	**393,491**	**444,375**	**494,233**	**549,032**	**619,765**	**703,648**	**811,227**	**924,328**	**1,026,474**	**1,159,584**	**1,330,472**
Reserves - Revaluation																					
Opening Balance	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944	1,063,944
Net Inflow / (Outflow)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves - Revaluation	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**	**1,063,944**
Total Equity	**2,577,758**	**2,625,183**	**2,691,558**	**2,743,355**	**2,801,711**	**2,864,009**	**2,931,716**	**2,997,487**	**3,068,748**	**3,138,394**	**3,230,975**	**3,327,651**	**3,448,999**	**3,556,442**	**3,670,637**	**3,778,900**	**3,904,204**	**4,030,824**	**4,198,234**	**4,350,260**	**4,520,497**

RESERVES SUMMARY	Budget	Projections/Predictions																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
<< closing balances >>																					
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Unrestricted Reserves																					
Asset Replacement/Enhancement	73,609	72,861	71,145	69,331	66,979	57,622	56,128	56,645	59,940	67,812	74,976	88,543	101,689	114,402	136,410	158,030	179,285	199,893	229,541	258,689	298,420
Coastal Management	12,564	11,953	12,322	12,303	9,433	3,896	3,474	5,544	7,504	9,654	11,848	16,535	21,865	27,303	32,849	43,506	53,776	64,851	75,998	87,518	104,269
Domestic Refuse	5,033	2,725	608	105	814	40	1,722	3,434	4,818	6,592	10,405	13,927	15,884	17,879	21,551	25,663	30,858	35,785	41,175	46,674	52,282
Golf Courses	2,740	3,536	4,540	5,498	6,221	5,995	6,645	7,308	7,984	9,199	10,438	12,702	15,011	17,366	22,793	28,329	33,976	39,735	50,610	61,702	73,016
ICT Reserve	6,483	7,109	8,732	10,301	15,742	7,247	8,596	9,253	11,409	13,918	16,467	18,102	24,363	31,112	39,474	52,684	66,574	79,311	99,136	118,575	138,130
Strategic Land	13,998	14,428	14,933	15,405	15,695	15,809	16,125	18,447	20,816	23,232	28,697	34,271	39,957	45,756	51,671	57,704	63,858	75,135	86,638	98,371	110,338
Loan Repayment	52,184	60,184	67,964	73,590	16,482	16,811	17,148	17,491	17,491	17,840	18,197	18,561	18,932	19,311	19,697	20,091	20,493	20,903	21,321	21,747	22,182
Neerabup Development	5,045	8,729	13,466	16,797	23,644	20,149	26,902	33,565	33,986	34,266	34,501	34,741	35,036	35,726	36,431	37,150	37,883	48,630	49,603	60,595	71,807
Plant Replacement	10,327	14,811	19,794	25,631	25,570	14,375	15,003	17,088	18,778	20,076	16,854	17,259	19,204	19,182	18,827	17,392	22,792	25,474	25,749	25,320	35,200
Regional Open Space	26,667	27,600	28,566	31,566	33,514	22,335	10,433	15,642	20,954	26,374	31,901	37,539	43,290	49,156	55,139	61,241	67,466	73,816	85,292	96,998	108,938
Strategic Projects / Initiatives	34,014	32,952	23,621	22,995	25,608	13,597	20,047	28,093	36,900	52,257	62,816	71,353	79,228	89,728	104,416	122,549	143,127	161,597	169,786	191,021	213,589
Total - Unrestricted Reserves	**242,664**	**256,887**	**265,689**	**283,523**	**239,702**	**177,876**	**182,223**	**212,510**	**240,580**	**281,220**	**317,099**	**363,533**	**414,459**	**466,918**	**539,259**	**624,340**	**720,086**	**825,131**	**934,849**	**1,067,210**	**1,228,171**
Restricted Reserves																					
Alkimos/Eglinton CF	22,075	26,621	30,977	34,935	32,019	14,413	7,167	2,262	1,471	31	3,755	7,142	8,686	8,842	11,877	15,889	19,980	20,803	21,219	21,644	22,077
Cash in Lieu of Public Open Space	2,606	2,697	2,791	2,889	2,990	3,050	3,111	3,173	3,236	3,301	3,367	3,434	3,503	3,573	3,645	3,718	3,792	3,868	3,945	4,024	4,104
East Wanneroo DCP (Proposed)	0	0	6	3,856	6,841	9,828	10,224	14,631	13,779	14,359	19,797	24,432	28,621	31,222	25,508	19,207	21,085	23,342	18,925	13,219	16,334
Leave Liability	15,278	15,913	16,570	17,250	17,953	18,412	18,881	19,458	20,047	20,648	21,261	21,887	22,524	23,275	24,040	24,821	25,618	26,430	27,258	28,104	28,966
Section 152 Land	749	775	802	830	859	877	894	912	930	949	968	987	1,007	1,027	1,048	1,069	1,090	1,112	1,134	1,157	1,180
TPS 20 Distributor Road	7,447	7,708	7,978	8,257	8,546	8,717	8,891	9,069	9,250	9,436	9,624	9,817	10,013	10,213	10,418	10,626	10,838	11,055	11,276	11,502	11,732
Yanchep /Two Rocks DCP (Proposed)	0	0	0	0	0	150	423	2,126	8,633	16,978	16,583	12,107	4,383	2,926	2,934	2,943	7,702	11,551	6,831	11,688	16,872
Yanchep/Two Rocks CF	2,056	1,293	2,616	1,901	1,089	3,273	2,428	4,986	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037
Total - Restricted Reserves	**50,210**	**55,006**	**61,740**	**69,917**	**70,298**	**58,720**	**52,019**	**56,618**	**58,384**	**66,738**	**76,392**	**80,843**	**79,775**	**82,114**	**80,506**	**79,308**	**91,141**	**99,198**	**91,626**	**92,373**	**102,300**
TOTAL - ALL RESERVES	**292,874**	**311,893**	**327,429**	**353,440**	**310,000**	**236,596**	**234,242**	**269,128**	**298,965**	**347,958**	**393,491**	**444,375**	**494,233**	**549,032**	**619,765**	**703,648**	**811,227**	**924,328**	**1,026,474**	**1,159,584**	**1,330,472**



The City is currently targeting five main areas for reserve funding – Asset Renewal/Enhancement, Regional Recreational, Information and Communications Technology (ICT), Coastal Management and Strategic Land. Regular transfers into these reserves throughout the course of the 20-year life of the Plan should enable the City to meet required expenditure in these areas as and when it falls due.

In the above Chart, restricted funds are funds that are restricted in their use by legislation. Whilst the City has a significant balance of legislatively unrestricted reserves, most of these funds are tied to specific uses, and are therefore committed.

RATIO ANALYSIS	Budget	Projections/Predictions																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	$('000) 22-23	$('000) 23-24	$('000) 24-25	$('000) 25-26	$('000) 26-27	$('000) 27-28	$('000) 28-29	$('000) 29-30	$('000) 30-31	$('000) 31-32	$('000) 32-33	$('000) 33-34	$('000) 34-35	$('000) 35-36	$('000) 36-37	$('000) 37-38	$('000) 38-39	$('000) 39-40	$('000) 40-41	$('000) 41-42	$('000) 42-43
OPERATING RESULT																					
Operating Result	(8,789)	293	3,175	6,467	8,356	7,557	5,808	13,527	20,746	26,508	33,278	40,343	46,506	56,325	65,043	71,977	83,792	94,200	105,885	121,553	137,028
Own Source Operating Revenue	208,838	228,122	241,141	259,684	283,340	293,956	310,781	333,498	344,234	371,074	389,399	416,809	441,339	469,448	499,314	536,894	570,719	606,866	645,404	686,111	729,988
Operating Surplus Ratio	**-4.2%**	**0.1%**	**1.3%**	**2.5%**	**2.9%**	**2.6%**	**1.9%**	**4.1%**	**6.0%**	**7.1%**	**8.5%**	**9.7%**	**10.5%**	**12.0%**	**13.0%**	**13.4%**	**14.7%**	**15.5%**	**16.4%**	**17.7%**	**18.8%**
Own Source Operating Revenue	208,838	228,122	241,141	259,684	283,340	293,956	310,781	333,498	344,234	371,074	389,399	416,809	441,339	469,448	499,314	536,894	570,719	606,866	645,404	686,111	729,988
Operating Expenses	221,529	230,148	240,842	253,683	272,541	284,014	302,648	314,404	328,215	345,187	362,302	380,532	401,139	419,492	440,704	471,414	493,489	519,294	546,213	571,319	599,789
Own Source Revenue Coverage Ratio	**94.3%**	**99.1%**	**100.1%**	**102.4%**	**104.0%**	**103.5%**	**102.7%**	**106.1%**	**104.9%**	**107.5%**	**107.5%**	**109.5%**	**110.0%**	**111.9%**	**113.3%**	**113.9%**	**115.6%**	**116.9%**	**118.2%**	**120.1%**	**121.7%**
WORKING CAPITAL																					
Current Assets (less Restricted Assets)	50,605	40,683	50,227	55,862	58,187	74,797	83,456	84,589	80,118	73,634	65,867	63,320	66,311	66,012	69,681	72,963	63,234	62,408	77,183	77,608	68,877
Current Liabilities (less Restricted)	90,566	89,866	92,366	153,344	89,866	92,966	89,866	94,422	89,866	89,866	89,866	89,866	89,866	89,866	89,866	89,866	89,866	89,866	89,866	89,866	89,866
Current Ratio	**55.9%**	**45.3%**	**54.4%**	**36.4%**	**64.7%**	**80.5%**	**92.9%**	**89.6%**	**89.2%**	**81.9%**	**73.3%**	**70.5%**	**73.8%**	**73.5%**	**77.5%**	**81.2%**	**70.4%**	**69.4%**	**85.9%**	**86.4%**	**76.6%**
DEBT SERVICE COVER																					
Operating Surplus less Interest & Depreciation	36,694	46,602	50,692	56,400	60,873	59,154	62,750	71,044	78,446	86,589	95,660	105,881	114,724	127,449	138,920	148,509	162,765	175,587	189,484	207,929	225,755
Debt Service Payments	4,111	4,811	4,111	6,611	67,589	4,111	7,211	2,056	4,556	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Cover Ratio	**893%**	**969%**	**1233%**	**853%**	**90%**	**1439%**	**870%**	**3456%**	**1722%**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
FIXED ASSETS																					
Asset Expenditure Renewal																					
Total Renewal Expenditure	30,056	15,833	14,891	15,777	23,814	57,266	26,979	27,697	28,151	32,746	40,342	37,447	37,132	40,770	43,715	45,781	48,370	47,408	52,406	55,520	55,437
Depreciation	41,219	42,198	43,406	45,822	48,407	47,486	52,831	55,461	57,700	60,081	62,381	65,538	68,218	71,124	73,877	76,532	78,973	81,387	83,599	86,376	88,728
Asset Sustainability Ratio	**73.0%**	**38.0%**	**34.0%**	**34.0%**	**49.0%**	**121.0%**	**51.0%**	**50.0%**	**49.0%**	**55.0%**	**65.0%**	**57.0%**	**54.0%**	**57.0%**	**59.0%**	**60.0%**	**61.0%**	**58.0%**	**63.0%**	**64.0%**	**62.0%**
Asset Consumption																					
Written down value of Assets	2,292,551	2,359,996	2,395,364	2,448,896	2,476,955	2,511,167	2,616,038	2,666,083	2,688,298	2,717,004	2,729,750	2,764,991	2,789,694	2,830,075	2,852,718	2,867,047	2,862,153	2,863,396	2,852,863	2,867,659	2,851,206
Current Replacement Cost of Assets	2,437,745	2,542,280	2,619,846	2,716,784	2,790,665	2,873,283	3,025,640	3,128,516	3,206,192	3,292,598	3,365,426	3,463,048	3,553,289	3,661,888	3,755,656	3,843,861	3,915,500	3,995,715	4,066,569	4,164,964	4,234,888
Asset Consumption Ratio	**94.0%**	**92.8%**	**91.4%**	**90.1%**	**88.8%**	**87.4%**	**86.5%**	**85.2%**	**83.8%**	**82.5%**	**81.1%**	**79.8%**	**78.5%**	**77.3%**	**76.0%**	**74.6%**	**73.1%**	**71.7%**	**70.2%**	**68.9%**	**67.3%**

Note: The Debt Service Cover ratio is not applicable from 2031/32 onwards, as all outstanding loans are due to be paid by the end of 2030/31.

Key Performance Indicators The preceding ratios are performance indicators based on the information contained within the Long Term Financial Plan. They are calculated and assessed in accordance with the Department of Local Government, Sport and Cultural Industries' Guidelines as per the table below.

Performance Indicator	**Data and Calculation**	**Information**	**Standards**	**City of Wanneroo Ratio**	**Standard**
Operating Surplus Ratio	Net operating surplus, divided by own source operating revenue, expressed as a percentage.	This is an indicator of the extent to which revenues raised cover operational expenses only or available for capital funding purposes	**Standard is not met** if the operating surplus ratio is 0% **Basic standard** is met if the operating surplus ratio is between 0% and 15%. **Advanced standard** is met if the operating surplus ratio is greater than 15%	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 2038/39 2039/40 2040/41 2041/42 2042/43	Not Met Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Advanced Advanced Advanced Advanced
Comments Throughout most of the years of the Long Term Financial Plan, the City's operating surplus meets the basic standard for this ratio, increasing to advanced for the last 4 years.					

Performance Indicator	**Data and Calculation**	**Information**	**Standards**	**City of Wanneroo Ratio**	**Standard**
Own Source Revenue Coverage Ratio	Own source operating revenue, divided by operating expenses, expressed as a percentage	This is an indicator of the ability of a local government to cover costs through its own revenue efforts.	**Standard is not met** if the ratio is less than 40% **Basic standard** is met if the ratio is between 40% and 60%. **Intermediate standard** is met if the ratio is between 60% and 90% **Advanced standard** is met if the ratio is greater than 90%	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 2038/39 2039/40 2040/41 2041/42 2042/43	Advanced Advanced
Comments The City meets the criteria for the advanced standard with this ratio in all years. It reflects the sustainability of the City to meet its operating requirements.					

Performance Indicator	**Data and Calculation**	**Information**	**Standards**	**City of Wanneroo Ratio**	**Standard**
Current Ratio	Current assets less restricted current assets divided by current liabilities less current liabilities associated with restricted assets. Expressed as 1:X, percentage or decimal figure	This is a modified commercial ratio designed to focus on the liquidity position of a local government that has arisen from past years transaction.	**Standard is not met** if this ratio is any value lower than 1 as to 1. **Basic standard** is met if the ratio is equal to an expression of 1:1 or greater (e.g. 100% or 1.0).	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 2038/39 2039/40 2040/41 2041/42 2042/43	Not Met Not Met

Comments

The City does not meet the requirements for the basic standard of this ratio in any of the 20 years of the Plan. All surplus funds at the end of each year are transferred to the Strategic Projects/Initiatives reserve, which is excluded from the Working Capital ratio. As can be seen from the balance sheet, the City has a strong liquidity position.

Performance Indicator	**Data and Calculation**	**Information**	**Standards**	**City of Wanneroo Ratio**	**Standard**
Debt Service Cover Ratio **Note:** City of Wanneroo's main loan is interest payment only with principal due in 2026/27. The Yanchep/Two Rocks DCP loans are also interest payment only with the principals due for payment by 2030/31.	Annual operating surplus before interest and depreciation divided by annual debt service payments (both principal and interest).	Also known as 'debt coverage ratio', this is the ratio of cash available for debt servicing interest, principal and lease payments.	**Standard is not met** if this ratio is lower than 2. **Basic standard** is met if this ratio is greater than or equal to 2. **Advanced standard** is met at a higher level if this ratio is greater than 5.	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 2038/39 2039/40 2040/41 2041/42 2042/43	Advanced Advanced Advanced Advanced Not met Advanced Advanced Advanced Advanced Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
Comments The City consistently meets the criteria for the advanced standard. 2026/27 is an anomaly due to the repayment of the principal of the City's $60 million loan. After 2030/31 there are no more outstanding borrowings, hence the not applicable result.					

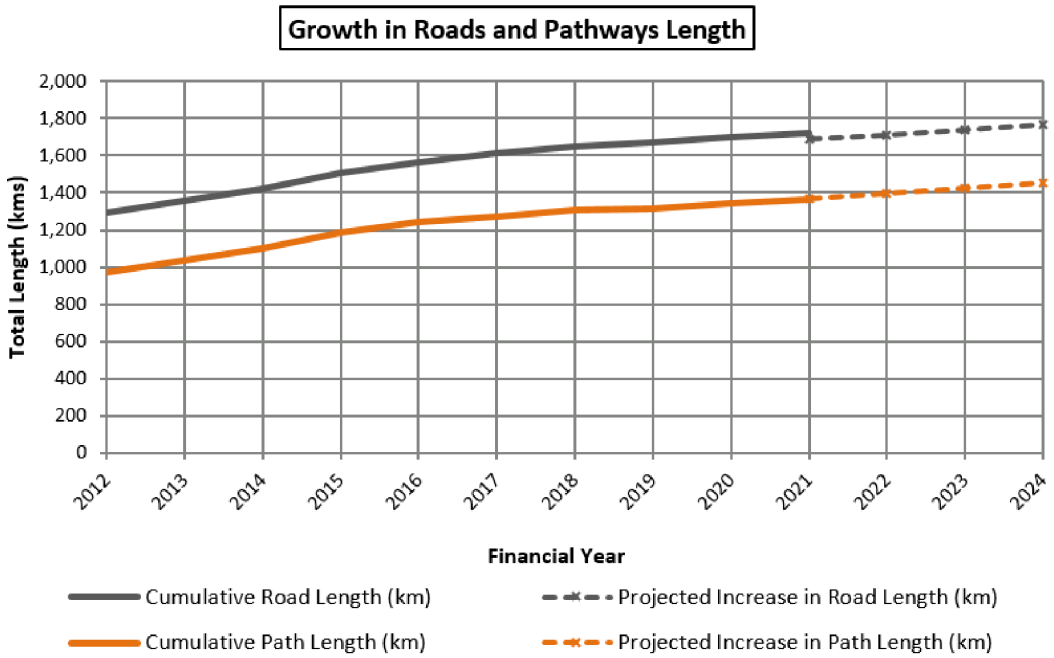
Performance Indicator	**Data and Calculation**	**Information**	**Standards**	**City of Wanneroo Ratio**	**Standard**
Asset Sustainability Ratio **Note:** Also refer to Asset Management Strategy for commentaries	Capital expenditure on replacement or renewal of assets divided by the depreciation expense. Expressed as a percentage.	This ratio indicates whether a local government is replacing or renewing existing assets at the same rate that its overall asset stock is wearing out.	**Standard is not met** if ratio data can't be identified or ratio is less than 75%. **Basic standard** is met if ratio data can be calculated and ratio is between 75% and 90% **Advanced standard** is met if this ratio is between 90% and 110%	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 2038/39 2039/40 2040/41 2041/42 2042/43	Not met Not met Not met Not met Not met Advanced Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met
Comments The City does not meet the requirements for the standard of this ratio for the whole Plan period, except for 2027/28. This is due to the fact that the City is growing rapidly, and the vast majority of assets are in near new condition. The asset renewal funding gap is largely mitigated by the Asset Replacement/Enhancement Reserve.					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Asset Consumption Ratio (ACR) **Note:** Also refer to Asset Management Strategy for commentaries	Depreciated replacement cost of depreciable assets divided by current replacement cost of depreciable assets, expressed as a percentage.	This ratio measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost.	**Standard is not met** if ratio data can't be identified or ratio is less than 50%. **Basic standard** is met if ratio data can be identified and ratio is 50% or greater. **Advanced standard** is met if this ratio is between 60% and 75%.	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 2038/39 2039/40 2040/41 2041/42 2042/43	Advanced Advanced
Comments The City meets the criteria for the advanced standard on this ratio in all years of the Plan. This is largely due to the significant amount of relatively new assets, which is a result of the City's rapid growth.					

Appendices

Growth of Infrastructure Assets

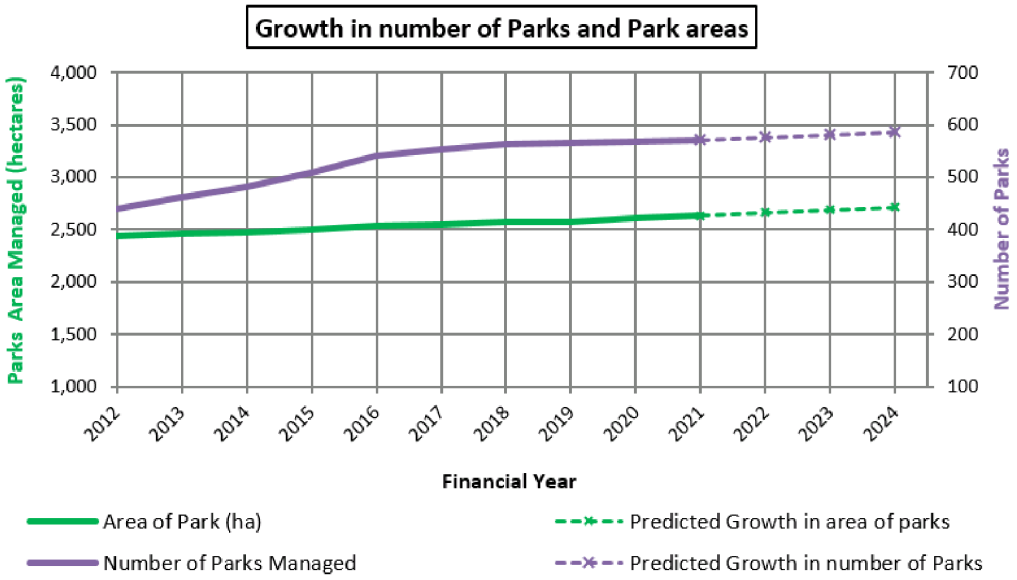
Graph 1: Growth in road and path assets



The projected increase in the length of roads and pathways is predicted to increase at a rate of 10km per annum and 20km per annum respectively.

The slight drop in road length at the end of 2021 is as a result of the transfer of responsibility for Marmion Avenue and Ocean Reef Road to Main Roads WA.

Graph 2: Increase in Parks Area



The projected increase in the number of parks and area of parks acquired is predicted at a rate of 3 new parks per annum and 15 ha per annum respectively.

The main area of growth in the City continues to occur in the northern coastal corridor, with new suburbs such as Alkimos, Eglinton and Jindalee that will continue to expand, together with the continuing escalation of existing suburbs such as Banksia Grove and Yanchep.

Whilst growth has slowed somewhat over the past few years, it is anticipated that the rate of growth will increase as the economy recovers.

Integrated Planning and Reporting Framework

The City of Wanneroo *Integrated Planning and Reporting Framework* encompasses a strategic and business planning system that delivers accountable and measurable linkages between the Council's long-term vision and practical service delivery. This integrated approach ensures effective delivery of the City's strategic intentions through a suite of strategic and business plans and associated performance reports. The Framework takes into consideration the legislative requirements.

Strategic Community Plan 2021-2031

The City of Wanneroo *Strategic Community Plan 2021-2031* is the Council's long-term plan that captures the aspirations of the community and describes the City's strategic objectives. It is the key document for City to track and report back to the community on its progress.

The current SCP 2021-2031 was adopted by Council in June 2021, and leads with a shared vision for the City that clearly articulates key stakeholder sentiment of future Wanneroo being:

'A welcoming community, connected through local opportunities'.

The SCP provides an organisational purpose that describes the role of the City being:

'To create a strong community with local opportunities to participate, be active, feel secure, contribute and belong.'

The SCP also describes the City's seven key strategic goals that are broken down into 32 priority focus areas, these are:

Goal 1: An inclusive and accessible City with places and spaces that embrace all

In 2031, Wanneroo will be an exciting City where people feel included, valued and welcomed, with unique places and spaces appreciated and actively used by all. Wanneroo will be recognised and known for its variety of lifestyle choices and strong focus on the health and wellbeing of the people who live there. Age and ability will be no barrier, with accessible facilities and activities available to all who want to participate in recreation or by taking a journey of learning and discovery. Wanneroo will be a City where people have opportunities to come together, interact and connect with others at cultural, educational, social and sporting events, strengthening the sense of community and belonging.

Priority 1.1 - Value the contribution of all people

Wanneroo will have opportunities for all ages, abilities, cultures and genders to be included and to contribute to the wider community. People in Wanneroo will have access to a wide variety of programs and services that assist with mental and physical health, and personal wellbeing. Volunteers will also provide highly valued contributions in the community.

Priority 1.2 - Valued public places and spaces

Wanneroo will have distinctive, accessible places and spaces that are valued by the community, and support human interaction and technology connection. The urban design of public areas will provide green, natural places and spaces that meet the needs of people and complement the character and identity of local areas.

Priority 1.3 - Facilities and activities for all

Wanneroo will have easy to access facilities that provide opportunities for people to take part in a range of activities regardless of their age or ability. All facilities and activities will provide benefit to our community and support active, healthy and inclusive lifestyles.

Priority 1.4 - Bringing people together

Wanneroo will have a range of programs and services promoting community connection to build the sense of belonging for people of all backgrounds. The capacity and skills of local

Community groups will be developed to enable them to provide fun and engaging events that will be valued by the local community and known throughout the region.

Priority 1.5 - Learning and discovery choices

Wanneroo will provide a range of choices for people to actively learn and discover, through programs and activities that assist with lifelong learning. Opportunities will be available for all people and developed to meet the range of needs they have.

Goal 2: A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences

In 2031, Wanneroo will be a City with a strong cultural and historical identity that respects and celebrates the Aboriginal and global cultures that form its distinctive community. Places and spaces are enhanced by various art forms, developed by creative local people to provide engaging experiences that represent the City's varied cultures and heritage. Wanneroo will be a tourism destination of choice, with stunning natural attractions, significant Aboriginal and other heritage sites, and exceptional experiences for families and adventure seekers to actively explore or relax and unwind.

Priority 2.1 - Valuing cultures and history

Wanneroo will be a City that utilises the strength of cultural diversity and the unique history of the area to shape a stronger community. The people of Wanneroo will appreciate and celebrate the City's unique Aboriginal and other diverse global cultures and histories.

Priority 2.2 - Arts and local creativity

Wanneroo will be a City that values the arts and other creative industries, providing opportunities and experiences for local people to be involved in creative programs and activities that help increase community connection, personal wellbeing and economic benefits.

Priority 2.3 - Tourism opportunities and visitor experiences

Wanneroo will be a great place to visit, with local, domestic and international visitors truly valuing the City's character, unique natural scenery and cultural traditions. There will be many offerings and experiences available for people, including nature-based, leisure or relaxation activities and interactive technologies to further enhance experiences.

Goal 3: A vibrant, innovative City with local opportunities for work, business and investment

In 2031, Wanneroo will be a City with a strong local economy where businesses, entrepreneurs and industries grow and thrive. Wanneroo will be seen as a great location to do business and invest, offering employment and skills development opportunities to local people so that they prosper. There will be strong business networks with enhanced collaboration and partnership working across private and public sectors, allowing local innovation to accelerate in the best business hubs in the region.

Priority 3.1 - Strong and diverse local economy

Wanneroo will have a strong economy where local business is valued, supported and promoted. A diverse industry base will be encouraged in order to support economic resilience and allow people to access business services and employment opportunities.

Priority 3.2 - Attract and support new and existing business

Wanneroo will be a City where new and existing businesses grow and thrive. Local businesses will have access to information, networks and services to assist them in developing their capacity, allowing them to flourish and contribute to a strong local economy.

Priority 3.3 - Plan, develop and activate employment locations

Wanneroo will have a wide variety of employment locations ranging from town centres of various sizes to large industrial hubs. Employment locations will be easily accessible and enhance business collaboration, strengthening the Wanneroo economy and providing diverse employment opportunities for local people.

Priority 3.4 - Develop local jobs and skills

Wanneroo will be a City that has a range of opportunities for people to work locally and develop their skills, so that individuals and local businesses can prosper and grow.

Priority 3.5 - Opportunities for investment

Wanneroo will be a City known as a distinctive place to invest for both public and private sectors, attracting development and infrastructure to improve the regional economy. Wanneroo will be a City that invests back into the community, helping keep wealth in the local area.

Goal 4: A sustainable City that balances the relationship between urban growth and the environment

In 2031, Wanneroo will be a City of natural beauty and variety appreciated by all, contributing to the overall sense of belonging people in the area have. The natural landscape is respected for its importance to future generations, with the growth and development of the City being balanced with the protection of the natural environment and social values. Wanneroo will be a place where natural resources are valued, and used effectively within the City's strong circular economy. It will be a City that addresses climate change, ensuring responsible planning to manage any future impacts and reducing the City's contribution to climate change.

Priority 4.1 - Plan for climate change

Wanneroo will be a City known for future proofing against climate change, with strong plans in place to lessen the impacts caused by increased temperatures, lower rainfall, extreme weather events and rising sea levels. The City will also reduce its contribution to climate change by setting appropriate emissions targets and measures.

Priority 4.2 - Manage and protect local Biodiversity

Wanneroo will be a City that values its unique local vegetation, animals and eco-systems, ensuring their protection from future challenges. High quality local vegetation and habitat of significance is retained and used during the creation of new places and spaces, providing local nature experiences that are appreciated by all.

Priority 4.3 - Manage natural assets and resources

Wanneroo will be known for its successful management and use of natural assets and resources. The City will harness the use of water, wind and solar to benefit the community and natural assets such as beaches, reserves, parklands and wetlands will be managed in a way that enhances the connection of people to the natural landscape.

Priority 4.4 - Manage waste and its impacts

Wanneroo will be a City known for creating and promoting waste management solutions that protect the local environment for future generations. Waste will be a valuable resource within the City's strong circular economy, and one where understanding of the impacts of waste and the value of recycling is of importance to the future of the City.

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

In 2031, Wanneroo will be a City developed to provide for all, and one that puts community at the heart of future design in creating affordable, liveable and connected places. Wanneroo will be a City where land is put to optimum use, providing housing choice and economic opportunities. The City will be travel friendly with balanced and sustainable transport choices to move around either by foot, bicycle, bus, car or train. Wanneroo will be a place that meets the expectations of the community by creating an exciting environment for people to live, work and recreate. Wanneroo will be a safe and secure City, allowing the people in the community to develop and thrive in a supportive and inspiring environment that builds local connection and shared experiences.

Priority 5.1 - Develop to meet current need and future growth

Wanneroo will be a City designed and developed to meet the needs of all people, and feature a range of housing options for the City's growing population. The City will use its natural assets to complement built infrastructure creating a strong connection between people and places.

Priority 5.2 - Plan for and manage land use

Wanneroo will be a City that effectively plans for and manages land use to support the economy, accommodate the City's growing community and to protect the environment.

Priority 5.3 - Manage and maintain assets

Wanneroo will be a City known for having high quality new and existing assets that are well managed, maintained to be fit for purpose and valued by local communities. The City's assets will be future proofed by design and also provide maximum return on investment into the future.

Priority 5.4 - People can move around easily

Wanneroo will be a City known for having various options to move around in convenient ways, allowing easy access to social and business opportunities. There will be connected infrastructure in place to travel by foot, bicycle, bus, car or train.

Priority 5.5 - People feel safe in public places

Wanneroo will be a City where people feel safe, and are able to live actively and recreate freely. Local agencies and groups will be at the heart of developing programs to create more connected communities, ensuring all people feel supported and secure.

Priority 5.6 - Prepared and resilient

Wanneroo will be a City where support is available for people to plan, prepare and recover from emergencies, ensuring minimum disruption to everyday life.

Goal 6: A future focused City that advocates, engages and partners to progress the priorities of the community

In 2031, Wanneroo will be a City where all people have the opportunity to be heard and engaged with future development and decision making in the area. The City will be recognised for its approach to working with others, having developed meaningful relationships that benefit communities. Wanneroo will be a place where people feel informed about what is available to them and where communication is the main driver for interaction and participation, tailored to meet the needs of all people to increase the feeling of inclusion.

Priority 6.1 - Advocate in line with community priorities

Wanneroo will be a City that uses a 'whole of community' approach to proactively promote the interests of the community to other decision-making agencies such as State and Federal Government, to ensure that the needs of the local community are met.

Priority 6.2 - Actively seek to engage

Wanneroo will be a City where all people have opportunities to be engaged in decision-making and future planning. There will be a range of traditional and digital engagement options available for people to have their say, collaborate and participate, that ultimately increase community outreach and involvement.

Priority 6.3 - Build local partnerships and work together with others

Wanneroo will be a City that builds and encourages local and regional partnerships to meet common goals. The City also will work closely with State agencies and other stakeholders in planning, service delivery and resourcing to meet the needs of the community.

Priority 6.4 - Understand our stakeholders and their needs

Wanneroo will be a City that understands the needs and requirements of all stakeholders, involving and engaging with them at the right time and in the most appropriate and accessible ways. Understanding stakeholders will assist in providing unique perspectives and important considerations in decision-making.

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

In 2031, Wanneroo will be a City that has a clear and shared future. It will be a City with open and informed decision-making, where all people have the opportunity to participate in issues that are important to them. Wanneroo will be a place reliably managed by those governing and will empower community leaders to assist in the development of the City's future. The City will be a place where regulations and rules are clear, understandable and responsive to ensure they meet the needs of the community. All people will be able to access data, information and services when they are needed.

Priority 7.1 - Clear direction and decision making

The City of Wanneroo will have a clear plan for the future and be able to demonstrate successful results. Decision-making will focus on achieving the best outcomes and be in line with the Vision, Goals and Priorities informed by the community.

Priority 7.2 - Responsibly and ethically managed

The City of Wanneroo will be managed responsibly to ensure a long-term, sustainable future. The City will have effective governance arrangements and ethical leadership that is open and transparent, ensuring a clear understanding of roles and accountabilities.

Priority 7.3 - Anticipate and adapt quickly to change

The City of Wanneroo will be agile and adapt to the changing political, environmental, social, technological, economic and legal landscape within which it operates. The City of Wanneroo will be a strong community leader and have a deep understanding of global, national and local risks and their potential impacts on the community into the future.

Priority 7.4 - Promote offerings, opportunities and initiatives

The City of Wanneroo will promote all offerings, opportunities and initiatives to those living in the area to enhance the connection between the City and its stakeholders. People will be informed about activities, events, experiences, programs and services and be made aware of key projects taking place in the area.

Priority 7.5 - Customer focused information and services

The City of Wanneroo will provide a highly valued customer experience for people accessing the City. It will be an open organisation with access to data, information and services. People will be able to address their needs through a variety of traditional and digital interfaces through interaction with a skilled and agile workforce, offering a seamless customer experience.

Corporate Business Plan 2022/23 – 2025/26

The City of Wanneroo ***Corporate Business Plan*** contains the same key objectives and strategies as the *Strategic Community Plan*, with the addition of specific operational priorities and initiatives the City will focus on over the next four years. This Plan ensures the City will deliver services in line with and community aspirations and priorities.

Resource Planning

Resourcing Plans are the City of Wanneroo documents that outline the City's long-term sustainability planning. Resource planning is informed by the aspirations and key objectives of the *Strategic Community Plan* and support the implementation of the *Corporate Business Plan*.

The City's resource planning currently includes:

- **The Long Term Financial Plan (this document):** Provides an outline of the financial position of the City over the next 20 years. It plans for the City's long term financial sustainability and allows early identification of financial issues and their longer term impacts

- **The Asset Management Strategy and plans:** Describes how the City's assets will meet the service delivery needs of the community into the future. It plans for the long term sustainable management of assets based on a 'whole of life' and 'whole of organisation' approach.

- **Workforce Strategy 2021-2031:** Provides an outline of the City's workforce requirements and workforce strategies needed to deliver services into the future. It plans for the long-term delivery of current and future operations of the organisation.

Our Services

The City provides an extensive range of services to the community which fall into the following programs prescribed under *the Local Government (Financial Management) Regulations 1996*. Estimates of expenditure and income have been calculated for each of these programs in this Long Term Financial Plan:

- **Governance** — support of members of Council (Elected Members) and administration and operation of services and facilities to support the Council function.
- **General purpose funding** — expenses and income associated with levying and collecting Rates, Waste Service Fees, general purpose Grants and Interest from investments.
- **Law, Order and public safety** — expenses and income principally associated with the Regulatory Services. This includes administration and implementation of various local laws, animal control (licencing and enforcement), fire prevention and emergency services.
- **Health** — monitoring of food quality and licensing of food premises and pest control measures (e.g. mosquito control).
- **Education and welfare** — operation of day care centres and senior citizens' centres.
- **Community amenities** — operation of Waste services (rubbish collection, disposal and recycling), town planning and development and urban stormwater drainage functions.
- **Recreation and culture** — maintenance of halls, various sporting grounds and facilities, ovals, golf courses, parks and reserves. The operation of libraries and cultural centres are also included.
- **Transport** — maintenance of streets, roads, bridges, parking areas and footpaths, including street cleaning and lighting of streets. Costs associated with operation of works depot/s are also included.
- **Economic services** — building control services (licences), support for any local tourist centre, area promotion and economic development initiatives undertaken.
- **Other property and services** — private works undertaken and operating and maintenance costs of the plant and equipment used in maintenance and construction works.

Service Delivery

It is proposed that existing service levels will be maintained for all operational areas in the short term. However, a key objective for the City is to align existing service levels with the longer term need to fund the provision of infrastructure and renewal obligations. Operational efficiencies will therefore be sought that do not impact on quality of service.

Definitions

Gross Rental Valuation (GRV)

Method of Rating that involves an annual rental value being determined by the Valuer General for a property with a Rate–in-the-dollar amount set by the Council applied to that value to determine the annual Rates charge.

General funds

Defined as rates and general purpose grants as per Section 6.23 of the *Local Government Act 1995*:

> ***"general funds"*** *means the review of income from —*
>
> *(a) general Rates;*
>
> *(b) Government grants which were not given to the local government for a specific purpose; and*
>
> *(c) such other sources as are prescribed.*

Maintenance expenditure

For the purpose of this review, maintenance expenditure is defined as spending on an existing asset which is periodically or regularly required as part of the anticipated schedule of works to ensure that the asset achieves its economic life or period of service between renewal.

Maintenance expenditure:

- does not increase the asset's service potential or life;
- is essential to ensure the safe and effective operation of the asset during its period of service;
- may be planned or unplanned;
- includes associated labour costs as well as costs of materials and contractors; and
- can include both annual routine maintenance, and the rehabilitation of assets that have prematurely degraded because they were not routinely maintained in the past.

Maintenance expenditure excludes parks operating expenditure, but includes parks maintenance costs.

Operating surplus (deficit)

Defined as total operating revenue less total operating expenses; i.e. it excludes any non-operating amounts (e.g. non-operating grants and subsidies; non-operating contributions, reimbursements and donations; contributions for the development of assets; profit on asset disposals; and loss on asset disposals).

Renewals capital expenditure

Renewals capital expenditure is defined as expenditure on an existing asset which returns the service potential or the life of the asset to its original level. This can involve an asset being periodically renewed to reinstate its service potential or being replaced at the end of its economic life. As it reinstates existing service potential, it has no impact on revenue, but may reduce further operating and maintenance expenditure if completed at the optimum time. Such expenditure is capitalised.

Unimproved valuation (UV)

Method of Rating that involved the estimation of a property's value in an 'unimproved' condition.

Upgrade capital expenditure

Upgrade capital expenditure involves expenditure on an existing asset, which enhances that asset so as to provide a level of service that is greater or increases the life of the asset beyond that which it had originally. As the expenditure increases the asset's service potential or life beyond its original level, it is capitalised not expensed.

Own source revenue

Own source revenue relates to revenue that is raised by the local government, such as Rates, service charges, fees and user charges, interest income, reimbursements and profit on disposal of assets. It excludes such items as Grants, Contributions and donations from external organisations, State and Federal Government.

Acronyms

CPI	Consumer Price Index
NPV	Net Present Value
GRV	Gross rental valuation
UV	Unimproved valuation
WA	Western Australia
WATC	Western Australia Treasury Corporation

Disclaimer

This report is provided for informational purposes only and may not be relied upon by any person except with the City of Wanneroo's express written consent. The City acknowledges that the report may be made available to the public, without obtaining the City's consent.

This report is subject to any assumption noted in it, as well as the assumption that the current economic, political or commercial environment does not materially change. The City does not warrant or guarantee any outcome or prediction in this report, or arising from reliance on it.

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CS02-12/22 Financial Activity Statement for period ended 31 October 2022

File Ref: 43017V02 – 22/423491
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: 4

Issue

To consider the Financial Activity Statement for the period ended 31 October 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 October 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 revised budget.

Overall Comments Month-to-Date

Results from Operations
The Financial Activity Statement report for the month of October shows an overall favourable variance from Operations before Non-Operating Revenue and Expenses of $2.2m.

The favourable variance is mainly due to higher income from Rates, Interest Earnings, Fees & Charges and Other Revenue combined with lower spends in Materials, Contracts, Depreciation, Utility and Employee Costs.

Description	Current Month - October 2022					
	Actual $m	Revised Budget $m	Variance $m	Variance %		Comments
Operating Revenue	3.5	2.9	0.6	20.7	G	Overall favourable variance is mainly due to higher revenue from Rates, Fees & Charges Interest Earnings and Other Revenue partially offset by lower Operating Grants, Subsidies & Contributions. Please refer to Notes 1, 2, 3, 4 and 5.
Operating Expense	(17.3)	(18.9)	1.6	8.5	G	The favourable variance is mainly due to lower Employee Costs, Materials & Contracts Expenses, Utility Charges and Depreciation. Please refer to notes 6, 7, 8, and 9 for further details.
Result from Operations	**(13.8)**	**(16.0)**	**2.2**	**13.8**		

Capital Program

During October 2022, $4.9m was spent on various capital projects of which $2.6m was spent on Fleet Management and Sports Facilities (**Attachment 2** for more details).

Description	Month Actual $m	Month Revised Budget $m	% Complete of Month Revised Budget
Expenditure	4.9	7.2	68.1%

Overall Comments on Year to Date (YTD) Figures

Results from Operations

The Financial Activity Statement report for the year to date 31 October 2022 shows an overall favourable variance from Operations (before Non-Operating Revenue and Expenses) of $11.2m.

The favourable variance is mainly due to lower expenses from Materials & Contracts of $6.1m, Employee Costs of $1.3m, Depreciation of $876k, Utility Charges of $346k and higher revenue from Rates of $869k, Operating Grants, Subsidies & Contributions of $734k, Interest Earnings of $536k, Other Revenue of $232k and Fees & Charges of $390k.

Description	Year-To-Date October 2022					
	Actual $m	Revised Budget $m	Variance $m	Variance %		Comments
Operating Revenue	190.6	187.9	2.7	1.4	G	Overall favourable variance is mainly due to higher revenue from Rates, Operating Grants, Subsidies & Contributions, Interest Earnings, Other Revenue and Fees & Charges. Please refer to Notes 1, 2, 3, 4 and 5.
Operating Expense	(65.8)	(74.3)	8.5	11.4	G	The favourable variance is mainly due to lower Employee Costs, Materials & Contracts, Utility Charges and Depriciation partially offset by higher Insurance and Interest Expenses. Please refer to notes 6, 7, 8, and 9 for further details.
Result from Operations	**124.8**	**113.6**	**11.2**	**9.9**		

Capital Program

At the end of October 2022, $13.2m expended on various capital projects of which $3.9m was spent on Sports Facilities, $4.0m on Fleet Management and $1.0m on Roads. (Refer **Attachment 2** for Top Capital Projects 2022/23).

Description	YTD Actual $m	YTD Revised Budget $m	% Complete of YTD Revised Budget	Annual Revised Budget $m	% Complete of Annual Revised Budget
Expenditure	13.2	28.7	46.0%	86.2	15.3%

Investment Portfolio Performance

Portfolio Value $m	Monthly Weighted Return	Comments
524.8	2.79%	Portfolio balance has increased by $6.0m from September 2022. The monthly weighted return is 2.79% which is above the set benchmark (12 months UBS Australia Bank Bill Index) by 2.03%. (Refer to **Attachment 3** for more details)

Detailed Analysis of Statement of Comprehensive Income

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

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

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 OCTOBER 2022

Description	Current Month						Year to Date					Annual				
	Actual	Revised Budget	Variance			Notes	Actual	Revised Budget	Variance			Adopted Budget	Revised Budget	Variance		Notes
	$	$	$	%			$	$	$	%		$	$	$	%	
Revenues																
Rates	52,221	10,000	42,221	422.2	G	1	145,671,298	144,802,515	868,783	0.6	G	147,290,515	147,290,515	0	0	1
Operating Grants, Subsidies & Contributions	359,351	469,478	(110,127)	(23.5)	R	2	2,511,114	1,777,123	733,991	41.3	G	5,596,390	5,596,390	0	0	2
Fees & Charges	1,863,462	1,788,939	74,523	4.2	G	3	39,021,613	38,631,659	389,954	1.0	G	51,292,833	51,292,833	0	0	3
Interest Earnings	1,119,259	542,851	576,408	106.2	G	4	2,985,102	2,448,792	536,310	21.9	G	7,024,598	7,024,598	0	0	4
Other Revenue	96,231	74,938	21,293	28.4	G	5	459,456	227,460	231,996	102.0	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	**3,490,523**	**2,886,206**	**604,317**	**20.9**			**190,648,582**	**187,887,549**	**2,761,033**	**1.5**		**211,878,655**	**211,878,655**	**0**	**0**	
Expenses																
Employee Costs	(6,452,518)	(7,041,745)	589,227	8.4	G	6	(26,797,774)	(28,048,789)	1,251,015	4.5	G	(83,660,259)	(83,660,259)	0	0	6
Materials & Contracts	(6,371,397)	(6,821,261)	449,864	6.6	G	7	(20,961,706)	(27,088,900)	6,127,194	22.6	G	(79,704,653)	(79,481,682)	222,971	0	7
Utility Charges	(783,920)	(1,141,504)	357,584	31.3	G	8	(3,176,822)	(3,522,554)	345,732	9.8	G	(10,380,146)	(10,380,146)	0	0	8
Depreciation	(3,215,964)	(3,434,898)	218,934	6.4	G	9	(12,863,857)	(13,739,618)	875,761	6.4	G	(41,218,774)	(41,218,774)	0	0	9
Interest Expenses	(357,056)	(355,839)	(1,217)	(0.3)	A		(1,429,911)	(1,423,356)	(6,555)	(0.5)	A	(4,264,103)	(4,264,103)	0	0	
Insurance	(125,372)	(132,843)	7,471	5.6	G		(519,978)	(487,149)	(32,829)	(6.7)	A	(1,439,911)	(1,439,911)	0	0	
Total Operating Expenditure	**(17,306,226)**	**(18,928,090)**	**1,621,864**	**8.6**			**(65,750,047)**	**(74,310,366)**	**8,560,319**	**11.5**		**(220,667,846)**	**(220,444,875)**	**222,971**	**0**	
RESULT FROM OPERATIONS	**(13,815,703)**	**(16,041,884)**	**2,226,181**	**13.9**			**124,898,535**	**113,577,183**	**11,321,352**	**10.0**		**(8,789,191)**	**(8,566,220)**	**222,971**	**(3)**	
Non Operating Revenue & Expenses																
Non Operating Grants, Subsidies & Contributions	595,525	1,503,312	(907,787)	(60.4)	R	10	5,194,625	6,891,394	(1,696,769)	(24.6)	R	21,965,725	22,713,135	747,410	3	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)	R	11	818,769	851,944	(33,176)	(4)	R	2,555,831	2,555,831	0	0	11
Loss on Assets Disposals	(201,437)	(71,775)	(129,662)	(180.7)	G	11	(201,437)	(287,100)	85,663	29.8	G	(861,296)	(861,296)	0	0	11
TPS* & DCP** Revenues	2,283,007	1,770,705.00	512,302	28.9	G	12	6,233,710	5,948,820	284,890	4.8	G	29,069,490	29,072,060	2,570	0	12
TPS* & DCP** Expenses	(381,559)	(12,731,483)	12,349,924	97.0	G	13	(720,143)	(17,082,474)	16,362,331	95.8	G	(24,348,082)	(24,348,082)	0	0	13
Contributed Physical Assets	3,179,958	2,070,700	1,109,258	53.6	G	14	5,582,085	8,282,800	(2,700,715)	(32.6)	R	24,848,400	24,848,400	0	0	14
Total Non Operating Revenue and Expenses	**5,475,494**	**(7,245,555)**	**12,721,049**	**(175.6)**			**16,907,609**	**4,605,384**	**12,302,225**	**267.1**		**53,101,486**	**53,851,466**	**749,980**	**1**	
NET RESULT (OPERATING & NON OPERATING)	**(8,340,209)**	**(23,287,439)**	**14,947,230**	**64.2**			**141,806,144**	**118,182,567**	**23,623,577**	**(20.0)**		**44,312,295**	**45,285,246**	**972,951**	**2**	
Other Comprehensive Income	**0**	**0**	**0**	**0.0**			**0**	**0**	**0**	**0.0**		**0**	**0**	**0**	**0**	
TOTAL COMPREHENSIVE INCOME	**(8,340,209)**	**(23,287,439)**	**14,947,230**	**64.2**			**141,806,144**	**118,182,567**	**23,623,577**	**20.0**		**44,312,295**	**45,285,246**	**972,951**	**2**	

*TPS=Town Planning Schemes
**DCP=Developers Contribution Plans

Key

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

Revenues

Note 1 Rates

Month to Date - (Actual $52k, Revised Budget $10k)

The variance is favourable by $42k due to timing differences of interim rates.

Year to Date - (Actual $145.7m, Revised Budget $144.8m)

The favourable variance of $869k mainly due to timing differences of interim rates.

Note 2 Operating Grants, Subsidies & Contributions

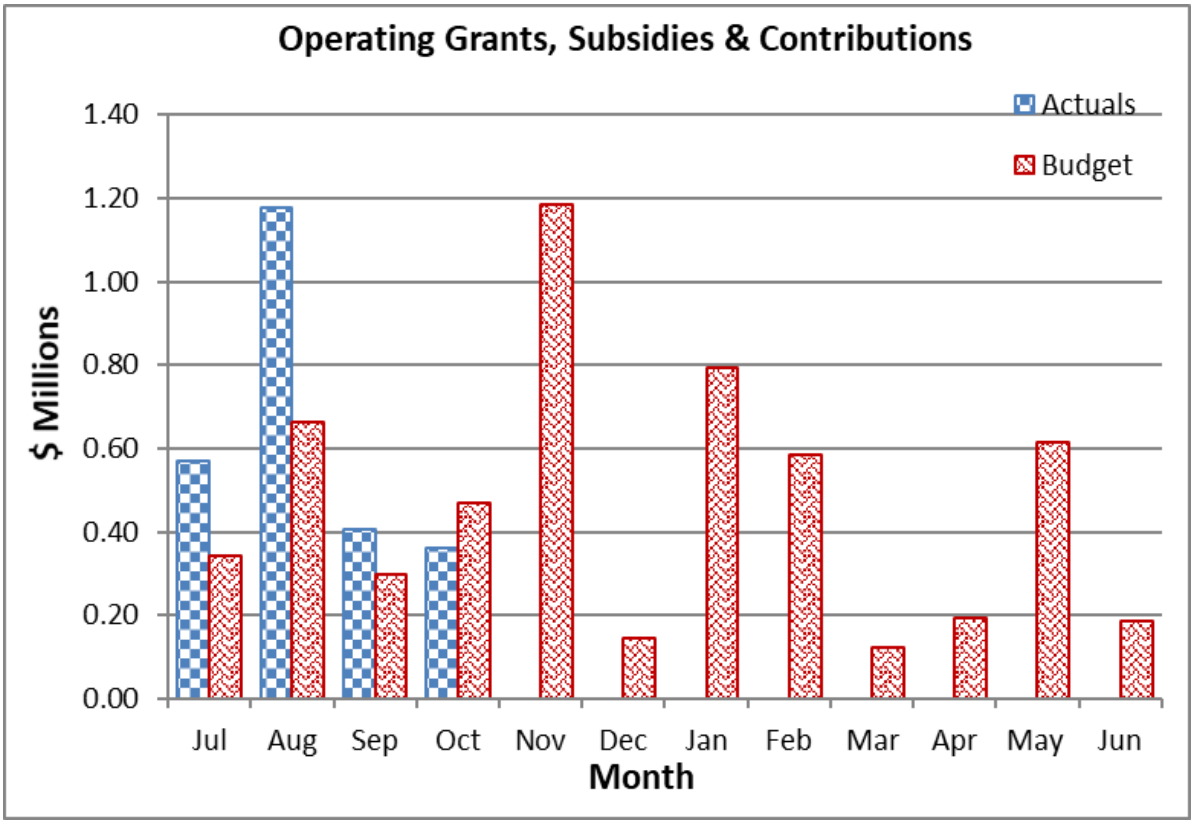
Month to Date - (Actual $359k, Revised Budget $469k)

The variance is unfavourable by $110k mainly due to lower than expected Court fees reimbursements of $74k from Ratepayers and loss of income from Charity Golf Day Cash Sponsorships of $40k, due to event been removed from the annual events calendar. Associated budget related to Charity Gold Day income will be removed via midyear budget review process.

Year to Date - (Actual $2.5m, Revised Budget $1.8m)

Favourable Variance of $734k mainly due to:

- Early receipt of Finance Assistance Grant income of $294k;
- Early receipt of park maintenance cash contribution of $280k from Department of Education; and
- Receipt of reimbursement income from Domestic Recycled Material Scheme of $157k.



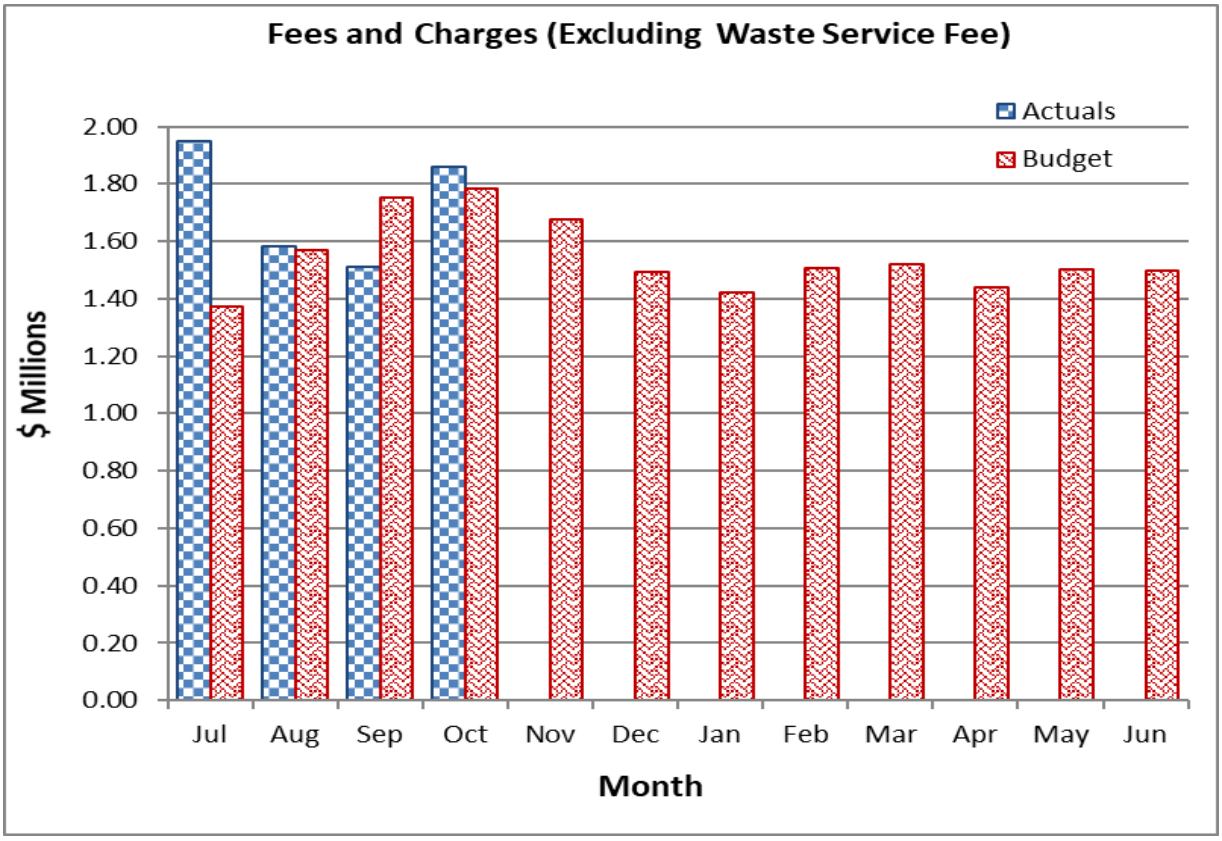
Note 3 Fees and Charges

Month to Date - (Actual $1.9m, Revised Budget $1.8m)

The favourable variance for October 2022 is $75k, mainly due to higher Booking Fee income from various community centres and sports facilities of $237k, partially offset by lower license fee income from food safety and land development applications of $107k, lower user entry and booking fee income of $54k from various community facilities.

Year to Date - (Actual $39.0m, Revised Budget $38.6m)

The variance is favourable by $390k is mainly due to higher income from booking fees from various community centres and sports facilities of $873k and property lease income from various facilities of $105k partially offset by lower income generated by various community facilities fees and charges of $429k and user entry fee income of $167k.



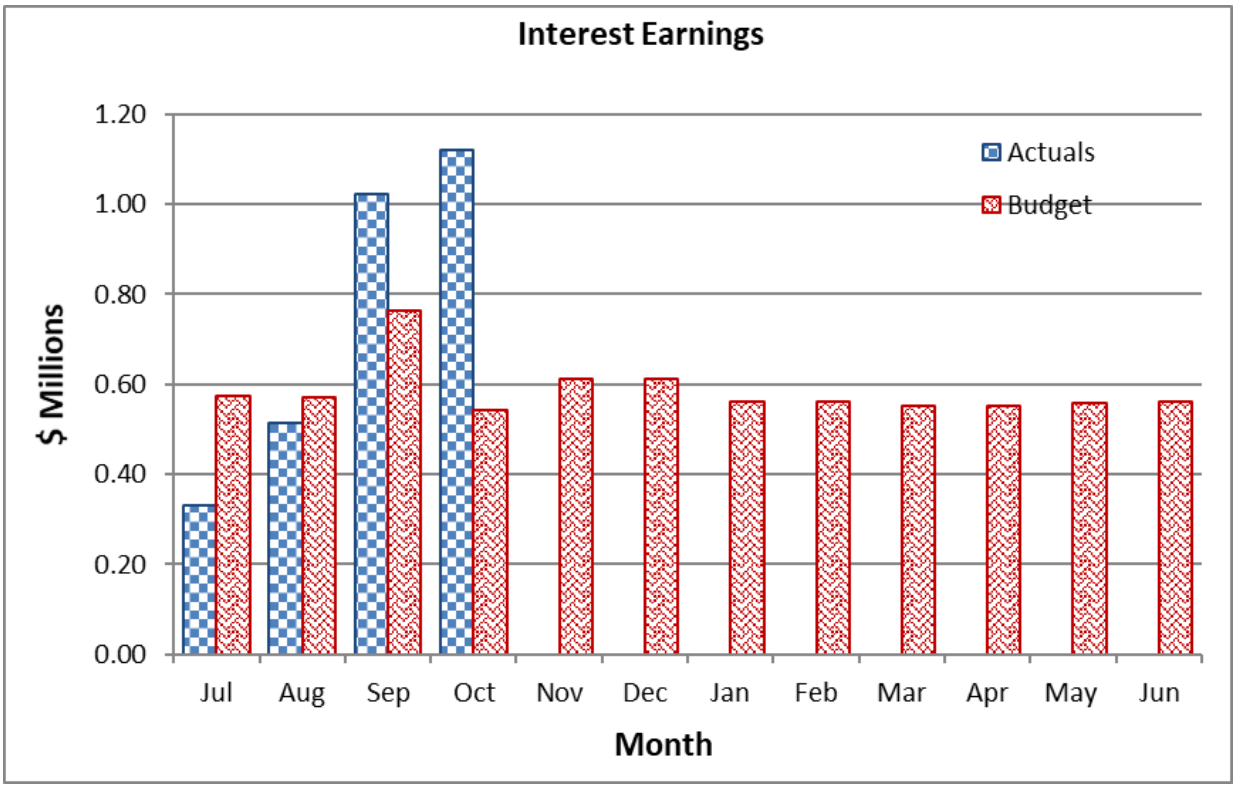
Note 4 Interest Earnings

Month to Date - (Actual $1.1m, Revised Budget $543k)

The favourable variance of $576k for the month is mainly due to higher interest income generated from investments of $479k and higher interest earned from unpaid Rates and Rates Instalment plans of $97k.

Year to Date - (Actual $3.0m, Revised Budget $2.4m)

The variance is favourable by $536k due to higher Interest Earnings from investments than expected.



Note 5 <u>Other Revenue</u>

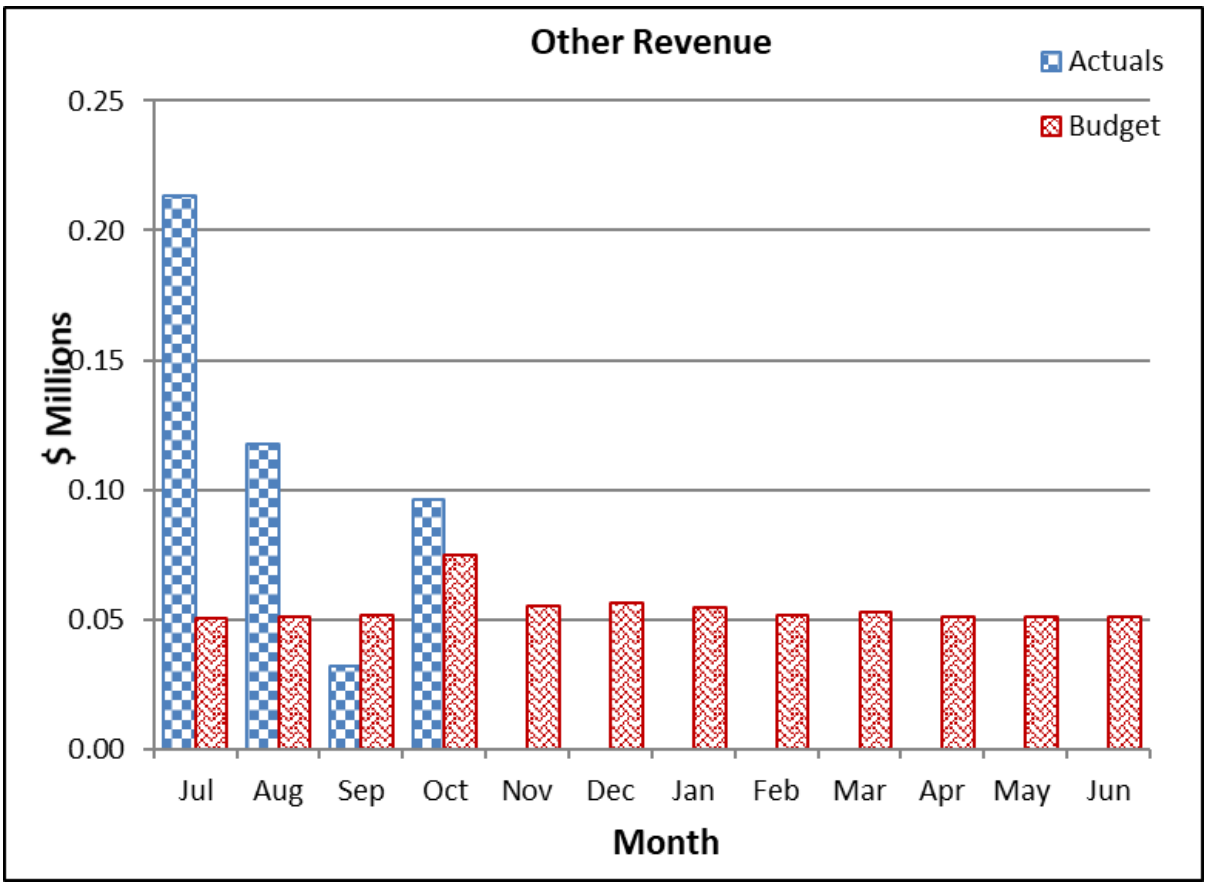
Month to Date - (Actual $96k, Revised Budget $75k)

The favourable variance of $21k for the month is mainly due to sand and limestone extraction revenue related to Neerabup industrial area.

Year to Date - (Actual $459k, Revised Budget $227k)

The variance is favourable by $231k due to higher than expected revenue from sand and limestone extraction revenue related to Neerabup industrial area of $300k partially offset by lower fuel tax rebate of $69k.

Review of annual revenue forecast will be undertaken for revenue from sand and limestone extraction related to Neerabup industrial area and amendments will be incorporated to the Mid -Year Budget review Process.



Expenses

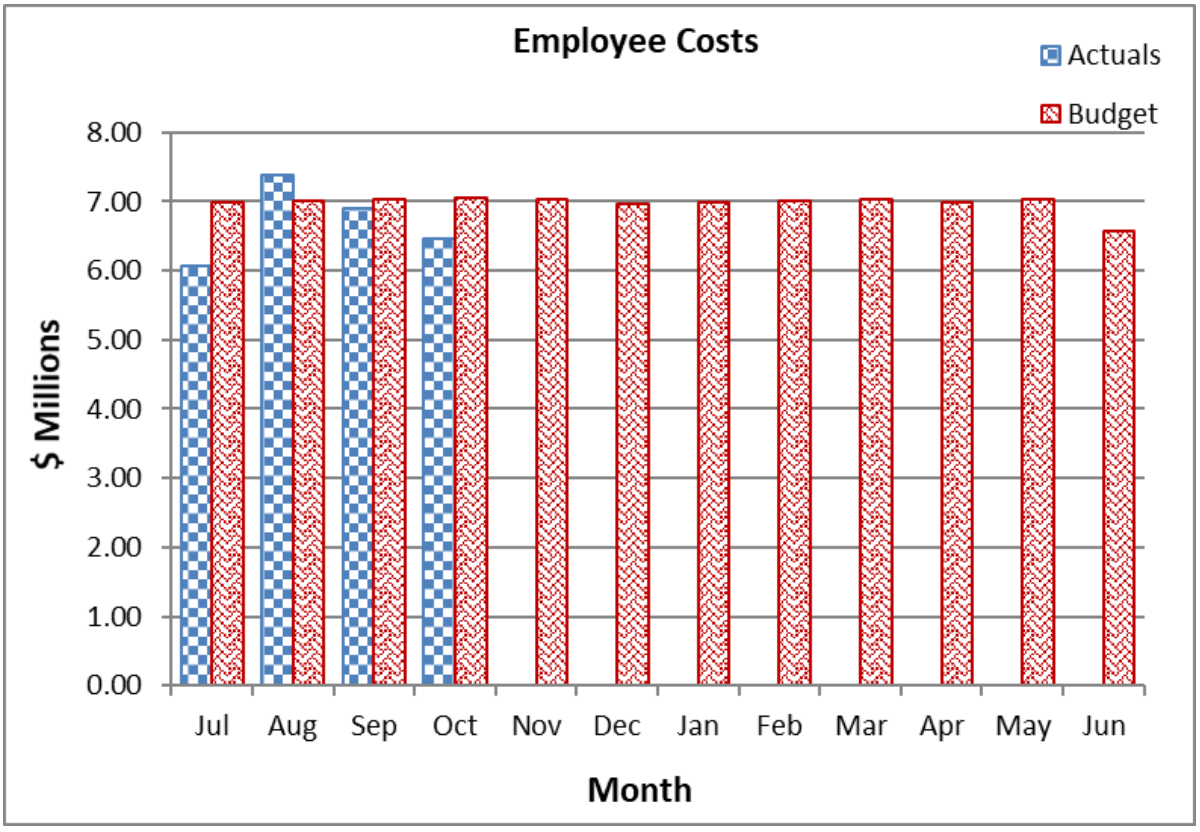
Note 6 Employee Costs

Month to Date - (Actual $6.5m, Revised Budget $7.0m)

The favourable variance of $589k, is a result of deferment of backfilling certain vacant roles due to current market conditions.

Year to Date - (Actual $26.8m, Revised Budget $28.0m)

The variance is favourable by $1.3m mainly due to deferment of backfilling certain vacant roles.



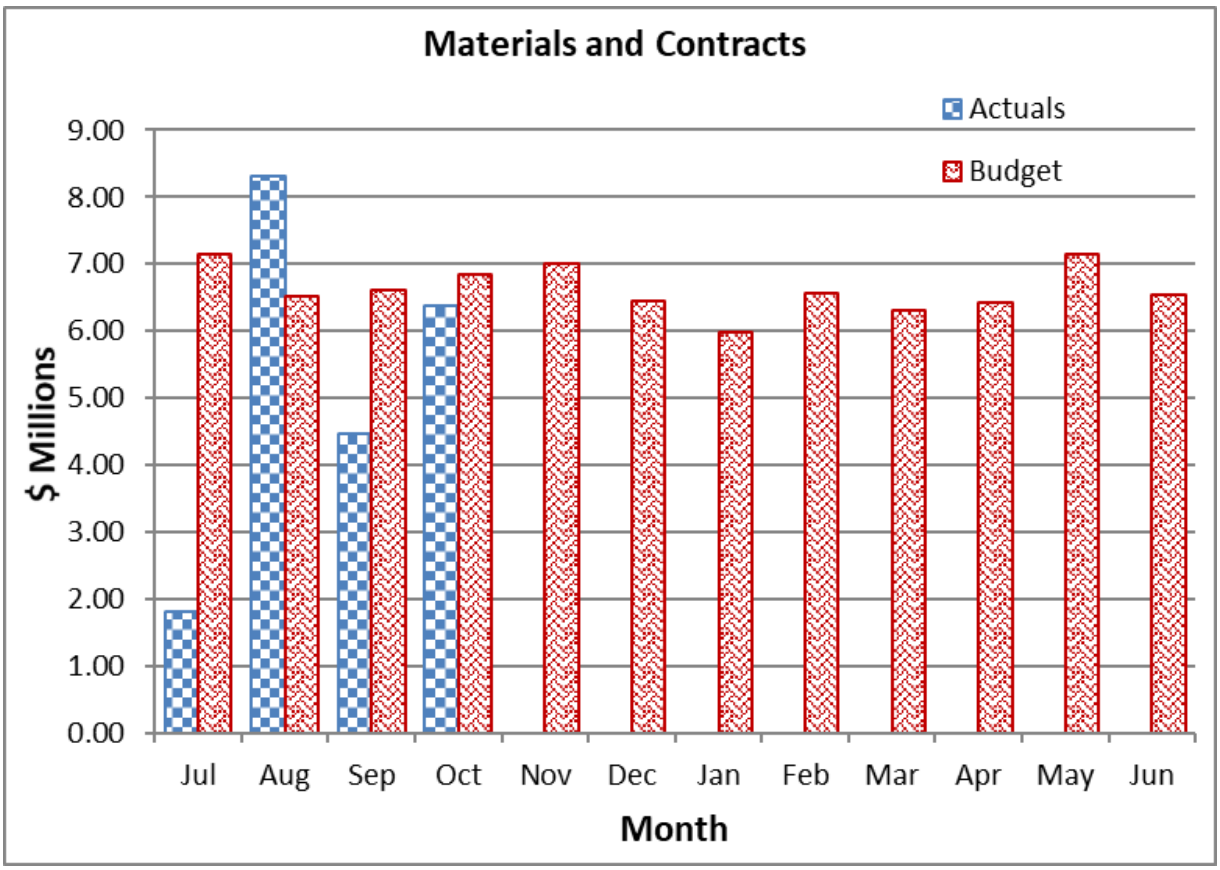
Note 7 Materials and Contracts

Month to Date - (Actual $6.4m, Revised Budget $6.8m)

The favourable variance $450k is mainly due to timing differences in various contract expenses across the City.

Year to Date - (Actual $21.0m, Revised Budget $27.1m)

The variance is favourable by $6.1m mainly due to timing differences in various contract expenses of $4.3m and deferment of refuse removal expenses of $1.8m.



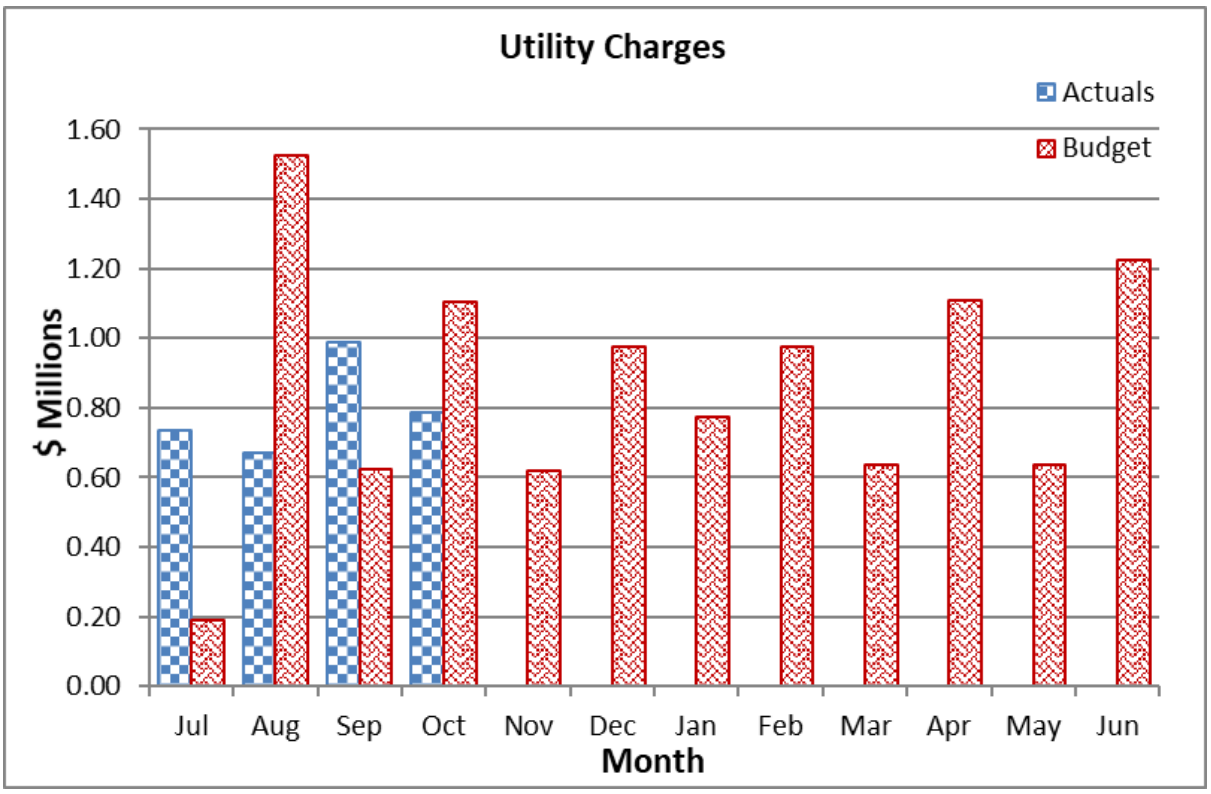
Note 8 Utility Charges

Month to Date - (Actual $784k, Revised Budget $1.1m)

The variance is favourable by $358k mainly due to delay in receiving of actual electricity bills related to various parks and community facilities.

Year to Date - (Actual $3.2m, Revised Budget $3.5m)

The favourable variance of $346k is mainly due to delay in receiving of actual electricity bills related to various parks and community facilities.



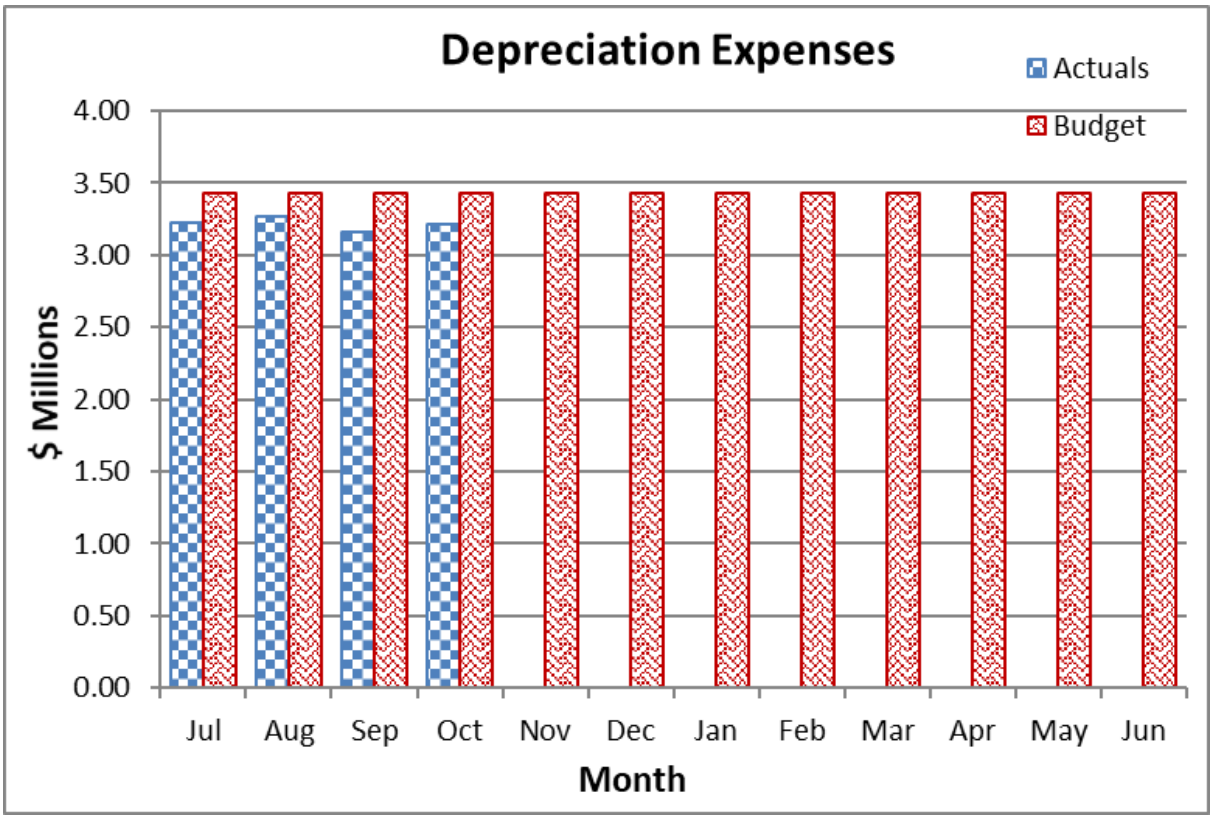
Note 9 Depreciation

Month to Date - (Estimated Actual $3.2m, Revised Budget $3.4m)

Actual depreciation is an estimated value until completion of external audit on the Statutory Financial Statements for 2021/2022. The estimated favourable variance of $219k is due to delay in completion of various capital projects.

Year to Date - (Estimated Actual $12.9m, Revised Budget $13.7m)

The estimated favourable variance of $876k 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 $596k, Revised Budget $1.5m)

The unfavourable variance of $908k is attributable to timing difference of receiving Federal Government grants.

As per the Australian Accounting Standard AASB 1058, grants with performance obligations can only be recognised upon meeting the performance obligations of the grant agreement.

Year to Date – (Actual $5.2m, Revised Budget $6.9m)

The unfavourable variance of $1.7m is mainly due to delay in meeting performance obligations as per the grant agreements for capital projects funded by Federal Government.

Note 11 Profit / Loss on Asset Disposals

Month to Date – (Combined Actual $-201k, Combined Revised Budget $141k)

The variance is unfavourable by $343k is mainly due to Profit adjustment of Tamala Park Regional Council land sales of $198k and $145k related to timing difference of disposal of residential land.

Year to Date – (Actual $617k, Revised Combined Budget $565k)

The variance is favourable by $52k is mainly due to disposal of residential land.

Note 12 Town Planning Scheme (TPS) Revenues

Month to Date – (Actual $2.3m, Revised Budget $1.8m)

The favourable variance of $512k is mainly due to timing differences of contributions from headwork.

Year to Date – (Actual $6.2m, Revised Budget $6.0m)

The favourable variance of $285k is mainly due to higher contributions from headwork.

Note 13 Town Planning Scheme (TPS) Expenses

Month to Date – (Actual $382k, Revised Budget $12.7m)

The favourable variance of $12.3m is mainly due to timing differences of contract expenses related to:

- $10.7m related to deferred contract expenses related to acquisitions of Public Open Space from Lot 9500 (264) Kingsway - 2,670m2 and public open space from Lot 2 Driver Road Darch;
- $1.0m due to delay in contract expenses related to acquisition of Public Open Space from Quito/Stockland; and
- $907k deferred contract expenses related to acquisition and development of Public Open Space from Lot 150 Landsdale $1.5m.

Year to Date – (Actual $720k, Revised Budget $17.1m)

The favourable variance of $16.4m is mainly due to timing differences of contract expenses as explained above.

Note 14 Contributed Physical Assets

Month to Date – (Actual $3.2m, Revised Budget $2.1m)

The favourable variance of $1.1m due to contribution of various infrastructure physical assets by residential land developers.

Year to Date – (Actual $5.6m, Revised Budget $8.3m)

The unfavourable variance of $2.7m due to delay in contribution of various infrastructure physical assets by residential land developers.

Statement of Financial Position (Attachment 1)

CITY OF WANNEROO

STATEMENT OF FINANCIAL POSITION

AS AT 31 OCTOBER 2022

Description	Draft 30 June 2022 Actual $	31 October 2022 Actual $	Movement $	Movement %	Notes
Current Assets	462,312,629	606,089,568	143,776,939	31.1	
Current Liabilities	(103,989,263)	(113,374,849)	(9,385,586)	(9.0)	
NET CURRENT ASSETS	**358,323,366**	**492,714,719**	**134,391,353**	**37.5**	**1**
Non Current Assets	2,375,656,088	2,383,239,048	7,582,961	0.3	**2**
Non Current Liabilities	(165,154,615)	(165,322,784)	(168,169)	(0.1)	**3**
NET ASSETS	**2,568,824,839**	**2,710,630,983**	**141,806,145**	**5.5**	
TOTAL EQUITY	**2,568,824,839**	**2,710,630,983**	**141,806,145**	**5.5**	

Note 1 - Net Current Assets

When compared to the unaudited opening position at 30 June 2022 Net Current Assets have increased by $134.4m, 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 $76.9m are mainly comprised of collectable Rates and Waste Service Fees debtors of $59.9m and Emergency Services Levy of $8.5m, with the remaining balance attributed to General Debtors of $8.5m.

Note 2 - Non-Current Assets

Non-Current Assets as at 30 October 2022 have increased by $7.6 from 30 June 2022 estimated Actuals. The movement is mainly due to increase in Work in Progress Capital Projects of $19.3m, Investments of $508k and Land of $586k partially offset by the decrease in Infrastructure Assets of $7.8m, buildings of $1.4m, Plant & Equipment of $2.1m and Furniture & Fittings of $1.4m due to estimated depreciation.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 30 October 2022 have increased by $168k due to change in the leave provisions.

Financial Performance Indicators

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

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

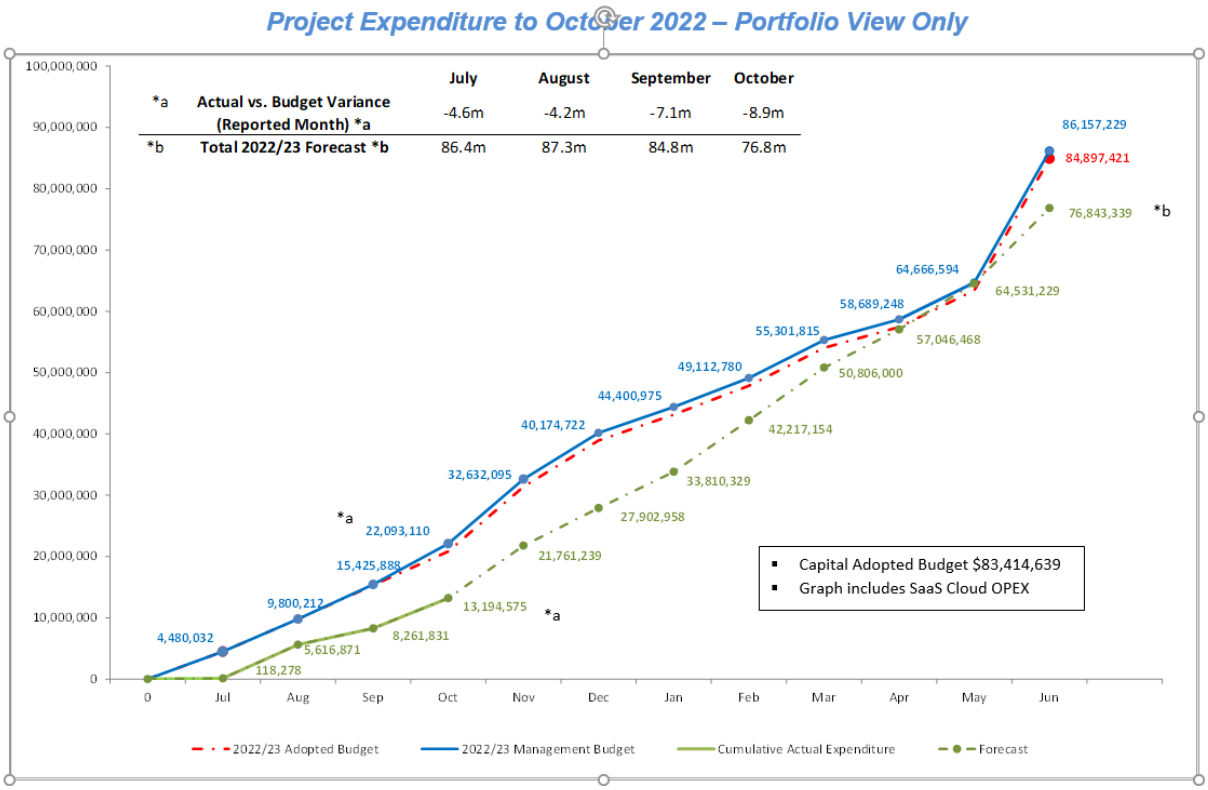
Details	DLGSCI Minimum Standard	As at 31/10/2021	As at 31/10/2022	For the month - Minimum Standard Met
Current Ratio The ability to meet short term financial obligations from unrestricted current assets. Current Assets - Restricted Current Assets (RCA) Current Liabilities (CL) - CL Associated with RCA	=>1.00:1	**2.08:1**	**2.33:1**	YES
Debt Service Cover Ratio The ability to produce enough cash to cover debt payments. Operating Surplus before Interest & Depreciation Principle & Interest Repayments	=>2.00:1	**85.85:1**	**93.9:1**	YES
Own Source Revenue Coverage Ratio The ability to cover costs through own revenue efforts. Own Source Operating Revenue Operating Expense	=>0.40:1	**2.8:1**	**2.93:1**	YES
Operating Surplus Ratio The ability to cover operational costs and have revenues available for capital funding or other purposes. Operating Revenue - Operating Expense Own Source Operating Revenue	=>0.01:1	**0.66:1**	**0.66:1**	YES

Capital Works Program

The status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual $	YTD Actual $	Revised Budget $	% Spend
Community Buildings	20	91,741	473,328	5,429,105	9%
Community Safety	8	329,154	710,967	2,522,606	28%
Conservation Reserves	4	30,358	219,128	688,712	32%
Corporate Buildings	3	8,978	28,679	803,065	4%
Environmental Offset	4	58,830	85,530	402,396	21%
Fleet Management - Corporate	6	1,416,500	3,988,539	11,360,612	35%
Foreshore Management	10	15,072	34,377	4,883,060	1%
Golf Courses	3	1,651	17,693	446,686	4%
Investment Projects	14	191,364	292,086	2,876,533	10%
IT Equipment and Software	14	203,795	805,758	7,298,550	11%
Parks Furniture	10	277,285	339,619	3,133,657	11%
Parks Rehabilitation	1	145,152	193,607	1,496,800	13%
Passive Park Development	8	15,970	- 129,316	655,829	-20%
Pathways and Trails	5	110,192	436,689	4,387,299	10%
Roads	22	679,912	1,059,324	7,921,180	13%
Sports Facilities	40	1,183,869	3,930,428	25,563,649	15%
Stormwater Drainage	4	- 65,080	2,113	189,968	1%
Street Landscaping	4	4,392	15,844	263,652	6%
Traffic Treatments	19	131,544	486,054	5,285,978	9%
Waste Management	4	102,064	204,129	547,892	37%
Grand Total	**203**	**4,932,743**	**13,194,575**	**86,157,229**	**15.3%**

During the month of October 2022, the City incurred $4.9m of capital expenditure. Up to October 2022, the City has spent $13.2m, which represents 15.3% of the $86.2m Capital Works Revised Budget.



To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 2**).

Capital Changes

The following changes are proposed to the 2022/23 Capital Works budget.

PR-1464 Recurring Program, New Mobile Garbage Bins – Additional funds of $186,000 are required to ensure an adequate stock of mobile garbage bins in store. This program is funded from the Domestic Refuse reserve, hence no bottom line impact to the City.

PR-2565 Recurring Program, Renew Leased Building Assets – An additional $120,000 is required for a power upgrade to the Yanchep Sports and Social Club building to enable completion of HVAC renewal at the site. It is proposed to fund this from PR-4384 Recurring Program, Upgrade Leased Building Assets - Minor Works where a scope deferral has resulted in surplus funds.

PR-4158 Marmion Avenue, Upgrade Street Landscaping – Additional funds of $65,000 are required to make a payment of an invoice for works completed in prior years. It is proposed to fund this from savings in PR-4233 Highclere Boulevard Marangaroo - Traffic Management Scheme due to a reduction in scope.

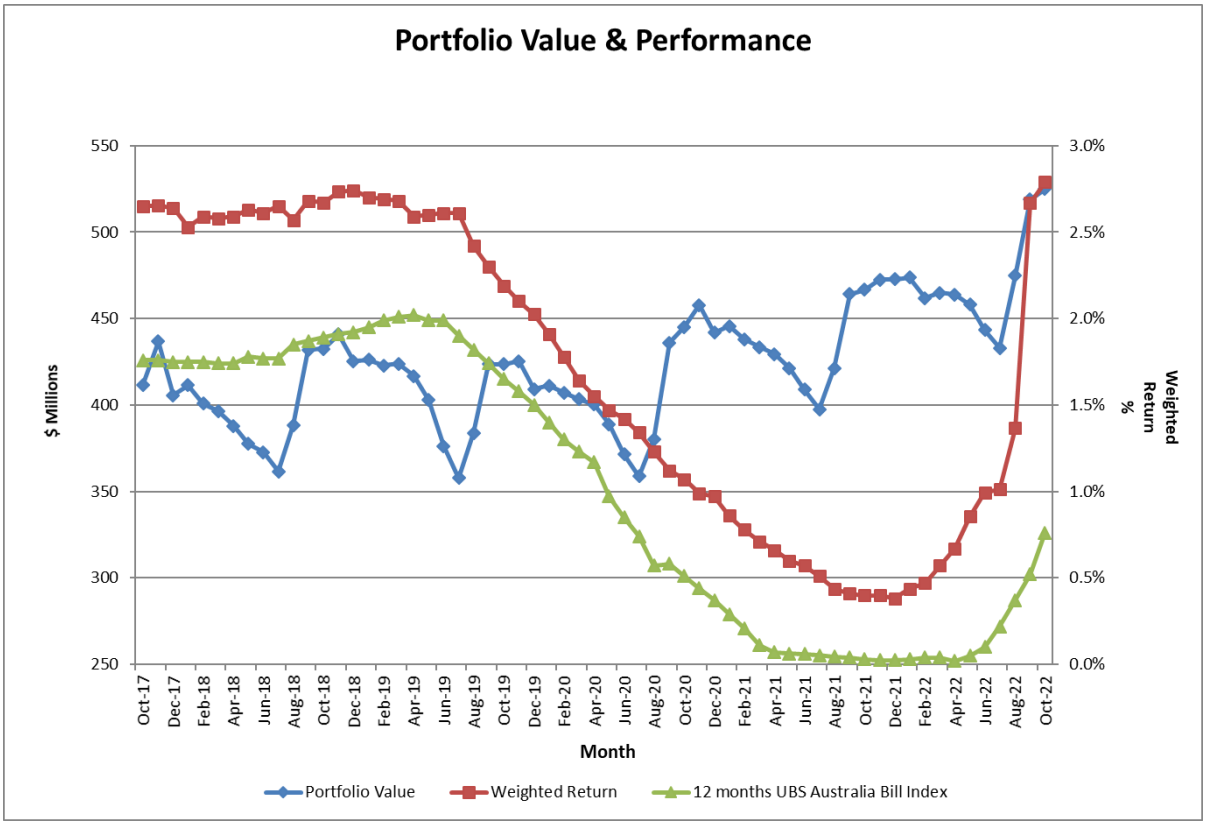
PR-4172 Hinckley Park, Hocking, Upgrade Passive Park – An additional $15,000 is required to complete CCTV installation works at the site, which was not part of the original scope. It is proposed to fund this from savings identified in PR-4200 Recurring Program, New Park Equipment due to a reduction in scope.

PR-4264 Automatic Car Park Closing Gates and CCTV, Various Locations, New Installations – Additional $32,000 is required for an increase in scope and sites. It is proposed to fund this from savings in PR-4233 Highclere Boulevard Marangaroo - Traffic Management Scheme due to a reduction in scope.

PR-4406 Yanchep Community Centre, Yanchep, Yanchep Two Rocks Access Centre (YTRAC) Relocation – A new project has been created for the relocation of the Yanchep Two Rocks Access Centre (YTRAC), with $32,000 to be transferred from operating GL Place Activation-Yanchep Hub-Contract Expenses (312.5156.52110) as the expenditure has been deemed to be capital in nature.

Investment Portfolio (Attachment 3)

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 October 2022, the City held an investment portfolio (Cash and Term Deposits) of $524.8m (Face Value), equating to $528.3m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 2.03% pa (2.79% pa vs. 0.76% pa), which is higher than budgeted 1.79% yield during the financial year.

Rate Setting Statement (Attachment 4)

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 OCTOBER 2022

Description	30-June-2022 Actual $	31-October-2022 Actual $	30 June 2023 Adopted Budget $
Current Assets			
Cash & Cash Equivalents - Unrestricted	17,986,999	105,901,732	6,500,450
Term Deposit - Unrestricted	62,456,909	59,417,112	15,999,750
Term Deposit - Restricted	367,543,091	363,507,638	358,918,536
Receivables	13,996,775	76,874,719	17,930,842
Inventory	328,855	388,367	332,928
TOTAL CURRENT ASSETS	**462,312,629**	**606,089,568**	**399,682,506**
Current Liabilities			
Payables*	(81,006,683)	(90,685,512)	(30,144,411)
Provisions	(22,982,580)	(22,689,337)	(22,121,004)
TOTAL CURRENT LIABILITIES	**(103,989,263)**	**(113,374,849)**	**(52,265,415)**
Net Current Assets	**358,323,366**	**492,714,719**	**347,417,091**
Adjustments for Restrictions			
Cash & Cash Equivalents - Restricted	(367,543,091)	(363,507,638)	(358,918,536)
Provision for leave liability (Cash Backed)	13,927,001	14,350,103	15,277,991
Contract Liabilities*	32,817,320	32,808,832	12,223,204
TPS Receivables	(648,800)	(648,800)	-
TPS Payables	106,754	53,804	-
TOTAL RESTRICTED ASSETS	**(321,340,816)**	**(316,943,699)**	**(331,417,341)**
Surplus/(Deficit) Carried Forward	**36,982,550**	**175,771,020**	**15,999,750**

**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 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-017 Financial Management	Medium
Accountability	**Action Planning Option**
Director Corporate Strategy & Performance	manage

The above risk/s 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 4.

Voting Requirements

Absolute Majority

Moved Cr Baker, Seconded Cr Cvitan

That Council:-

1. **RECEIVES the Financial Activity Statement and commentaries on variances to Budget for the period ended 31 October 2022 consisting of:**
   a) **October 2022 Financial Activity Statement;**
   b) **October 2022 Net Current Assets Position;**
   c) **October 2022 Material Financial Variance Notes; and**
2. **APPROVES BY ABSOLUTE MAJORITY the following changes to the 2022/23 Capital Works Budget:**

Number	From	To	Amount	Description
PR-1464	Domestic Refuse Reserve	PR-1464 Recurring Program, New Mobile Garbage Bins	$186,000	Additional funds to ensure adequate stock on hand.
PR-2565	PR-4384 Recurring Program, Upgrade Leased Building Assets - Minor Works	PR-2565 Recurring Program, Renew Leased Building Assets	$120,000	Additional funds for power upgrade to Yanchep Sports and Social Club as part of HVAC renewal.
PR-4158	PR-4233 Highclere Blvd Marangaroo - Traffic Management Scheme	PR-4158 Marmion Avenue, Upgrade Street Landscaping	$65,000	Additional funds to complete line marking works.
PR-4172	PR-4200 Recurring Program, New Park Equipment	PR-4172 Hinckley Park, Hocking, Upgrade Passive Park	$15,000	Additional funds for CCTV installation.
PR-4264	PR-4233 Highclere Blvd Marangaroo - Traffic Management Scheme	PR-4264 Automatic Car Park Closing Gates and CCTV, Various Locations, New Installations	$32,000	Additional funds for increase in scope and number of sites.
PR-4406	Operating GL Place Activation-Yanchep Hub-Contract Expenses 312.5156.52110	PR-4406 Yanchep Community Centre, Yanchep, Yanchep Two Rocks Access Centre (YTRAC) Relocation	$32,000	Costs deemed to be capital in nature.

CARRIED BY ABSOLUTE MAJORITY 10/0

Attachments:

1⇩.	*Attachment 1 - Statement of Financial Position October 2022*	*22/440672*
2⇩.	*Attachment 2 - Top Capital Projects October 2022*	*22/440673*
3⇩.	*Attachment 3 - Investment Report October 2022*	*22/440674*
4⇩.	*Attachment 4 - Rate Setting Statement October 2022*	*22/440678*

Attachment 1

CITY OF WANNEROO

STATEMENT OF FINANCIAL POSITION

AS AT 31 OCTOBER 2022

Description	Draft 30/06/2022 Actual $	31/10/2022 Actual $
Current Assets		
Cash at Bank	80,443,908	165,318,844
Investments	367,543,091	363,507,638
Receivables	13,996,775	76,874,719
Inventories	328,855	388,367
	462,312,629	**606,089,568**
Current Liabilities		
Payables	(81,006,683)	(90,685,512)
Provisions	(22,982,580)	(22,689,337)
	(103,989,263)	**(113,374,849)**
NET CURRENT ASSETS	**358,323,366**	**492,714,719**
Non Current Assets		
Receivables	4,271,618	4,211,569
Investments	31,006,715	31,515,123
Inventories	21,256,666	21,256,666
Land	123,799,023	124,384,693
Buildings	205,598,007	204,154,014
Plant & Equipment	23,903,963	21,801,161
Furniture & Fittings	8,753,510	7,309,516
Infrastructure	1,884,679,169	1,876,870,274
Work in Progress	72,387,418	91,736,033
	2,375,656,088	**2,383,239,048**
Non Current Liabilities		
Interest Bearing Liabilities	(74,334,488)	(74,334,488)
Provisions & Payables	(90,820,127)	(90,988,296)
	(165,154,615)	**(165,322,784)**
NET ASSETS	**2,568,824,839**	**2,710,630,983**
Equity		
Retained Surplus	1,237,648,186	1,383,739,866
Reserves - Cash/Investment Backed	258,069,720	253,784,185
Reserves - Asset Revaluation	1,073,106,933	1,073,106,933
TOTAL EQUITY	**2,568,824,839**	**2,710,630,983**

Top Capital Projects 2022/23 - October 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	2,793,283	16,807	1,377,707	1,398,769	5,355,000	5,867,155	(512,155)					30	S5. Delivery	Schedule delayed by six months due to the decline of RFT 22115 responses. Works repackaged as RFQ 23741 to be issued. Construction anticipated March 2023 to September 2023. Total budget increase of $436k pending Council approval for grant funds received but not yet allocated. There is a risk that the responses to the RFQ may not provide the City value for money and a viable pathway to project completion due to the current market conditions. Anticipated MYR for works extending into 2023/24.
PMO16061	002955	23756	Halesworth Park, Butler, New Sports Facilities	3,775,289	11,466	563,823	3,200,000	21,124,937	21,124,937	0					58	S5. Delivery	Advocacy for amendments to grant delivery scope ongoing. Proposed scope for retendering in 2022/23 for 'Construction of Sports Pavilions' to only include the main pavilion and the storage shed. Court Pavilion to be deferred. Final re-tendering schedule and scope to be determined. Delivery schedule adjusted to align % work complete to total project expenditure to date. Labour and materials costs within the construction industry remaining high. Quantity surveyor costs anticipated end of November 2022. 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. Anticipated MYR due to project delays.
PMO16175	002664	25883	Dordaak Kepap Library and Youth Innovation Hub, Landsdale, New Building	508,442	18,855	489,587	0	10,451,250	10,451,249	1					62	S4. Design	Report to Council 8 November 2022 incorporates feedback from community consultation and the Design Review Panel of the concept design. Report seeks approval to proceed with Development Application submission and to progress into the next stage of Detailed Design. Labour and materials costs within the construction industry remaining high. The delivery schedule may still be subject to further delay if Council request further feedback on the design and not progress the project into the detailed design stage, or require further considerations of the design and project budget.

Top Capital Projects 2022/23 - October 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
PMO18039	002455	28837	Clarkson Youth Centre, Clarkson, Upgrade Building	1,535,419	13,618	1,433,143	88,658	1,670,000	1,562,871	107,129					74	S4. Design	Project on track. Building contract award approved at Council 11 October 2022 to A.E. Hoskins Pty Ltd.
PMO18124	004169	34063	Mindarie Breakwater, Mindarie, Renew Maintenance Management Plan	3,180,000	2,452	4,264,713	(1,087,165)	7,485,000	8,030,308	(545,308)					77	S5. Delivery	Tender 22078 approved by Council 11 October 2022. Construction is anticipated to commence January 2023. Project budget variance is based on estimated construction costs for 2022/23 with a contingency of $300k. A recently approved Federal Government grant will cover the additional funding requirements.
PMO19071	004180	37143	Alexander Drive, Landsdale, New Shared Pathway from Gnangara Rd to Hepburn Ave	1,270,704	1,816	374,299	894,589	3,200,000	3,200,000	(0)					25	S5. Delivery	Due to Western Power delays risks to program and costs may occur. Anticipated MYR rebudget due to project delays extending construction into 2023/24.
PMO20049	004271	40569	Splendid Park, Yanchep, New Cycling Facility	4,171,148	2,955,280	1,215,868	0	4,737,600	4,737,099	501					87	S5. Delivery	Construction of new cycling facility practical completion anticipated 25 November 2022. Recent works include track asphalt surface, road entry crossings, lighting, electrical and CCTV, fencing and, reticulation signage. Works within the events village start/finish area are ongoing. Due to shipment delays completion of display screen and CCTV works is anticipated to occur after practical completion. Temporary traffic/pedestrian management has been implemented to safely manage traffic and pedestrians in maintaining existing use of the sporting facility and car park. Traffic management has been put in place to divert traffic to the other car park entrances whilst closures are in place.
PMO20057	004277	40645	Alkimos, New Alkimos Aquatic and Recreation Centre	4,293,991	28,944	4,265,047	0	40,000,000	40,000,000	0					27	S4. Design	Project on track as investigations continued into delivery methodology and additional funding sources. The project remains on budget and the recent funding promise from the Federal Government is under negotiation as to the nature of the agreement and conditions to be applied.

Top Capital Projects 2022/23 - October 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
PMO20062	004283	40782	Heath Park, Eglinton, New Sports Amenities Building	1,600,951	1,440	50,000	1,549,510	3,399,000	6,565,892	(3,166,892)					26	S4. Design	At 25% detailed design a budget deficit during the construction phase is forecasted. Detailed design is on hold pending sponsor review and advice on how to proceed. Anticipated MYR due to project delays.
PMO21008	004297	41322	Wangara Industrial Area, Wangara, New CCTV Network	1,203,189	419,719	783,470	(0)	978,500	1,352,500	(374,000)					68	S5. Delivery	Footings for pole constructed, waiting for concrete curing to be completed. Manufacture of smart poles underway. Other CCTV equipment delivered to Stiles. Building permit applications issued. Completion of Western Power works anticipated 18 November 2022. Change Form to be completed as Stiles have provided an updated program, scheduled to complete works at the end of the year within Federal Government's deadline. Delivery of project materials has been identified as a risk that may delay the project. Federal Government granted extension until 3 January 2023. Additional funding of $374k anticipated to be awarded from LCRIP phase 3 request.
PMO21042	004331	42285	Kingsway Regional Sporting Complex, Madeley, Upgrade Soccer Field Floodlighting	2,673,500	14,483	2,659,017	(0)	2,786,000	2,787,489	(1,489)					49	S4. Design	Construction contract awarded to Stiles Electrical. Alternative offer from Stiles accepted following technical clarifications. This offer uses the latest Sylvania hybrid gen 3 fittings and driver which provides cost savings to enable construction to all three Separable Portions. Report to Council 8 November 2022 to award contract for Separable Portion 3. Grant agreement signed with DLGSCI. Delays due to long lead items (poles and light fittings) identified as a risk which may delay project completion and impact the fields being ready in time for FIFA Women's World Cup 2023 training.
PMO21060	004347	42656	Flynn Drive, Neerabup, Upgrade from Wanneroo Road to Old Yanchep Road	1,037,350	100,776	936,574	0	22,750,001	22,750,001	0					58	S4. Design	Procurement Evaluation Plan for Stage 1 prepared. Commonwealth Government have informed a further $15m contribution to Stage 3 of the project will be provided.

Top Capital Projects 2022/23 - October 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
PMO22023	004400	44424	Two Rocks Road, Yanchep, Upgrade Street Lighting	1,167,500	11,701	1,155,799	0	1,167,500	1,167,500	0					12	S4. Design	Western Power (WP) delay due to not allocating of a WP designer. WP advised that Clearing Permit efforts will run parallel with WP's detailed design efforts. WP agreed to prioritise this project. However, due long lead time of Clearing Permit efforts, site construction will highly likely commence in 2023/24 and not in 2022/23 as originally planned. The City completed the engagement of a subject matter expert to provide advice relating to UXO. RFQ for site investigation is currently being prepared. The budget estimate at completion to be determined once WP construction quote is received. Contingency amount of $1m declaring a medium to high risk on non-delivery. MYR to be determined.
				27,005,916	3,484,879	20,676,674	2,844,363	101,187,287	105,679,500	(4,492,213)							

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

Attachment 3

INVESTMENT SUMMARY - As At 31 October 2022

Face Value $	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Investment Category	Current Value $	YTD Accrued Interest $		Accrued Interest
Current Account Investment Group											
34,809,000.00	0.20	Commonwealth Bank of Australia	A1	N/A		N/A		34,809,000.00			
34,809,000.00	**0.20%**							**34,809,000.00**			
Term Investment Group											
10,000,000.00	3.80	Members Equity Bank Melbourne	A2	20-June-2023	10,000,000.00	05-August-2022	Cash	10,090,575.34	90,575.34		90,575.34
15,000,000.00	4.07	Westpac Banking Corporation	A1	20-June-2023	15,000,000.00	15-August-2022	Cash	15,128,790.41	128,790.41		128,790.41
15,000,000.00	4.16	Westpac Banking Corporation	A1	15-July-2023	15,000,000.00	15-August-2022	Cash	15,131,638.36	131,638.36		131,638.36
15,000,000.00	4.16	Westpac Banking Corporation	A1	18-July-2023	15,000,000.00	15-August-2022	Cash	15,131,638.36	131,638.36		131,638.36
15,000,000.00	4.59	Suncorp	A1	24-August-2023	15,000,000.00	28-September-2022	Cash	15,062,247.95	62,247.95		62,247.95
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	09-November-2022	10,000,000.00	09-November-2021	Term Deposit	10,068,273.97	23,589.04		68,273.97
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	29-November-2022	10,000,000.00	29-November-2021	Term Deposit	10,064,438.36	23,589.04		64,438.36
10,000,000.00	0.70	Members Equity Bank Melbourne	A2	14-December-2022	10,000,000.00	14-December-2021	Term Deposit	10,061,561.64	23,589.04		61,561.64
25,000,000.00	0.75	Westpac Banking Corporation	A1	18-January-2023	25,000,000.00	18-January-2022	Term Deposit	25,053,938.36	63,184.93		53,938.36
25,000,000.00	0.80	Westpac Banking Corporation	A1	20-January-2023	25,000,000.00	20-January-2022	Term Deposit	25,056,438.36	67,397.26		56,438.36
10,000,000.00	0.89	Australia & New Zealand Bank	A1	30-January-2023	10,000,000.00	28-January-2022	Term Deposit	10,067,298.63	29,991.78		67,298.63
10,000,000.00	0.87	Members Equity Bank Melbourne	A2	06-February-2023	10,000,000.00	04-February-2022	Term Deposit	10,064,117.81	29,317.81		64,117.81
20,000,000.00	1.00	Australia & New Zealand Bank	A1	23-February-2023	20,000,000.00	23-February-2022	Term Deposit	20,136,986.30	67,397.26		136,986.30
20,000,000.00	1.10	Members Equity Bank Melbourne	A2	09-March-2023	20,000,000.00	09-March-2022	Term Deposit	20,142,246.58	74,136.99		142,246.58
30,000,000.00	1.66	Suncorp	A1	30-March-2023	30,000,000.00	30-March-2022	Term Deposit	30,293,342.47	167,819.18		293,342.47
10,000,000.00	1.91	Australia & New Zealand Bank	A1	11-April-2023	10,000,000.00	11-April-2022	Term Deposit	10,106,227.40	64,364.38		106,227.40
15,000,000.00	2.13	Commonwealth Bank of Australia	A1	19-April-2023	15,000,000.00	19-April-2022	Term Deposit	15,170,691.78	107,667.12		170,691.78
20,000,000.00	3.01	Commonwealth Bank of Australia	A1	10-May-2023	20,000,000.00	10-May-2022	Term Deposit	20,286,980.82	202,865.75		286,980.82
10,000,000.00	3.25	Members Equity Bank Melbourne	A2	22-May-2023	10,000,000.00	20-May-2022	Term Deposit	10,146,027.40	109,520.55		146,027.40
15,000,000.00	3.70	Members Equity Bank Melbourne	A2	13-June-2023	15,000,000.00	10-June-2022	Term Deposit	15,217,438.36	187,027.40		217,438.36
80,000,000.00	4.37	Westpac Banking Corporation	A1	06-September-2023	80,000,000.00	06-September-2022	Term Deposit	80,526,794.52	526,794.52		526,794.52
20,000,000.00	4.33	Westpac Banking Corporation	A1	08-September-2023	20,000,000.00	08-September-2022	Term Deposit	20,125,747.95	125,747.95		125,747.95
50,000,000.00	4.45	Commonwealth Bank of Australia	A1	19-September-2023	50,000,000.00	19-September-2022	Term Deposit	50,256,027.40	256,027.40		256,027.40
10,000,000.00	4.46	Commonwealth Bank of Australia	A1	25-September-2023	10,000,000.00	23-September-2022	Term Deposit	10,046,432.88	46,432.88		46,432.88
10,000,000.00	4.53	Westpac Banking Corporation	A1	10-October-2023	10,000,000.00	10-October-2022	Term Deposit	10,026,063.01	26,063.01		26,063.01
10,000,000.00	4.67	Suncorp	A1	24-October-2023	10,000,000.00	25-October-2022	Term Deposit	10,007,676.71	7,676.71		7,676.71
490,000,000.00	**2.97%**							**493,469,641.10**	**2,775,090.41**		**3,469,641.10**
	Weighted Return										
524,809,000.00	**2.79%**	**Totals**						**528,278,641.10**	**2,775,090.41**		**3,469,641.10**

0.76%	12 month UBS Australia Bank Bill Index for	31 October 2022
2.03%	Differential between Council's Weighted Return and	UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.
Interest Rate - refers to the annual interest rate applicable to the investment.
Borrower - refers to the insitution through which the City's monies are invested.
Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.
Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

RATE SETTING STATEMENT
(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 31 OCTOBER 2022

Attachment 4

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	$	$	$	%	$	$	$	%
Opening Surplus/(Deficit)	**36,982,550**	**15,570,986**	**21,411,564**	**0**	**15,570,986**	**15,570,986**	**0**	**0**
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	2,511,114	1,777,123	733,991	41	5,596,390	5,596,390	0	0
Fees & Charges	39,021,613	38,631,659	389,954	1	51,292,833	51,292,833	0	0
Interest Earnings	2,985,102	2,448,792	536,310	22	7,024,598	7,024,598	0	0
Other Revenue	459,456	227,460	231,996	102	650,319	650,319	0	0
Ex Gratia Rates	0	0	0	0	24,000	24,000	0	0
	44,977,284	**43,085,034**	**1,892,250**	**4**	**64,588,140**	**64,588,140**	**0**	**0**
Expenses								
Employee Costs	(26,797,774)	(28,048,789)	1,251,015	4	(83,660,259)	(83,660,259)	0	0
Materials & Contracts	(20,961,706)	(27,088,900)	6,127,194	23	(79,704,653)	(79,481,682)	222,971	0
Utility Charges	(3,176,822)	(3,522,554)	345,732	10	(10,380,146)	(10,380,146)	0	0
Depreciation	(12,863,857)	(13,739,618)	875,761	6	(41,218,774)	(41,218,774)	0	0
Insurance	(519,978)	(487,149)	(32,829)	(7)	(1,439,911)	(1,439,911)	0	0
Interest Expenses	(1,429,911)	(1,423,356)	(6,555)	(0)	(4,264,103)	(4,264,103)	0	0
	(65,750,047)	**(74,310,366)**	**8,560,319**	**12**	**(220,667,846)**	**(220,444,875)**	**222,971**	**0**
Non-Cash Amounts Excluded								
Depreciation	12,863,857	13,739,618	(875,761)	(6)	41,218,774	41,218,774	0	**0**
	(7,908,906)	**(17,485,714)**	**9,576,808**	**55**	**(114,860,932)**	**(114,637,961)**	**222,971**	**0**
INVESTING ACTIVITIES								
Revenues								
Non Operating Grants, Subsidies & Contributions	5,194,625	6,891,394	(1,696,769)	(25)	21,965,725	22,713,135	747,410	3
Contributed Physical Assets - Revenue	5,582,085	2,070,700	3,511,385	0	24,848,400	24,848,400	0	0
TPS & DCP Revenues	6,233,710	5,948,820	284,890	5	29,069,490	29,072,060	2,570	0
Profit on Asset Disposals	818,769	851,944	(33,176)	(4)	2,555,831	2,555,831	0	0
Proceeds From Disposal Of Assets	356,160	1,242,650	(886,490)	(71)	3,727,950	3,727,950	0	0
	18,185,349	**17,005,508**	**1,179,841**	**(7)**	**82,167,396**	**82,917,376**	**749,980**	**(1)**
Expenses								
Non Operating Contract Expenses	0	0	0		(128,582)	(128,582)		
Loss on Assets Disposals	(201,437)	(287,100)	85,663	0	(861,296)	(861,296)	0	0
TPS & DCP Expenses	(720,143)	(17,082,474)	16,362,331	96	(24,348,082)	(24,348,082)	0	0
Capital Expenditure	(13,194,575)	(28,720,000)	15,525,425	54	(83,414,639)	(86,157,229)	(2,742,590)	(3)
Contributed Physical Assets - Expenses	(5,582,085)	(8,282,800)	2,700,715	33	(24,848,400)	(24,848,400)	0	0
	(19,698,240)	**(54,372,374)**	**34,674,134**	**64**	**(133,600,999)**	**(136,343,589)**	**2,742,590**	**2**
Non-Cash Amounts Excluded								
Contributed Physical Assets - Revenue	(5,582,085)	(2,070,700)	(3,511,385)	170	(24,848,400)	(24,848,400)	0	0
Profit on Asset Disposals	(818,769)	(851,944)	33,176	(4)	(2,555,831)	(2,555,831)	0	0
Loss on Assets Disposals	201,437	287,100	(85,663)	(30)	861,296	861,296	0	0
Contributed Physical Assets - Expenses	5,582,085	8,282,800	(2,700,715)		24,848,400	24,848,400		
Movement in Equity Accounted Investments	(508,408)	0	(508,408)	0	0	0	0	0
Movement in Non- Current Deferred Pensioner Rates	60,049	0	60,049	0	0	0	0	0
Movement in Non- Current Leave Liability Provision	(423,103)	0	(423,103)	0	0	0	0	0
	(1,488,793)	**5,647,256**	**(7,136,049)**	**(126)**	**(1,694,535)**	**(1,694,535)**	**0**	**0**
	(3,001,684)	**(31,719,610)**	**28,717,926**	**91**	**(53,128,138)**	**(55,120,748)**	**(1,992,610)**	**(4)**
FINANCING ACTIVITIES								
Revenues								
Contributions from New Loans	0	0	0	0	0	0	0	0
Transfers from Restricted Grants, Contributions & Loans	(137,591)	103,946	(241,537)	(232)	311,839	311,839	0	0
Transfers from Reserves	14,455,609	15,700,270	(1,244,661)	(8)	47,100,810	47,100,810	0	0
Transfers from TPS's	0	8,870,398	(8,870,398)	(100)	26,611,195	26,611,195	0	0
Transfers from Trust Fund- Cash Paid in Lieu of POS	33,606	0	33,606	0	0	0	0	0
Net Transfers to/from Cash Backed Employee Provisions	423,103	0	423,103	0	0	0	0	0
Non-cash movement in DCP	(818,769)	634,129	(1,452,898)	0	1,902,388	1,902,388		
	13,955,958	**25,308,744**	**(11,352,786)**	**0**	**75,926,232**	**75,926,232**	**0**	0
Expenses								
Transfers to Restricted Grants, Contributions & Loans	(423,103)	0	(423,103)	0	0	0	0	0
Transfers to Reserves	(8,221,982)	(14,729,156)	6,507,174	44	(44,187,468)	(44,187,468)	0	0
Transfers to TPS's	(1,283,112)	(8,870,398)	7,587,287	86	(26,611,195)	(26,611,195)	0	0
	(9,928,196)	**(23,599,554)**	**13,671,359**	**58**	**(70,798,663)**	**(70,798,663)**	**0**	0
	4,027,762	**1,709,190**	**2,318,573**	**136**	**5,127,569**	**5,127,569**	**0**	**0**
(DEFICIT)/SURPLUS	**30,099,722**	**(31,925,148)**	**62,024,871**	**(194)**	**(147,290,515)**	**(149,060,154)**	**(1,769,639)**	**(1)**
Amount To Be Raised From General Rates	**145,671,298**	**144,802,515**	**868,783**	**1**	**147,290,515**	**147,290,515**	**0**	**0**
Closing Surplus/(Deficit)	**175,771,020**	**112,877,367**	**62,893,653**	**56**	**0**	**(1,769,639)**	**(1,769,639)**	**0**

Transactional Finance

CS03-12/22 Warrant of Payments for the Period to 31 October 2022

File Ref: 1859V02 – 22/423136
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of October 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 October 2022

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – October 2022		
Cheque Numbers	123471 – 123597	$149,399.85
Corporate Credit Cards	19 - 20	$90,218.04
EFT Document Numbers	9944 - 10958	$14,675,823.02
TOTAL ACCOUNTS PAID		**$14,915,440.91**
Less Cancelled Cheques		($5,239.90)
Manual Journals		($821.04)
Town Planning Scheme		($317,326.15
RECOUP FROM MUNICIPAL FUND		**$14,592,053.85**
Municipal Fund – Bank A/C		
Accounts Paid – October 2022		
Recoup to Director Corporate Services Advance A/C		$14,592,053.85
Payroll – Direct Debits		$3,833,381.88
TOTAL ACCOUNTS PAID		**$18,425,435.70**
Town Planning Scheme		
Accounts Paid – October 2022		
Cell 1		$3,360.00
Cell 2		$3,360.00
Cell 3		$2,800.00
Cell 4		$198,206.15
Cell 5		$2,800.00
Cell 6		$3,360.00
Cell 7		$3,360.00
Cell 8		$3,360.00
Cell 9		$96,720.00
TOTAL ACCOUNTS PAID		**$317,326.15**

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
123471	04/10/2022	Rates Refund	$181.15
123472	04/10/2022	Rates Refund	$929.16
123473	04/10/2022	Rates Refund	$893.94
123474	04/10/2022	Rates Refund	$333.66
123475	04/10/2022	Rates Refund	$941.80
123476	04/10/2022	Rates Refund	$742.86
123477	04/10/2022	Rates Refund	$606.03
123478	04/10/2022	Rates Refund	$309.34
123479	04/10/2022	Rates Refund	$793.22
123480	04/10/2022	Rates Refund	$448.97
123481	04/10/2022	Rates Refund	$133.19
123482	04/10/2022	Silver Sage Construction	$294.50
		Refund - Building Application - Over Statutory Time Frames	
123483	04/10/2022	Lachlan Struthers	$67.60
		Refund - Copies Of Plans - Not Available	
123484	04/10/2022	Fiona Radich	$34.00
		Refund - School Holiday Program - Cancelled	
123485	04/10/2022	Michele Marshall	$34.00
		Refund - School Holiday Program - Cancelled	
123486	04/10/2022	Rates Refund	$137.52
123487	04/10/2022	Rates Refund	$642.12
123488	04/10/2022	Rates Refund	$830.99
123489	04/10/2022	Rates Refund	$856.17
123490	04/10/2022	MPM Perth	$147.00
		Refund - Development Application - Exempt	
123491	04/10/2022	Andrew Knowles	$147.00
		Refund - Development Application - Not Required	
123492	04/10/2022	Connie Lei	$61.60
		Refund - Copies Of Plans - Not Available	
123493	04/10/2022	City of Wanneroo	$277.55
		Petty Cash - Clarkson Library	
		Petty Cash - Wanneroo Library	
123495	04/10/2022	Logiudice Property Group	$2,198.90
		Quarterly Admin/Reserve Fund Levy - Mindarie Medical Centre - Property	
123496	04/10/2022	Telstra	$1,210.00
		Girrawheen Hub Ethernet	
123497	04/10/2022	Dormakaba Australia Pty Ltd	$324.50
		Callout Fee - Changing Places Toilet Is Not Opening - WLCC	
123498	04/10/2022	Schlager Group	$42,384.38

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Shelter Replacement & Sewer Line Extension - Wanneroo BMX Pearsall - Assets	
123499	04/10/2022	Motive Building Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
123500	04/10/2022	E.M.P. Industrial	$352.00
		Airex Mat Corona - Aquamotion	
123501	04/10/2022	Building Development Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
123502	04/10/2022	Nicola Gardner	$10.08
		Refund - 1 X Child - Term 3 2022 Basketball Clinic	
123503	04/10/2022	Rates Refund	$618.67
123504	04/10/2022	Rates Refund	$608.13
123505	04/10/2022	Rates Refund	$755.44
123506	04/10/2022	Rates Refund	$564.00
123507	04/10/2022	Rates Refund	$924.94
123508	04/10/2022	Rates Refund	$454.74
123509	04/10/2022	Rates Refund	$818.39
123510	04/10/2022	Rates Refund	$916.51
123511	10/10/2022	Laura Moseley	$1,980.00
		Re-Issue Of Stale Cheque 115741 Authority Previously Issued To Laseva Pty Ltd - Food Directors Global Beats & Eats 2017	
123512	10/10/2022	City of Wanneroo	$135.70
		Petty Cash - Clarkson Library	
123513	10/10/2022	Fratelli Homes WA	$2,000.00
		Refund - Street & Verge Bond	
123514	10/10/2022	Fyto-Green Australia Pty Ltd	$10,898.80
		Floating Wetland Modules - Kingsway Sporting Complex - Parks	
123515	10/10/2022	Telstra	$2,451.23
		Phone Charges For The City	
123516	10/10/2022	Motive Building Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
123517	10/10/2022	Mr Luke Gaske	$1,000.00
		Refund - Street And Verge Bond	
123518	10/10/2022	Joondalup Symphony Orchestra Inc.	$2,000.00
		Deposit - Performance - Christmas Fiesta 2022 - Events	
123519	10/10/2022	Work Reap Ventures Pty Ltd	$825.00
		Sustainable Styling Workshop 01.10.2022 - Clarkson Library Event	
123520	17/10/2022	Georgiou Group Pty Ltd	$400.77
		Refund - Building Application - Not Approved Within Statutory Time Frame	
123521	17/10/2022	Maneesha Empeigne	$12.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Refund - School Holiday Program - Beach Front Cooking & Summer Games - Cancelled	
123522	17/10/2022	Kim Coss	$12.00
		Refund - School Holiday Program - Beach Front Cooking & Summer Games - Cancelled	
123523	17/10/2022	Marnie Haslett-Tullett	$16.00
		Refund - School Holiday Program - Go Figure Skating - Unable To Attend	
123524	17/10/2022	Eamon Mackle	$441.00
		Refund - Development Application - Withdrawn	
123525	17/10/2022	Scott Meek	$208.00
		Refund - Liquor Licence - Incorrect Application Submitted	
123526	17/10/2022	Custom Residential Design	$172.63
		Refund - Building Application - Jadu Error - Payment Taken Twice	
123527	17/10/2022	Ricky Hille	$171.65
		Refund - Building Application - Lodged In Error	
123528	17/10/2022	Ahmed Hasan	$67.60
		Refund - Copies Of Plans - Not Available	
123529	17/10/2022	Max Comben Group 2	$12.10
		Refund - Copies Of Plans - Not Available	
123530	17/10/2022	Bernadette Cullin	$131.50
		Refund - Copies Of Plans - Not Available	
123531	17/10/2022	Nicola Cordin	$61.65
		Refund - Building Application - Rejected	
123532	17/10/2022	City Residence Pty Ltd	$227.04
		Refund - Building Application - Rejected	
123533	17/10/2022	Clinton Eyden	$61.65
		Refund - Building Application - Rejected	
123534	17/10/2022	Thuong Do Pty Ltd	$61.65
		Refund - Building Application - Rejected	
123535	17/10/2022	Maria Canfora	$61.65
		Refund - Building Application - Rejected	
123536	17/10/2022	WA Sign & Print Management	$171.65
		Refund - Building Application - Withdrawn	
123537	17/10/2022	Lucy Taylor	$61.65
		Refund - Building Application - Rejected	
123538	17/10/2022	Elite Blockwork	$61.65
		Refund - Building Application - Rejected	
123539	17/10/2022	Giordano Bruno Cobellis	$61.65
		Refund - Building Application - Cancelled	
123540	17/10/2022	David Lynch	$61.65
		Refund - Building Application - Withdrawn	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
123541	17/10/2022	Robert Traeger	$171.65
		Refund - Building Application - Rejected	
123542	17/10/2022	Rates Refund	$642.12
123543	17/10/2022	Rates Refund	$667.31
123544	17/10/2022	Rates Refund	$608.95
123545	17/10/2022	Rates Refund	$843.58
123546	17/10/2022	Rates Refund	$154.80
123547	17/10/2022	Tabec Pty Ltd	$147.00
		Refund - Development Application - Previously Approved On Parent Lot	
123548	17/10/2022	Tabec Pty Ltd	$147.00
		Refund - Development Application - Previously Approved On Parent Lot	
123549	17/10/2022	Tabec Pty Ltd	$320.00
		Refund - Development Application - Previously Approved On Parent Lot	
123550	17/10/2022	City of Wanneroo	$95.20
		Petty Cash - Museum	
123551	17/10/2022	City of Wanneroo	$151.90
		Petty Cash - Wanneroo Library	
123552	17/10/2022	Logiudice Property Group	$6,625.00
		Special Levy - Roof Replacement - Mindarie Medical Centre - Property	
123553	17/10/2022	Cr Xuan Vinh Nguyen	$2,748.77
		Monthly Allowance	
		Refund - Nomination Fee - Extraordinary Mayoral Election 2022	
123554	17/10/2022	Telstra	$34.95
		Phone Charges For The City	
123555	17/10/2022	Schlager Group	$4,296.88
		Flood Light Variation - Wanneroo BMX Pearsall - Assets	
123556	17/10/2022	Joondalup Symphony Orchestra Inc.	$400.00
		40% Deposit - Display & Demonstration Of Various Instruments At Wanneroo Festival 2022 - Events	
123557	24/10/2022	Ivor Keenan	$137.88
		Refund - Occupancy Permit - Overpaid	
123558	24/10/2022	Bethany O'Leary	$100.00
		Dog Registration Refund - Does Not Live Within City Of Wanneroo	
123559	24/10/2022	Julie Ormston & Partners	$12.10
		Refund - Copies Of Plans - Not Available	
123560	24/10/2022	Coastal Ladies Badminton League Incorporated	$3,500.00
		Waiver Of Fees For Badminton Club - Fee Reduction	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
123561	24/10/2022	Rates Refund	$642.12
123562	24/10/2022	Rates Refund	$620.78
123563	24/10/2022	Rates Refund	$654.72
123564	24/10/2022	Rates Refund	$154.80
123565	24/10/2022	Rates Refund	$75.82
123566	24/10/2022	Rates Refund	$908.08
123567	24/10/2022	Rates Refund	$912.29
123568	24/10/2022	Rates Refund	$755.44
123569	24/10/2022	Rates Refund	$176.93
123570	24/10/2022	Rates Refund	$916.51
123571	24/10/2022	Rates Refund	$761.43
123572	24/10/2022	Rates Refund	$856.17
123573	24/10/2022	Rates Refund	$175.88
123574	24/10/2022	Rates Refund	$912.29
123575	24/10/2022	Rates Refund	$893.94
123576	24/10/2022	Rates Refund	$531.45
123577	24/10/2022	Rates Refund	$893.94
123578	24/10/2022	Genty Wani	$61.65
		Refund - Building Application - Cancelled	
123579	24/10/2022	Raelene Fisher	$421.00
		Refund - Performance Solution Application - Not Required	
123580	24/10/2022	Anna Marie Grimble	$61.65
		Refund - Building Application - Rejected	
123581	24/10/2022	Rates Refund	$211.71
123582	24/10/2022	Rates Refund	$452.99
123583	24/10/2022	Rates Refund	$905.97
123584	24/10/2022	Rates Refund	$726.82
123585	24/10/2022	Rates Refund	$317.26
123586	24/10/2022	Shaun MacNeeney	$61.65
		Refund - Building Application - Rejected	
123587	24/10/2022	Aussie Living Homes	$701.65
		Refund - Building Application - Cancelled	
123588	24/10/2022	Steven Green	$61.65
		Refund - Building Application - Rejected	
123589	24/10/2022	Amnee Construction	$110.00
		Refund - Occupancy Permit - Not Required	
123590	24/10/2022	Scott Mountford	$40.00
		Refund - Building Certificate Works - Not Required	
123591	24/10/2022	1800 Move It	$430.00
		Removals From Wanneroo Library To Clarkson Library - Cultural Development	
123592	24/10/2022	Logo Appointments	$9,713.30
		Casual Labour For The City	
123593	24/10/2022	Telstra	$7,630.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Navman Services - Fleet Assets	
123594	24/10/2022	Yungatha	$742.50
		Wangara Greens Site Signage - Waste	
123595	24/10/2022	Rates Refund	$78.45
123596	24/10/2022	Handy Fuel Management Solutions Pty Ltd	$352.00
		Replace Gravity Fed Fuel Nozzle At Marangaroo Golf Course	
123597	26/10/2022	Extreme Amusements Company	$1,860.00
		Arcade Machines - 50% Deposit - Wanneroo Festival - Events	
		Total Cheque Payments	**$149,399.85**
Electronic Funds Transfer			
9944	03/10/2022	Triton Electrical Contractors Pty Ltd	$19,437.00
		Install VFB Cubicle For Submersible Pump - Butterworth Park	
		Irrigation Electrical Works - Warradale & Ripplevale Parks	
9945	03/10/2022	101 Residential Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
9946	03/10/2022	6030 Cafe Pty Ltd t/as Clarkson Cafe	$330.00
		Catering - DFES Training Courses - Community Safety	
9947	03/10/2022	AARCO Environmental Solutions Pty Ltd	$2,255.00
		Illegal Dumping - Remove Presumed Asbestos - Carbonate Road & Arnos Way - Waste	
9948	03/10/2022	ABN Residential WA Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
9949	03/10/2022	Accenture Australia Pty Ltd	$6,600.00
		3rd Environment Management September - October 2022 - ICT	
9950	03/10/2022	AHA! Consulting	$1,710.00
		Registration - IAP2 Engagement Essentials - 14.09.2022 - 3 Attendees - Facilities	
9951	03/10/2022	Alinta Gas	$160.10
		Gas Supplies For The City	
9952	03/10/2022	Allaboutxpert Australia Pty Ltd	$10,395.00
		Specialist Technical Support Services - T1 Payroll AMS	
9953	03/10/2022	Aquatic Services WA Pty Ltd	$4,691.50
		Filter Service - Aquamotion	
9954	03/10/2022	Atom Supply	$17.31
		Rubber Gloves - Stores	
9955	03/10/2022	Aussie Natural Spring Water	$78.75
		Water Supplies - Yanchep Hub	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
9956	03/10/2022	Australian Airconditioning Services Pty Ltd	$21,024.61
		Airconditioning Maintenance For The City	
9957	03/10/2022	Australian Communications & Media Authority	$159.00
		Doss Site - High Road - ICT	
9958	03/10/2022	Australian Institute of Company Directors	$4,999.00
		Company Directors Course 01.11.2022 - 1 Attendee - Council & Corporate Support	
9959	03/10/2022	AV Truck Service Pty Ltd	$1,666.80
		Vehicle Spare Parts	
9960	03/10/2022	Aveling Homes Pty Ltd	$1,171.72
		Refund - Development Application - Overpayment	
9961	03/10/2022	Bee Advice	$200.00
		Remove Bee Hive - Cromwell Road	
9962	03/10/2022	BGC Concrete	$2,438.26
		Concrete Works - Various Locations - Engineering	
9963	03/10/2022	Boral Construction Materials Group Ltd	$353.10
		Kerb Mix - Tullow Gardens - Engineering	
9964	03/10/2022	Boss Bollards	$1,017.50
		Level Existing Permanent Bollard - Gumblossom Community Centre	
9965	03/10/2022	BPA Consultants Pty Ltd	$550.00
		Site Attendance & Recording Of Data - Dennis Cooley Pavilion Upgrade - Assets	
9966	03/10/2022	Bridge42	$7,150.00
		Professional Services - Lot 9100 NIA Business Plan & Financials - Economic Development	
9967	03/10/2022	Bridgestone Australia Limited	$16,172.21
		Tyre Fitting Services	
9968	03/10/2022	Brownes Foods Operations Pty Limited	$745.95
		Milk Deliveries For The City	
9969	03/10/2022	Car Care (WA) Mindarie	$423.50
		Cleaning Of Community Buses	
9970	03/10/2022	Car Care Motor Company Pty Ltd	$3,751.87
		Vehicle Services - Fleet	
9971	03/10/2022	Cat Welfare Society Incorporated	$2,178.00
		Impound Fees - Ranger Services	
9972	03/10/2022	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	$7,755.00
		Removal & Disposal Of Sand From Irrigation Lake - Kingsway Sporting Complex - Parks	
9973	03/10/2022	Chris Wirth	$2,000.00
		Refund - Street & Verge Bond	
9974	03/10/2022	Clark Equipment Sales Pty Ltd	$242.79
		Vehicle Spare Parts	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
9975	03/10/2022	Clayton Utz	$6,548.35
		Legal Fees For The City	
9976	03/10/2022	Cleanaway Operations Pty Ltd	$385.00
		Grease Trap Service - Civic Centre - Building Maintenance	
9977	03/10/2022	Coates Hire Operations Pty Ltd	$600.99
		Portable Toilet - Jade Loop - Assets	
		Portable Toilet - Tapping Road / Nicholas Avenue - Assets	
9978	03/10/2022	Complete Office Supplies Pty Ltd	$3,634.32
		Stationery For The City	
9979	03/10/2022	Contra-Flow Pty Ltd	$17,277.46
		Traffic Management Services For The City	
9980	03/10/2022	Corsign (WA) Pty Ltd	$2,755.50
		Parking Signs - Building Maintenance	
9981	03/10/2022	Craneswest (WA) Pty Ltd	$143,558.80
		Works Completed By Western GO Organics - Waste	
9982	03/10/2022	Critical Fire Protection & Training Pty Ltd	$936.65
		Extinguisher Servicing - Hainsworth Leisure Centre	
		Repair Fire Hydrant - Clarkson Volunteer Bushfire Brigade	
9983	03/10/2022	CS Legal	$4,233.14
		Court Fees - Rating Services	
9984	03/10/2022	Cummins South Pacific Pty Ltd	$686.40
		Vehicle Service - Fleet	
9985	03/10/2022	Daimler Trucks Perth	$239.32
		Vehicle Spare Parts	
9986	03/10/2022	Diamond Lock & Security	$11,400.00
		Keys & Padlocks - Ashby Operations Centre	
9987	03/10/2022	Diplomatik Pty Ltd	$1,675.64
		Casual Labour Services	
9988	03/10/2022	Double G (WA) Pty Ltd	$15,127.20
		Final Claim - Stage 4 - Swansea Promenade - Assets	
		Irrigation Checks - Alkimos - Parks	
9989	03/10/2022	Drainflow Services Pty Ltd	$15,039.17
		Road Sweeping / Drain Cleaning Services	
9990	03/10/2022	Drovers Vet Hospital Pty Ltd	$35.00
		Veterinary Services - Community Safety	
9991	03/10/2022	Ecoblue International	$5,394.13
		Ecoblue - Stores Inventory	
9992	03/10/2022	Environmental Industries Pty Ltd	$14,667.40
		Rotation 1 & 2 - Interim Services Of 9 Alkimos Eglinton Parks For August - Parks	
9993	03/10/2022	EnvisionWare Pty Ltd	$6,050.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Implementation Of Credit Card Payments - 4 Branches - ICT	
9994	03/10/2022	Ergolink	$599.27
		3 Carpet Top Footrests - ICT	
9995	03/10/2022	Event & Conference Company Pty Ltd	$3,200.00
		Registration - Waste & Recycle Conference - 5 Employees - Waste	
9996	03/10/2022	Focus Consulting WA Pty Ltd	$3,850.00
		Electrical Consulting Services - Splendid Park Floodlighting Upgrade - Assets	
9997	03/10/2022	Foxfish Pty Ltd t/as Binley Fencing	$62.92
		Temporary Fencing - Gumblossom Community Centre - Parks	
9998	03/10/2022	Fusion Applications Pty Ltd	$5,362.72
		Oracle Systems Accounting Financials Support - Finance	
9999	03/10/2022	Fusion Applications Pty Ltd	$11,000.00
		Oracle Specialist Services - ICT	
10000	03/10/2022	Geoff's Tree Service Pty Ltd	$19,033.85
		Pruning Services For The City	
10001	03/10/2022	Griffith Trophies Pty Ltd	$104.00
		Mayoral Chain Updates - Office Of The Mayor	
10002	03/10/2022	Halpd Pty Ltd Trading As Affordable Living Homes	$2,000.00
		Refund - Street & Verge Bond	
10003	03/10/2022	Hart Sport	$550.99
		Wellness Classes Equipment - Aquamotion	
10004	03/10/2022	Hays Personnel Services	$30,192.76
		Casual Labour Services	
10005	03/10/2022	Heatley Sales Pty Ltd	$96.66
		Vehicle Spare Parts - Stores	
10006	03/10/2022	Hickey Constructions Pty Ltd	$470.80
		Re-Fix Step Capping - Cherokee Park - Parks	
		Supply & Install Limestone Plinth - Parks	
10007	03/10/2022	Hitachi Construction Machinery Pty Ltd	$314.94
		Vehicle Spare Parts - Stores	
10008	03/10/2022	Home Group WA Pty Ltd	$12,916.83
		Refund - Street & Verge Bonds	
10009	03/10/2022	HopgoodGanim	$4,093.26
		Legal Fees For The City	
10010	03/10/2022	Hose Right	$2,292.89
		Vehicle Hoses - Fleet	
10011	03/10/2022	Hydroquip Pumps	$23,373.90
		Install Submersible Pump - Kingsway Baseball - Parks	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Pump Service - Kingsway Soccer - Dinosaur Park - Parks	
		Pump Service - Heath Park - Parks	
10012	03/10/2022	ID Consulting Pty Ltd	$64,856.00
		Subscription - Economy, Forecast, Profile & Atlas - ICT	
10013	03/10/2022	Imagesource Digital Solutions	$1,364.00
		2 Pull Up Banners - Constable Care - Communications & Brand	
		Coreflutes - Poop Bag Shortage - Waste Services	
10014	03/10/2022	Impeltec Pty Ltd	$8,646.00
		Kace Annual Renewal - 30/09/2022 - 30/09/2023 - ICT	
10015	03/10/2022	Instant Weighing Systems	$3,162.50
		Calibrate Weighing System - Fleet	
10016	03/10/2022	Integrity Industrial Pty Ltd	$2,074.19
		Casual Labour Services	
10017	03/10/2022	Integrity Industrial Pty Ltd	$4,977.00
		Casual Labour Services	
10018	03/10/2022	Integrity Staffing	$1,306.49
		Casual Labour Services	
10019	03/10/2022	Intelife Group	$1,485.34
		Cleaning Consumables - Building Maintenance	
10020	03/10/2022	Interfire Agencies Pty Ltd	$10,444.78
		PPE Issues - Fire Services	
10021	03/10/2022	Interfire Agencies Pty Ltd	$1,216.60
		PPE Issues - Fire Services	
10022	03/10/2022	J Blackwood & Son Ltd	$3,888.06
		Gloves And Safety Glasses - Stores Inventory	
10023	03/10/2022	Jackson McDonald	$11,039.05
		Legal Fees For The City	
10024	03/10/2022	James Bennett Pty Ltd	$1,586.36
		Book Purchases - Library Services	
10025	03/10/2022	Japanese Truck & Bus Spares Pty Ltd	$209.00
		Vehicle Spare Parts	
10026	03/10/2022	Kerb Direct Kerbing	$2,155.69
		Replace Kerb - Seaham Way 28.06.2022	
10027	03/10/2022	Kleenit	$6,050.00
		Graffiti Removal For The City	
10028	03/10/2022	Kyocera Document Solutions	$137.50
		Printing And Photocopying Charges - ICT	
10029	03/10/2022	Landcare Weed Control	$15,892.20
		Weed Control - Conservation Areas	
10030	03/10/2022	Landscape and Maintenance Solutions Pty	$1,138.50

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Ltd	
		Yanchep Planting & Firewood Vista Clean Up	
10031	03/10/2022	Landscape Elements	$529.12
		Progress Claim 18 - Salita Stage 1 POS (Haga Parkway) - Parks	
10032	03/10/2022	LD Total	$15,740.94
		Landscape Maintenance Services	
10033	03/10/2022	Lessen with Peg – Rethink Waste	$300.00
		Workshop - Waste Education	
10034	03/10/2022	LGISWA	$31,666.37
		Insurance - Workers' Compensation - Endorsement - 30/06/2021 - 30/06/2022	
10035	03/10/2022	Major Motors	$611.91
		Vehicle Repairs - Fleet	
10036	03/10/2022	Marketforce Pty Ltd	$610.76
		Advertising - Adoption Of Local Laws	
10037	03/10/2022	McLeods	$2,011.90
		Legal Fees For The City	
10038	03/10/2022	Michael Page International (Australia)Pty Ltd	$1,877.41
		Casual Labour Services	
10039	03/10/2022	Mindarie Regional Council	$247,144.98
		Refuse Disposal Charges	
10040	03/10/2022	Miss Amanda Kuirthoi	$2,000.00
		Refund - Street & Verge Bond	
10041	03/10/2022	Modern Motor Trimmers	$488.40
		Seat Covers - Fleet	
10042	03/10/2022	Mr Shaun Eccleton	$2,000.00
		Refund - Street & Verge Bond	
10043	03/10/2022	Natural Area Holdings Pty Ltd	$26,885.00
		Weed Control - Conservation Areas	
10044	03/10/2022	OCP Sales - Omnific Enterprises P/L	$816.86
		Radio Repairs - Aquamotion	
10045	03/10/2022	Office Cleaning Experts	$4,794.99
		Cleaning Services For The City	
10046	03/10/2022	On Road Auto Electrics	$868.59
		Vehicle Repairs - Fleet	
10047	03/10/2022	On Tap Plumbing & Gas Pty Ltd	$7,586.20
		Plumbing Maintenance For The City	
10048	03/10/2022	Oracle Customer Management Solutions Pty Ltd	$5,868.76
		After Hours Call Service - Customer Relations	
10049	03/10/2022	Outdoor World	$1,000.00
		Refund - Street & Verge Bond	
10050	03/10/2022	Paperbark Technologies Pty Ltd	$2,099.25

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Street Tree Data Collection - Banksia Grove	
10051	03/10/2022	Parins	$1,000.00
		Excess Payment - Hino 300 White WN 33811 - Parks	
10052	03/10/2022	Parker Black & Forrest	$851.31
		Locking Services For The City	
10053	03/10/2022	Play Check	$41,580.00
		Playground Audits - July / August 2022 - Parks	
10054	03/10/2022	Prestige Alarms	$35,700.46
		Alarm / CCTV Services For The City	
10055	03/10/2022	Quinns Rock Bush Fire Brigade	$54.75
		Reimbursement - Catering - Operational Requirements	
10056	03/10/2022	Quinns Rock Bush Fire Brigade	$5,019.02
		Reimbursement - Catering - Operational Requirements	
		Reimbursement - First Aid Mannequins & Max Trax	
10057	03/10/2022	Reliable Fencing WA Pty Ltd	$16,161.47
		Add Rail To Bollard - Butterworth Park, Alexander Park & Shelvock Park	
		Fencing Repair - Yanchep Open Space	
		Progress Claim 1 - New Conservation Fence Ocean Reef Road - Assets	
		Replace Timber Fence With Colourbond Fence - Dilkera Place Sump - Engineering	
10058	03/10/2022	Roads 2000	$53,136.80
		Final Claim - Road Works - Kelly Road - Assets	
10059	03/10/2022	Rubek Automatic Doors	$253.00
		Repair Entry Door - Hainsworth Leisure Centre - Building Maintenance	
10060	03/10/2022	Safety And Rescue Equipment	$5,157.08
		Location Plan Signs - Kingsway Netball - Building Maintenance	
		Mandatory Information Sign - Wanneroo Community Centre - Building Maintenance	
		Replace Anchor Points - Mary Lindsay Homestead, Ridgewood Clubrooms & Wanneroo Recreation Centre - Building Maintenance	
10061	03/10/2022	Safety Tactile Pave	$5,650.30
		Install Paving - Quinns / Marmion Avenue - Assets	
10062	03/10/2022	Safety World	$441.10
		Uniforms - Waste Services	
10063	03/10/2022	Sara Foster	$256.30

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Author Talk - Writers Of The North Spring Spectacular	
10064	03/10/2022	Scott Print	$1,956.90
		Printing - Adult Social Sports Flyers - Kingsway Stadium	
		Printing - Letterhead - Cr Treby - Council & Corporate Support	
10065	03/10/2022	Skyline Landscape Services (WA)	$253.00
		Shrub Removal - Tenement Loop - Parks	
10066	03/10/2022	Soco Studios	$1,268.85
		Leadership Program Annual Showcase Evening - Community Development	
10067	03/10/2022	Softfallguys National	$583.00
		Repair Softfall - Burleigh Park - Parks	
10068	03/10/2022	SOLO Resource Recovery	$169,414.97
		Kerbside Organic Waste Collection	
10069	03/10/2022	Sports World of WA	$836.00
		Swimming Equipment For Retail Sale - Aquamotion	
10070	03/10/2022	Statewide Cleaning Supplies Pty Ltd	$746.17
		Cleaning Supplies - Stores Inventory	
10071	03/10/2022	Statewide Pump Services	$2,497.00
		Investigate Fault Alarm - Javez Street	
		July Inspections - Waste Pump Systems - Building Maintenance	
10072	03/10/2022	Stewart & Heaton Clothing Company Pty Ltd	$857.07
		Staff Uniforms - Emergency Services	
10073	03/10/2022	Swan Towing Services	$572.00
		Towing Services - Hino Dutro Tipper & Trailer - Garden Park Drive	
10074	03/10/2022	Synergy	$4,662.51
		Power Supplies For The City	
10075	03/10/2022	Synergy	$53,244.37
		Power Supplies For The City	
10076	03/10/2022	Tactiv Pty Ltd	$26,268.00
		Year 3 Annual HSA Fee - 18.09.2022 - 17.09.2023	
10077	03/10/2022	Terravac Vacuum Excavations Pty Ltd	$6,355.80
		Location Of Services For The City	
10078	03/10/2022	Terravac Vacuum Excavations Pty Ltd	$983.40
		Location Of Services For The City	
10079	03/10/2022	The Rigging Shed	$605.00
		Rope - Fleet	
10080	03/10/2022	The Trustee for BARRA CIVIL AND FENCING Trust	$31,460.00
		Replace Fencing - Greenfields Park Sump - Engineering	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10081	03/10/2022	The Trustee for CWC Trust	$3,080.00
		Prepare Contract Documents - Electricity Consultancy - Yanchep Sporting Club Power Upgrade	
10082	03/10/2022	Toll Transport Pty Ltd	$28.98
		Courier Services	
10083	03/10/2022	Total Landscape Redevelopment Service Pty Ltd	$18,804.50
		Installation Of Concrete Around Services - Kingsway Baseball Club Hardstand	
		Supply And Install Drinking Fountain - Chesterfield Park	
10084	03/10/2022	Totally Workwear Joondalup	$179.90
		Safety Boots - Fleet	
10085	03/10/2022	Truck Centre WA Pty Ltd	$295.31
		Vehicle Spare Parts - Fleet	
10086	03/10/2022	Turf Care WA Pty Ltd	$5,083.40
		Apply Fertiliser - Various Locations - Parks	
10087	03/10/2022	Vodafone Hutchinson Australia Pty Ltd	$188.76
		SMS Charges - Emergency Services	
10088	03/10/2022	WA Garage Doors Pty Ltd	$583.00
		Repair Roller Door - Ashby Operations Centre Shed C - Building Maintenance	
10089	03/10/2022	WA Hino Sales & Service	$127,610.45
		Vehicle Purchase - Hino 921 - Fleet Assets	
10090	03/10/2022	Wanneroo Electric	$6,671.17
		Electrical Maintenance For The City	
10091	03/10/2022	Wanneroo Towing Service	$181.50
		Towing Services - Fleet	
10092	03/10/2022	Water Corporation	$9,223.03
		Water Charges For The City	
10093	03/10/2022	West Coast Turf	$23,503.48
		Turfing Works For The City	
10094	03/10/2022	Westbuild Products Pty Ltd	$859.78
		Rapid Cement & Kwickset - Stores Inventory	
10095	03/10/2022	Western Australian Local Government Association	$6,600.00
		Training - Policy Development & Procedure Writing In Local Government - 24 - 25.05.2022	
10096	03/10/2022	Western Irrigation Pty Ltd	$16,272.60
		Reticulation Spare Parts - Parks	
10097	03/10/2022	William Buck Audit (WA) Pty Ltd	$41,888.00
		Audit Services - Cell / DCP Annual Cost Review 2022 / 2023	
10098	03/10/2022	William Buck Consulting (WA) Pty Ltd	$2,200.00
		Probity Advisor Services - Tender 22098	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10099	03/10/2022	Wilsons Sign Solutions	$132.00
		New Name Plate - Mayor Aitken	
10100	03/10/2022	Work Clobber	$348.60
		Uniform Issue - Parks & Assets	
10101	03/10/2022	Workpower Incorporated	$8,791.88
		Greenwaste & Rubbish Removal - Honey Possum & Boomerang Parks - Assets	
		Plant Install - Quinns Foreshore - Mary Street	
		Supply & Install Coir Mesh - Mindarie South Stage 2	
		Whole Site Weed Control - Various - Conservation	
10102	03/10/2022	Wrenoil	$22.00
		Oil Waste Disposal - Fleet	
10103	04/10/2022	Ms E Erceg	$23.22
		Reimbursement - Conference Parking	
10104	04/10/2022	Ms K Donker	$3,150.72
		Reimbursement - Car Parking Costs - Auscontact Association WA Digging Deeper On Home-Based And Hybrid Teams	
		Study Reimbursement - Semester 1 2022 – Marketing Leadership	
10105	04/10/2022	Ms M Dickson	$23.22
		Reimbursement - Car Parking Costs Travel To Auscontact Association WA	
10106	04/10/2022	Ms M Tyler	$172.50
		Reimbursement - Training Course	
10107	04/10/2022	Mr M Gigliuto	$45.00
		Reimbursement - Steel Cap Boots And Orange Safety Vest	
10108	04/10/2022	Mr M Vujaklija	$21.20
		Reimbursement - Parking - Attendance At AUDRC Workshop - Planning For An Uncertain Future	
10109	04/10/2022	Ms M Ferrier	$88.71
		Reimbursement - Management Challenge Final - Taxi	
10110	04/10/2022	Mr P Bracone	$36.36
		Reimbursement - Meeting Dept Of Planning	
10111	04/10/2022	Ms P Augustin	$621.46
		Reimbursement - Conference	
10112	04/10/2022	Mr P Kennedy	$66.15
		Reimbursement - Reline Rear Brakes Of 96059	
10113	05/10/2022	Triton Electrical Contractors Pty Ltd	$12,800.21
		Reticulation Electrical Services - Various Locations	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10114	05/10/2022	WEX Australia Pty Ltd	$1,399.53
		Fuel Issues - Fleet Assets	
10164	10/10/2022	7 to 1 Photography	$1,650.00
		Photography - Citizenship Express Ceremonies - Events	
10165	10/10/2022	AARCO Environmental Solutions Pty Ltd	$14,888.50
		Asbestos Removal Services	
10166	10/10/2022	Abirami Rajan	$150.00
		Refund - Food Registration Fee - Application Withdrawn	
10167	10/10/2022	ABM Landscaping	$16,132.60
		Brickpaving - Quinns Road & Wykes Court	
10168	10/10/2022	ABN Residential WA Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	
10169	10/10/2022	Accenture Australia Pty Ltd	$19,320.63
		Oracle Hospitality Symphony Standard Cloud Service - ICT	
10170	10/10/2022	Adform Engraving & Signs	$275.00
		Name Badges - Fire Services	
10171	10/10/2022	Advanteering - Civil Engineers	$675,687.54
		Progress Claim 5 - Splendid Park Cycling Track Upgrade - Assets	
10172	10/10/2022	Ahmed Babiker	$173.40
		Hire Fee Refund	
10173	10/10/2022	Air Force Association (WA Division) Inc	$961.50
		Refund - Overcharged Fee For Extra Water Body For Public Swimming Pool Water Sampling - 2013 - 2021	
10174	10/10/2022	Alinta Gas	$40.25
		Gas Supplies For The City	
10175	10/10/2022	Apex Eco Management International Pty Ltd	$2,145.00
		Lake Sediment Survey Report & Sediment Testing - Bayport Park	
10176	10/10/2022	Aquatic Services WA Pty Ltd	$2,390.30
		Replace Spa Dosing Pump - Aquamotion	
10177	10/10/2022	Armaguard	$221.61
		Cash Collection Services	
10178	10/10/2022	Atom Supply	$5,153.39
		Anti Slip Decks - Fleet	
10179	10/10/2022	Austraffic WA	$18,876.00
		Traffic Data Collection Service - Freeway Extension	
10180	10/10/2022	Australian Airconditioning Services Pty Ltd	$68,356.24
		Airconditioning Maintenance Services	
		Install Air Conditioner - Warradale Community Centre - Assets	
10181	10/10/2022	Australian Manufacturing Workers Union	$58.40

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Payroll Deductions	
10182	10/10/2022	Australian Services Union	$828.80
		Payroll Deductions	
10183	10/10/2022	Australian Taxation Office	$613,819.00
		Payroll Deductions	
10184	10/10/2022	Australian Training Management Pty Ltd	$750.00
		Training - Confined Space Entry - 2 Employees - Fleet	
10185	10/10/2022	Auswide International Investments Pty Ltd ITF K A and S K Patel Family Trust	$89.74
		Refund - Street & Verge Bond	
10186	10/10/2022	Aveling Homes Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
10187	10/10/2022	Banhams WA Pty Ltd	$269.50
		Repair Leaking Hydrant - Clarkson Volunteer Bushfire Office - Building Maintenance	
10188	10/10/2022	Bartco Traffic Equipment Pty Ltd	$4,356.00
		Webstudio Licence Agreement - 6 Fire Signs For 12 Months - Community Safety	
10189	10/10/2022	Benara Nurseries	$227.70
		Supply Plants - Parks	
10190	10/10/2022	Better Impact Pty Ltd	$2,388.00
		Volunteer Impact Subscriptions - ICT	
10191	10/10/2022	Bladon WA Pty Ltd	$1,339.86
		Staff Uniforms - Community Safety & Emergency Management	
		Staff Uniforms - Health & Compliance	
10192	10/10/2022	Blueprint Homes (WA) Pty Ltd	$4,000.00
		Refund - Street & Verge Bonds	
10193	10/10/2022	Boral Construction Materials Group Ltd	$1,194.72
		Concrete Mix - Various Locations - Engineering	
10194	10/10/2022	BP Australia Ltd	$126,288.56
		Fuel Issues For The City	
10195	10/10/2022	Brownes Foods Operations Pty Limited	$429.28
		Milk Deliveries For The City	
10196	10/10/2022	Bucher Municipal Pty Ltd	$52.27
		Vehicle Service - Fleet	
10197	10/10/2022	Building & Construction Industry Training Board	$35,278.30
		Collection Agency Fee Payments - 01 - 31.08.2022	
10198	10/10/2022	Bunzl Limited	$5,068.17
		Soap Dishes & Toilet Tissue Dispensers - Stores Inventory	
10199	10/10/2022	Cabcharge	$466.59
		Cabcharge Services	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10200	10/10/2022	Calltech Pty Ltd	$450.00
		Battery Packs - Fire Services	
10201	10/10/2022	Capricorn Village Joint Venture	$98,555.56
		Jindee Marmion Avenue Contribution 2022 - Strategic Land Use Planning & Environment	
10202	10/10/2022	Car Care Motor Company Pty Ltd	$11,440.66
		Vehicle Services & Repairs - Fleet	
10203	10/10/2022	CDM Australia Pty Ltd	$38,192.00
		Support Technician Resource - ICT	
10204	10/10/2022	CFMEU	$576.00
		Payroll Deductions	
10205	10/10/2022	Charne Griessel	$1,000.00
		Refund - Street & Verge Bond	
10206	10/10/2022	Cherry's Catering	$7,124.50
		Catering - Council Dinners - 30.08.2022 And 5th, 6th, 13th & 20.09.2022	
10207	10/10/2022	Child Support Agency	$2,597.82
		Payroll Deductions	
10208	10/10/2022	Chillo Refrigeration & Air-Conditioning	$412.50
		Replaced Defective Decktit And Insulation To Roof Mounted Air Conditioning Units - Civic Centre - Building Maintenance	
10209	10/10/2022	City of Wanneroo	$8,638.62
		Offset Of Rates In Lieu Of Monthly Allowance	
		Payroll Deductions	
10210	10/10/2022	City of Wanneroo	$1,052.00
		Payroll Deductions	
10211	10/10/2022	Civica Pty Ltd	$16,654.66
		Authority Web Services API Layer - ICT	
10212	10/10/2022	Civica Pty Ltd	$2,943.60
		Implementation Of UNID Changes In Test & Live For Actus	
10213	10/10/2022	Cleanaway Operations Pty Ltd	$2,035.00
		Grease Trap Service - Koondoola Community Services - Building Maintenance	
		Removal & Disposal Of Waste Liquid - Fleet	
10214	10/10/2022	Coastal Navigation Solutions	$1,485.00
		Public Art Maintenance At Butler / Carramar	
10215	10/10/2022	Coca Cola Amatil Pty Ltd	$318.52
		Beverages - Kingsway	
10216	10/10/2022	Colleagues Nagels Pty Ltd	$2,547.99
		Infringement Rolls - Rangers	
10217	10/10/2022	Complete Office Supplies Pty Ltd	$556.17
		Stationery For The City	
10218	10/10/2022	Contra-Flow Pty Ltd	$457.60

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Traffic Control - Madeley - Assets	
10219	10/10/2022	Contra-Flow Pty Ltd	$706.20
		Traffic Control - Dundebar / Wanneroo Road	
10220	10/10/2022	Converge International Pty Ltd	$10,704.65
		Employee Assistance Program Sessional Counselling	
10221	10/10/2022	Corsign (WA) Pty Ltd	$5,949.73
		Signage - Parking & Beach Signage	
		Signs - 50 No Standing - Engineering	
		Signs - 50 Warning - Asbestos Containing Materials Have Been Found At The Location - Engineering	
		Signs - Covering Of Existing Fire Danger Rating Signs	
		State Name Plates - Engineering	
10222	10/10/2022	Cr Brett Treby	$4,559.12
		Monthly Allowance	
10223	10/10/2022	Cr Christopher Baker	$2,897.89
		Monthly Allowance	
		Travel Expense – 01 - 15.09.2022	
10224	10/10/2022	Cr Frank Cvitan	$2,668.77
		Monthly Allowance	
10225	10/10/2022	Cr Glynis Parker	$2,668.77
		Monthly Allowance	
10226	10/10/2022	Cr Helen Berry	$2,668.77
		Monthly Allowance	
10227	10/10/2022	Cr Jacqueline Huntley	$2,378.67
		Monthly Allowance	
10228	10/10/2022	Cr James Rowe	$2,668.77
		Monthly Allowance	
10229	10/10/2022	Cr Jordan Wright	$2,668.77
		Monthly Allowance	
10230	10/10/2022	Mayor Linda Aitken	$12,027.95
		Monthly Allowance	
		Travel & Corporate Apparel Expense - September 2022	
10231	10/10/2022	Cr Natalie Herridge	$2,668.77
		Monthly Allowance	
10232	10/10/2022	Cr Natalie Sangalli	$2,668.77
		Monthly Allowance	
10233	10/10/2022	Cr Paul Miles	$2,668.77
		Monthly Allowance	
10234	10/10/2022	Cr Sonet Coetzee	$2,668.77
		Monthly Allowance	
10235	10/10/2022	Craneswest (WA) Pty Ltd	$15,743.67
		Removal Of Green Waste From Your Motivation Drive Site	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10236	10/10/2022	Critical Fire Protection & Training Pty Ltd	$77.00
		Service Fire Equipment - Quinns Mindarie Surf Life Saving Club	
10237	10/10/2022	CS Legal	$9,282.14
		Court Fees - Rating Services	
10238	10/10/2022	CSP Group Pty Ltd	$6,202.40
		Hedgetrimmer - Small Plant Purchase - Light Fleet	
		Stock - Stores Inventory	
10239	10/10/2022	CW Brands Pty Ltd	$473.88
		Marker Paint - Stores Inventory	
10240	10/10/2022	Dale Alcock Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
10241	10/10/2022	David Paul Petale	$233.00
		Author Talk - Writers Of The North - Cultural Development	
10242	10/10/2022	Denise Jose Cockill	$270.00
		Workshop - YTRAC - Digital Mentoring - 05 - 19.09.2022	
10243	10/10/2022	Diplomatik Pty Ltd	$1,628.44
		Casual Labour	
10244	10/10/2022	DMC Cleaning	$580.80
		Cleaning - Gumblossom Changerooms - Building Maintenance	
10245	10/10/2022	Double G (WA) Pty Ltd	$162.69
		Installation Of Double Up Station - Germano Park - Parks	
10246	10/10/2022	Drainflow Services Pty Ltd	$14,938.31
		Road Sweeping / Drain Cleaning Services	
10247	10/10/2022	Drainflow Services Pty Ltd	$676.50
		Sweeping - Kingsway Netball Courts - Parks	
10248	10/10/2022	Drovers Vet Hospital Pty Ltd	$140.00
		Veterinary Services - Animal Care Centre	
10249	10/10/2022	Ergolink	$803.99
		2 Task Office Chairs - Corporate Strategy & Performance	
10250	10/10/2022	EVH Emergency Vet Hospital	$4,777.75
		Veterinary Services - Animal Care Centre	
10251	10/10/2022	Fleet Network	$7,199.26
		Payroll Deductions	
10252	10/10/2022	Focus Consulting WA Pty Ltd	$726.00
		Electrical Consultancy - Sheffield And Kingsbridge Park	
10253	10/10/2022	Forch Australia Pty Ltd	$805.48
		Glass Cleaner & Nitrile Gloves - Stores Inventory	
10254	10/10/2022	Frontline Fire & Rescue Equipment	$30,050.26

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Vehicle Repairs - Fire Services	
10255	10/10/2022	Fusion Applications Pty Ltd	$4,290.18
		Oracle Systems Accounting Financials Support	
10256	10/10/2022	Fusion Applications Pty Ltd	$31,721.25
		Oracle Specialist Services	
10257	10/10/2022	Geoff's Tree Service Pty Ltd	$63,185.86
		Pruning Services For The City	
10258	10/10/2022	Gymcare	$230.24
		Gym Equipment Repairs - Aquamotion	
10259	10/10/2022	Halpd Pty Ltd Trading As Affordable Living Homes	$2,000.00
		Refund - Street & Verge Bond	
10260	10/10/2022	HBF Health Limited	$1,462.16
		Payroll Deductions	
10261	10/10/2022	Heatley Sales Pty Ltd	$273.48
		Safety Boots - Fleet	
		Vehicle Spare Parts	
10262	10/10/2022	Hemsley Paterson	$2,475.00
		Market Rent Valuation - Jindalee Beach Kiosk - Property	
10263	10/10/2022	HFM Asset Management Pty Ltd	$10,905.73
		Condition Assessment & Validation Of Park Assets & Issue Of Final Reports	
10264	10/10/2022	Hickey Constructions Pty Ltd	$1,465.20
		Remove, Replace, Rebed & Re-Point Pavers - Ocean Keys Park	
10265	10/10/2022	Home Group WA Pty Ltd	$6,000.00
		Refund - Street & Verge Bonds	
10266	10/10/2022	Homebuyers Centre	$14,454.67
		Refund - Building Application - Cancelled	
		Refund - Street & Verge Bonds	
10267	10/10/2022	Horizon West Landscape & Irrigation Pty Ltd	$10,692.00
		Pre-Summer Slashing Of Unkempt Verges - Parks	
10268	10/10/2022	Hose Right	$1,118.86
		Vehicle Spare Parts	
10269	10/10/2022	Hydroquip Pumps	$68,554.20
		Pump Service - Various Locations - Parks	
10270	10/10/2022	Imagesource Digital Solutions	$3,609.21
		Pull Up Banner - Mambakoort Nyitting Wanneroo - Communications & Brand	
		6 x 3m Elite Flags & Corflutes - Community Development	
		Canvas Print & Frame - Mambakoort Nyitting Canvas - Communications & Brand	
		Sign - Fire Danger Rating - Community	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Safety	
10271	10/10/2022	Instant Weighing Systems	$1,089.77
		Vehicle Repairs - Fleet	
10272	10/10/2022	Integrity Industrial Pty Ltd	$26,210.38
		Casual Labour	
10273	10/10/2022	Integrity Industrial Pty Ltd	$15,219.17
		Casual Labour	
10274	10/10/2022	Interfire Agencies Pty Ltd	$1,000.30
		Face Respirators & Fire Boots - Emergency Services	
10275	10/10/2022	Iron Mountain Australia Group Pty Ltd	$4,718.89
		Document Management Services	
10276	10/10/2022	Ixom Operations Pty Ltd	$1,641.72
		Chlorine Gas - Aquamotion	
10277	10/10/2022	Jake Royle Tomlinson	$200.00
		Event Set Up & Running - Writers Of The North - Library Services	
10278	10/10/2022	Janek Sobon	$204.21
		Refund - Membership - Aquamotion	
10279	10/10/2022	Jobfit Health Group Pty Ltd	$281.60
		Medical Fees For The City	
10280	10/10/2022	Josephine Taylor	$233.00
		Author Panel 14.09.2022 - Writers Of The North Spring Spectacular - Cultural Development	
10281	10/10/2022	Kind Hearted Australia LTD	$2,927.80
		Donation - Kidz Awesome Play For Telethon 2022 - Communications & Brand	
10282	10/10/2022	Kyocera Document Solutions	$221.10
		Printer Replacement - ICT	
10283	10/10/2022	Laundry Express	$689.49
		Cleaning Of Linen - Hospitality	
10284	10/10/2022	LD Total	$66,630.85
		Additional Works - Yanchep Parks Clean Up - August 2022	
		Mulching - Ashdale Park - Parks	
10285	10/10/2022	Les Mills Asia Pacific	$753.68
		Licence Fees - Fitness Classes - Aquamotion	
10286	10/10/2022	LGISWA	$2,000.00
		Insurance Excess - 2 Claims	
10287	10/10/2022	LGRCEU	$3,212.00
		Payroll Deductions	
10288	10/10/2022	Linemarking WA Pty Ltd	$839.96
		Install Line Marking & Bollard - Hatton Lane	
10289	10/10/2022	Major Motors	$2,116.95
		Vehicle Services & Repairs - Fleet	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10290	10/10/2022	Major Motors	$5,631.86
		Vehicle Services & Repairs - Fleet	
10291	10/10/2022	Marketforce Pty Ltd	$1,452.00
		Advertising Services For The City	
10292	10/10/2022	Maxxia Pty Ltd	$14,581.11
		Payroll Deductions	
10293	10/10/2022	Mehul Patel	$1,000.00
		Refund - Street & Verge Bond	
10294	10/10/2022	Michael Page International (Australia)Pty Ltd	$5,644.65
		Casual Labour	
10295	10/10/2022	Mindarie Regional Council	$159,081.21
		Refuse Disposal For The City	
10296	10/10/2022	Mini-Tankers Australia Pty Ltd	$6,241.37
		Fuel Issues - Fleet Assets	
10297	10/10/2022	Mister Christmas	$4,351.00
		Christmas Decorations for Christmas Fiesta 2022 - Events	
10298	10/10/2022	Mr Robert Walters	$2,000.00
		Refund - Street & Verge Bond	
10299	10/10/2022	Mr Stephen Powell	$2,000.00
		Refund - Street & Verge Bond	
10300	10/10/2022	My Homes WA	$2,000.00
		Refund - Street & Verge Bond	
10301	10/10/2022	My Homes WA	$2,000.00
		Refund - Street & Verge Bond	
10302	10/10/2022	Navman Wireless Australia Pty Ltd	$929.50
		Deinstall & Reinstall GPS - Fleet Assets	
10303	10/10/2022	Neverfail Springwater Limited	$35.40
		Water Delivery - Print Room	
10304	10/10/2022	Rates Refund	$1,794.97
10305	10/10/2022	Nigel Calcutt and Sue Ridley-Calcutt	$1,000.00
		Refund - Street & Verge Bond	
10306	10/10/2022	Nikolina Vojvodic	$876.00
		Refund - Annual Trading Licence Fee - Unused	
10307	10/10/2022	Northern Lawnmower & Chainsaw Specialists	$600.00
		Mowing Head - Stores Inventory	
10308	10/10/2022	Northern Lawnmower & Chainsaw Specialists	$81.95
		Safety Chaps - Parks	
10309	10/10/2022	Objective Corporation Limited	$52,794.50
		Subscription - Trapeze Professional Licence - ICT	
10310	10/10/2022	Office Cleaning Experts	$4,777.62
		Cleaning Services And Consumables - Building Maintenance	
10311	10/10/2022	On Tap Plumbing & Gas Pty Ltd	$2,616.42

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Plumbing Maintenance For The City	
10312	10/10/2022	Outdoor World	$2,000.00
		Refund - Street & Verge Bonds	
10313	10/10/2022	Paperbark Technologies Pty Ltd	$4,353.45
		Aerial Inspection - Las Ramblas Reserve	
		Street Tree Data Collection - Ashby	
10314	10/10/2022	Parker Black & Forrest	$822.90
		Locking Services For The City	
10315	10/10/2022	Paywise Pty Ltd	$3,363.39
		Payroll Deductions	
10316	10/10/2022	PBF Australia	$5,694.00
		Roadshow Presentation - Prevention Workplace - People & Culture	
10317	10/10/2022	Perth Patio Magic Pty Ltd	$1,000.00
		Refund - Street & Verge Bond	
10318	10/10/2022	Platinum Window Tinting & Glass Repair	$484.00
		Install Film To Polycarb Windscreen - Fleet	
10319	10/10/2022	Plunkett Homes	$2,111.97
		Refund - Street & Verge Bond	
10320	10/10/2022	Porter Consulting Engineers	$1,650.00
		Design & Documentation - Existing Roads & Services Neerabup Industrial Area (Nia) Upgrade	
10321	10/10/2022	PR Mattaboni & Co	$110.00
		Bee Removal - Firewood Vista	
10322	10/10/2022	Prestige Alarms	$1,238.60
		Alarm / CCTV Services For The City	
10323	10/10/2022	Pront Tow Towing / Wanneroo Towing Service	$181.50
		Towing Services - Fleet	
10324	10/10/2022	Qualcon Laboratories	$187.00
		Particle Size Dist Analysis - Stockpile 1 - Asset Maintenance	
10325	10/10/2022	Rebecca Daniels	$308.00
		Refund - Skin Penetration Premises Application - Withdrawn	
10326	10/10/2022	Reliable Fencing WA Pty Ltd	$13,623.06
		Fencing Works - Various Locations - Parks, Assets & Engineering	
10327	10/10/2022	Returned & Services League Quinns Rocks Sub Branch	$2,497.86
		Community Funding - Support Delivery Of Remembrance Day, Anzac Day & Vietnam Veterans Day	
10328	10/10/2022	Returned & Services League Yanchep-Two Rocks Sub-branch	$4,722.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Sponsorship Contribution - Communication & Brand Service	
10329	10/10/2022	Ricoh Australia Pty Ltd	$1,228.88
		Equipment Lease Charges - Print Room	
10330	10/10/2022	RJ Vincent & Co	$1,402.50
		Certificate 21 - Halesworth Park, Butler - New Sports Facilities - Assets	
10331	10/10/2022	Roads 2000	$85,845.63
		Asphalt Supplies - Engineering	
		Final Claim - Church Street - Assets	
		Progress Claim 1 - Jefferson Drive - Assets	
		Progress Claim 1 - Blackmore Avenue - Assets	
10332	10/10/2022	Robert Walters Pty Ltd	$10,770.00
		Casual Labour	
10333	10/10/2022	Ross Loughton	$1,000.00
		Refund - Street & Verge Bond	
10334	10/10/2022	Royal Wolf Trading Australia Pty Ltd	$1,244.00
		Hire Of Event Kiosk - Halesworth Park - Assets	
10335	10/10/2022	RS Components Pty Ltd	$791.82
		Vehicle Spare Parts	
10336	10/10/2022	S & K Spadaccini Family Home Builders	$2,000.00
		Refund - Street & Verge Bond	
10337	10/10/2022	Safety And Rescue Equipment	$4,239.14
		Fire Light Tanker Shed - Replace Securing Screw On Fixing Anchor - Building Maintenance	
		Install Compliant Surface Mounted Anchor Point - Various Locations - Building Maintenance	
		Replace Mandatory Information Sign - Various Locations - Building Maintenance	
		Mounted Anchor Point - Various Locations - Building Maintenance	
		Install Bracket And Karabiner To Secure Dropline - Various Locations - Building Maintenance	
		Safety Equipment Inspection - Ashby Operations Centre - Building Maintenance	
10338	10/10/2022	Safety World	$418.00
		PPE Supplies - Waste Services	
10339	10/10/2022	School Sport Western Australia Incorporated	$400.00
		Sponsorship - 2 X Children - Aquathon Team - Hervey Bay 05 - 09.09.2022	
10340	10/10/2022	Seminars Australia Service Trust	$390.00
		Webinar - Termination, Redundancy & Unfair Dismissal - 21.09.2022 - 1 Attendee -	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		People And Culture	
10341	10/10/2022	Shire of Northam	$2,429.27
		Reimbursement - Pro Rata Long Service Leave - Former Employee	
10342	10/10/2022	Sifting Sands	$9,483.94
		Install Playground Mulch To Playground Gardens - Burleigh Park - Parks	
		Mulch Auger Service - Lynton Park - Parks	
		Sand Cleaning - Various Locations - Parks	
		Weekly Cleaning Service - Petanque Court Surface - Parks	
10343	10/10/2022	Sign Here Signs	$737.00
		Lexedge Labels - Trailer Ramp Safety - Fleet	
10344	10/10/2022	Simsai Construction Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
10345	10/10/2022	SJ McKee Maintenance Pty Ltd	$438.00
		Replace Fence Capping - Langport Way - Waste	
10346	10/10/2022	Skyline Landscape Services (WA)	$18,932.07
		Landscape Maintenance For The City	
10347	10/10/2022	Slater-Gartrell Sports	$1,419.00
		Install Tennis Net & Winder - Delamare Park - Parks	
		Post & Net Repairs - Kingsway Netball - Parks	
10348	10/10/2022	Smartsalary	$11,115.92
		Payroll Deductions	
10349	10/10/2022	Sofia Duncan	$308.00
		Refund - Skin Penetration Application - Withdrawn	
10350	10/10/2022	Softfallguys National	$1,050.50
		Repair Softfall - Castledene Park - Parks	
10351	10/10/2022	Solargain Pv Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
10352	10/10/2022	Sorrento Saints Netball Club Inc	$400.00
		Sponsorship - 1 Child At The International Umpiring Program New Zealand Men's And Mixed Netball Nationals 24 - 27.08.2022	
10353	10/10/2022	SPORTENG	$7,224.25
		Irrigation Design And Consultancy Services - Luisini Park	
10354	10/10/2022	Sports World of WA	$3,709.20
		Goggles For Re-Sale - Aquamotion	
10355	10/10/2022	SSB Pty Ltd	$8,000.00
		Refund - Street & Verge Bonds	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10356	10/10/2022	St John Ambulance Western Australia Ltd	$1,680.00
		First Aid Training And First Aid Supplies For The City	
10357	10/10/2022	Stewart & Heaton Clothing Company Pty Ltd	$968.22
		Uniforms & Name Badges - Fire Services	
10358	10/10/2022	Stiles Electrical & Communication Services Pty Ltd	$1,951.49
		CCTV Software Licensing Upgrade - Automatic Gates And CCTV - Various Sites - Assets	
10359	10/10/2022	Stiles Electrical & Communication Services Pty Ltd	$626.18
		Progress Claim 1 - Wangara CCTV Upgrade (2022 Update)	
10360	10/10/2022	StrataGreen	$249.33
		Manutec Iron Sulphate & Tree Ties - Parks	
10361	10/10/2022	Superior Nominees Pty Ltd	$2,046.00
		Playground Equipment Repairs - Parks	
10362	10/10/2022	Supreme Dry Cleans and Laundrette	$770.00
		Laundering Of Sports Bibs - Kingsway Stadium	
10363	10/10/2022	Synergy	$55,333.39
		Power Supplies For The City	
10364	10/10/2022	Talent Co Dance and Entertainment	$400.00
		Sponsorship - 1 Child At The 2022 Dance World Cup 11 -14 Age Group San Sebastian Spain	
10365	10/10/2022	Teknacool Marketing	$30.00
		Reinstate Reflective Kerb Numbers To: Civic Drive, Wanneroo House Numbers 86	
10366	10/10/2022	Terravac Vacuum Excavations Pty Ltd	$20,011.30
		Location Of Services - Various Locations	
10367	10/10/2022	The Local Spokesman	$348.00
		Mobile Bike Mechanic - Bike Month Breakfast - Traffic Services	
10368	10/10/2022	The Trustee for BARRA CIVIL AND FENCING Trust	$13,352.46
		Replace Fencing - Boxley Close - Parks	
10369	10/10/2022	The Trustee for The Cream Family Trust t/as Minuteman Press Joondalup	$3,965.38
		Books - Swimming Pool / Spa Inspection Books - Health & Compliance	
		Food Premise Inspection Books - Health & Compliance	
10370	10/10/2022	TJ Depiazzi & Sons	$24,190.54
		Pine Bark Mulch - Parks	
10371	10/10/2022	Toll Transport Pty Ltd	$243.25
		Courier Fees For The City	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10372	10/10/2022	Toro Australia Group Sales Pty Ltd	$2,080.32
		Mower Blades - Stores Inventory	
10373	10/10/2022	Total Landscape Redevelopment Service Pty Ltd	$14,041.50
		Landscape Maintenance For The City	
10374	10/10/2022	Trailer Parts Pty Ltd	$1,037.07
		Vehicle Spare Parts	
10375	10/10/2022	Triton Electrical Contractors Pty Ltd	$1,838.10
		Irrigation Electrical Works - Various Locations - Parks	
10376	10/10/2022	Trophy Shop Australia	$41.10
		Name Badge - Various Employees	
10377	10/10/2022	Truck Centre WA Pty Ltd	$947,453.50
		3 New Vehicle Purchases & Registration - Volvo Side Loader - Fleet Assets	
10378	10/10/2022	Urban Development Institute of Australia WA Division Incorporated	$308.00
		Registration - WA Industry Breakfast - Strategic Land Use Planning & Environment	
		Registration - WA Industry Breakfast - A Connected City; A Mid-Tier Transport Strategy For Perth - Approval Services	
10379	10/10/2022	Veolia Recycling & Recovery (Perth) Pty Ltd	$66.87
		Shredding Services For The City	
10380	10/10/2022	Viva Energy Australia Pty Ltd	$85,849.01
		Fuel Issues For The City	
10381	10/10/2022	WA Limestone Company	$26,928.20
		Limestone - Engineering	
10382	10/10/2022	Wanneroo Business Association Incorporated	$660.00
		Discover Wanneroo Visitor Experience Award	
10383	10/10/2022	Wanneroo Electric	$4,377.45
		Electrical Maintenance For The City	
10384	10/10/2022	Wanneroo Fire Support Brigade	$490.69
		Reimbursement - Fire Boots, Helmet Labels And Photo Board Tags	
10385	10/10/2022	Water Corporation	$4,802.10
		Water Supplies For The City	
10386	10/10/2022	Water Technology Pty Ltd	$3,779.33
		Professional Services - Mindarie Breakwater Tender Queries	
10387	10/10/2022	Wave International Pty Ltd	$2,563.44
		Western Power's Expired Dip Cost - Neerabup Industrial Estate - Assets	
10388	10/10/2022	West Coast 4x4 Recovery Pty Ltd	$285.00
		Recover Bogged Ford Ranger - Carramar Golf Course	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10389	10/10/2022	West Coast Turf	$330.00
		Roll Turf After Lighting Repairs - Gumblossom - Parks	
10390	10/10/2022	Western Australian Local Government Association	$47,894.00
		Tax Service Subscriptions, Council Connect & Employee Relations Subscription	
10391	10/10/2022	William Buck Consulting (WA) Pty Ltd	$2,750.00
		Probity Advisor Services Regarding Tender 22078	
10392	10/10/2022	Work Clobber	$1,394.25
		PPE Issues - Parks	
		Safety Boot - Stores Inventory	
10393	10/10/2022	Yolk Syndicate 118 Pty Ltd	$4,526.50
		Progress Claim 7 - Roydon Park Construction - Assets	
10394	10/10/2022	Zipform Pty Ltd	$1,691.78
		Landsdale Library And Youth Innovation Hub, New Building - Dordaak Kepap – Community Consultation – 1km Radius Mail Out	
10395	12/10/2022	Cancelled	
10396	12/10/2022	Cancelled	
10397	12/10/2022	Cancelled	
10398	12/10/2022	Cancelled	
10399	12/10/2022	Cancelled	
10400	12/10/2022	Cancelled	
10401	12/10/2022	Cancelled	
10402	12/10/2022	Cancelled	
10403	13/10/2022	Car Care Motor Company Pty Ltd	$1,547.57
		Balance Of Invoice That Was Previously Short Paid	
10404	13/10/2022	Skyline Landscape Services (WA)	$6,270.00
		Maintenance Of Arterial Entry Statements - Parks	
10405	13/10/2022	Think Promotional	$9,262.00
		Promotional Items - Place Management	
10406	13/10/2022	Work Clobber	$2,509.80
		Uniform Issues - Parks	
		Safety Boots - Engineering	
10407	14/10/2022	Roads 2000	$222,001.21
		Asphalt Supplies - Engineering	
		Progress Claim 1 - Beach Road - Assets	
		Progress Claim 2 - Civil Works - Blackmore Avenue - Assets	
		Progress Claim 3 - Highclere Boulevard Stage 2 - Assets	
10408	14/10/2022	Xref (AU) Pty Ltd	$14,300.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Subscription - 200 Reference Credits - People & Culture	
10448	17/10/2022	Accenture Australia Pty Ltd	$2,750.00
		Custom Report - Uninvoiced Goods	
10449	17/10/2022	Active Discovery	$1,100.00
		Play Mat Repairs - Dalvik Park	
10450	17/10/2022	Adelphi Apparel	$550.00
		Uniforms - Rangers	
10451	17/10/2022	Air & Power Pty Ltd	$673.54
		Compressor Service - Workshop - Fleet	
10452	17/10/2022	Alinta Gas	$24.25
		Gas Supplies For The City	
10453	17/10/2022	Allaboutxpert Australia Pty Ltd	$2,750.00
		Consulting Services - ICT	
10454	17/10/2022	Amgrow Australia Pty Ltd	$726.00
		Seed Bent Pure Distinction - Parks	
10455	17/10/2022	Aqua Attack Drilling	$8,892.40
		Decommission Bore - Kingsway Sporting Complex	
		Decommission Bore - Las Ramblas Park - Parks	
		Decommission Bore - Managham Park - Parks	
10456	17/10/2022	Archae-Aus	$28,539.50
		Registration Of Significant Aboriginal Cultural Heritage Sites	
10457	17/10/2022	Archival Survival Pty Ltd	$552.20
		Archiving Supplies - Cultural Services	
10458	17/10/2022	Artref Pty Ltd	$168.18
		HP Cyan Ink - Strategic Land Use Planning & Environment	
10459	17/10/2022	Ascon Survey And Drafting Pty Ltd	$4,251.78
		Recurring Program, Renew Natural Area Assets - Conservation	
10460	17/10/2022	Atom Supply	$934.44
		Lens Cleaner & Face Shields - Stores	
		Wet Weather Jacket, Tape Measure & Strobe Lamp Magnetic Base Lamp Plug - Assets	
10461	17/10/2022	Australian Airconditioning Services Pty Ltd	$28,470.11
		Airconditioning Maintenance For The City	
10462	17/10/2022	Australian Taxation Office	$602,813.00
		Payroll Deductions	
10463	17/10/2022	Australian Training Management Pty Ltd	$1,920.00
		Training - Dogging - 2 Attendees - Fleet	
10464	17/10/2022	Axiell Pty Ltd	$12,075.80

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Emu Support & Maintenance - Version Upgrade & Hotline Support For 12 Months Commencing 1 November 2022 - ICT	
10465	17/10/2022	Ball & Doggett Pty Ltd	$185.21
		Paper Supplies - Print Room	
10466	17/10/2022	Benara Nurseries	$213.51
		Supply Plants - Parks	
10467	17/10/2022	Better Pets and Gardens Wangara	$269.76
		Animal Care Centre Supplies	
10468	17/10/2022	BGC Concrete	$487.30
		Concrete Mix - Monarch Court	
10469	17/10/2022	Bladon WA Pty Ltd	$850.89
		Corporate Uniform Issues	
10470	17/10/2022	Blueprint Homes (WA) Pty Ltd	$910.56
		Refund - Development Application - Lot Not Yet Created	
10471	17/10/2022	Boral Construction Materials Group Ltd	$1,631.52
		Kerbmix - Various Locations - Engineering	
10472	17/10/2022	Bridgestone Australia Limited	$1,315.82
		Tyre Fitting Services	
10473	17/10/2022	Bucher Municipal Pty Ltd	$3,059.10
		Bucher Sales Order 2381223 Training - Fleet	
		Vehicle Spare Parts - Fleet	
10474	17/10/2022	Cannings Purple	$2,156.00
		Monthly Reporting - Communications Services	
10475	17/10/2022	Cannings Purple	$6,050.00
		Communications Service - Media Training - Communications & Brand	
10476	17/10/2022	Car Care Motor Company Pty Ltd	$2,050.77
		Vehicle Services - Fleet	
10477	17/10/2022	Castledine Gregory	$215,093.07
		Legal Fees For The City	
10478	17/10/2022	Cat Welfare Society Incorporated	$2,994.75
		Daily Impound Fees - Community Safety	
10479	17/10/2022	CDM Australia Pty Ltd	$18,480.00
		Professional Services - Systems Administrator - ICT	
10480	17/10/2022	Cherry's Catering	$1,970.00
		Catering - Emergency Exercise - Community Safety	
		Catering - Working Dinner - 27.09.2022	
10481	17/10/2022	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	$5,582.50
		Removal Of Sand - Irrigation Lake - Kingsway Sporting Complex	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10482	17/10/2022	Civica Pty Ltd	$85,297.30
		Library Management Systems - Year 1 01.09.2022 - 31.08.2023	
10483	17/10/2022	Cancelled	
10484	17/10/2022	Claw Environmental	$127.60
		Polystyrene 16.09.2022 - Wangara Recycling Centre	
10485	17/10/2022	Coca Cola Amatil Pty Ltd	$920.00
		Beverages - Kingsway Indoor Stadium	
10486	17/10/2022	Complete Office Supplies Pty Ltd	$163.90
		Stationery - Corporate Strategy & Performance	
10487	17/10/2022	Complete Office Supplies Pty Ltd	$1,347.84
		Stationery For The City	
10488	17/10/2022	Construct360 Pty Ltd	$84,212.54
		Progress Claim - Kingsway Indoor Stadium - Assets	
10489	17/10/2022	Contra-Flow Pty Ltd	$4,490.77
		Traffic Management Services For The City	
10490	17/10/2022	Corrs Chambers Westgarth	$2,621.30
		Legal Fees For The City	
10491	17/10/2022	Corsign (WA) Pty Ltd	$1,018.07
		Signage - Workman - Parks	
		Street Name Plates	
10492	17/10/2022	Cossill & Webley Consulting Engineers	$15,547.40
		Engineering Consulting Services - Flynn Drive Duplication - Assets	
10493	17/10/2022	Cr Sonet Coetzee	$80.00
		Refund - Nomination Fee - Extraordinary Mayoral Election 2022	
10494	17/10/2022	Critical Fire Protection & Training Pty Ltd	$7,384.69
		Call Out - Aquamotion & Wangara Recycling Centre - Alarm Fault	
		Service Fire Equipment - Aquamotion	
		Supply New Log Book - Koondoola Community Centre - Building Maintenance	
		Install UPS To Fire Panel To Assist With Power Filtration - Aquamotion	
10495	17/10/2022	CSP Group Pty Ltd	$2,113.50
		Stock - Stores Issue	
10496	17/10/2022	Daimler Trucks Perth	$447.65
		Vehicle Spare Parts	
10497	17/10/2022	David Gray & Company Pty Ltd	$77.88
		Lid 240L White - Waste	
10498	17/10/2022	David Roy Cull	$550.00
		Pest Control Services	
10499	17/10/2022	DC Golf	$113,609.90

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Carramar Golf Course - Fees Collected - September	
		Marangaroo Golf Course - Fees Collected - August 2022	
10500	17/10/2022	Department of Transport	$824.10
		Vehicle Search Fees - Rangers	
10501	17/10/2022	Diplomatik Pty Ltd	$1,416.98
		Casual Labour For The City	
10502	17/10/2022	Direct Communications	$1,854.16
		Fit UHF & Two Way & Dash Cam - Fleet Assets	
10503	17/10/2022	DMC Cleaning	$143,305.28
		Cleaning Supplies For The City	
10504	17/10/2022	Donald Cant Watts Corke (WA) Pty Ltd	$3,822.50
		Project Management Services - Procurement Workshop - Alkimos Aquatic & Recreation Centre Procurement	
10505	17/10/2022	Double G (WA) Pty Ltd	$275.00
		Irrigation Minor Repairs - Multiple Sites - Parks	
10506	17/10/2022	Dowsing Group Pty Ltd	$10,092.23
		Concrete Works - Kennerton Park & Thaxter Park	
10507	17/10/2022	Drainflow Services Pty Ltd	$33,450.72
		Sweeping / Drain Cleaning Services For The City	
10508	17/10/2022	Drovers Vet Hospital Pty Ltd	$35.00
		Veterinary Services - Community Safety	
10509	17/10/2022	Edith Cowan University	$21,132.07
		Research Project - Investigating The Impact Of An Increasingly Urbanised Catchment On The Yellagonga Wetlands	
10510	17/10/2022	Emerge Associates	$11,000.00
		Masterplan - Addison Park - Assets	
		Balance Of Contract - Splendid Park Cycling Facility - Assets	
10511	17/10/2022	Environmental Industries Pty Ltd	$1,171.50
		Wetting Agent & Fertiliser - Kingsway	
10512	17/10/2022	Fencemakers Pty Ltd	$5,830.00
		Supply And Install Gate - Aquamotion	
10513	17/10/2022	Fusion Applications Pty Ltd	$8,580.35
		Oracle Systems Accounting Financials Support	
10514	17/10/2022	Fusion Applications Pty Ltd	$29,548.75
		Oracle Specialist Services - ICT	
10515	17/10/2022	Geoff's Tree Service Pty Ltd	$360.80
		Pruning For The City	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10516	17/10/2022	Geoff's Tree Service Pty Ltd	$28,408.74
		Pruning For The City	
10517	17/10/2022	Getty Images Pty Ltd	$3,880.80
		Istock Signature250 Teamshare Premium 1 Year Subscription - Communications & Brand	
10518	17/10/2022	Gillmore Electrical Services	$27,084.20
		Progress Claim 1 - Kingsway Dog Park Lighting Upgrade - Assets	
10519	17/10/2022	GJ Woodard	$243.55
		Keyholder Payments	
10520	17/10/2022	Great Southern Fuels	$1.59
		Interest Charges - Fleet Assets	
10521	17/10/2022	Green Building Council Australia	$104.50
		Registration - Insights Into Achieving Sustainable Development Through Local Planning 17.08.2022 - 1 Attendee	
10522	17/10/2022	Green Options Pty Ltd	$55,598.01
		Golf Course Maintenance Marangaroo and Carramar - September	
		Rotary Mowing - Active Parks	
10523	17/10/2022	Green Workz Pty Ltd	$2,752.29
		Irrigation Parts - Parks	
10524	17/10/2022	Griffiths Architects	$440.00
		Wanneroo Design Review Panel	
10525	17/10/2022	Groundwater Consulting Services Pty Ltd	$9,900.00
		Water Level Assessment Lake Joondalup, Yellagonga Regional Park	
10526	17/10/2022	Guardian Doors	$814.11
		Repair Door - Clarkson Volunteer Bushfire Station	
10527	17/10/2022	Rates Refund	$905.07
10528	17/10/2022	Hang Art Pty Ltd	$2,442.00
		Installation Of Peregrinations Of A Citizen Botanist - Cultural Services	
10529	17/10/2022	Hickey Constructions Pty Ltd	$5,287.26
		Install Pine & Limestone Steps On Slope - Grandis Skate Park	
10530	17/10/2022	Hitachi Construction Machinery Pty Ltd	$607.50
		Vehicle Spare Parts	
10531	17/10/2022	Hodge Collard Preston Unit Trust	$2,552.00
		Architectural Consultancy Services - Warradale Reserve Clubroom Upgrade - Assets	
10532	17/10/2022	Homebuyers Centre	$490.20
		Refund - Building Application - Jadu System Error - Not Determined Within Statutory Time Frame	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10533	17/10/2022	HopgoodGanim	$2,458.50
		Legal Fees For The City	
10534	17/10/2022	Iconic Property Services Pty Ltd	$4,366.95
		Cleaning Services For The City	
10535	17/10/2022	Imagesource Digital Solutions	$4,860.90
		Install Vehicle Decals - Community Safety & Fleet Assets	
		Pull Up Banners - Wanneroo Festival - Events	
		PVC Banners For Exhibition Of Peregrinations Of A Botanist	
10536	17/10/2022	Instant Toilets & Showers Pty Ltd	$462.55
		Hire Of Transportable Toilets - Nanovich Park	
10537	17/10/2022	Integrity Industrial Pty Ltd	$18,193.59
		Casual Labour For The City	
10538	17/10/2022	Integrity Industrial Pty Ltd	$5,117.68
10539	17/10/2022	Integrity Staffing	$861.53
		Casual Labour For The City	
10540	17/10/2022	Intelife Group	$3,882.43
		Cleaning Items For The City	
10541	17/10/2022	Ixom Operations Pty Ltd	$204.60
		Pool Chemicals - Aquamotion	
10542	17/10/2022	J Blackwood & Son Ltd	$1,496.27
		PPE / Uniforms / Tool Purchases - Stores, Waste & Assets	
10543	17/10/2022	Jackson McDonald	$9,191.96
		Legal Fees For The City	
10544	17/10/2022	Jodie Aedy	$595.00
		Graphic Design - Social Advocacy Agenda Fact Sheets - Communications & Brand	
10545	17/10/2022	Ka Chun Ng	$273.50
		Refund - Food Application & Registration Fee - Incorrect Fee Paid - Refund The Difference	
10546	17/10/2022	Kerb Direct Kerbing	$45,475.21
		Kerbing - Beach Road - Assets	
		Kerbing - Blackmore Avenue - Assets	
10547	17/10/2022	Kinetic IT Pty Ltd	$20,827.97
		Fixed Components Enhanced Security Services - September 2022 - ICT	
		OSCP Certified Tester Week Ending 11.03.2022	
		Vulnerability Management - September 2022 - ICT	
10548	17/10/2022	Kleenit	$940.50
		Pressure Wash Burnout Damage - Ferrara	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Park	
10549	17/10/2022	Komatsu Australia Pty Ltd	$409.75
		Vehicle Spare Parts	
10550	17/10/2022	Kyocera Document Solutions	$827.20
		Valet Service - ICT	
10551	17/10/2022	La Vida Australia Pty Ltd	$327.00
		Refund - Building Application - No Fee Payable	
10552	17/10/2022	Landcare Weed Control	$18,154.38
		Landscape Maintenance - Conservation	
10553	17/10/2022	Landgate	$10,185.57
		Gross Rental Valuations - Rates	
10554	17/10/2022	Landscape Elements	$8,686.65
		Landscape Maintenance - Parks	
10555	17/10/2022	LD Total	$154,849.39
		Landscape Maintenance - Parks	
10556	17/10/2022	LGISWA	$1,223,339.01
		Annual Insurance Premium 2022 / 2023 2nd Instalment	
10557	17/10/2022	Local Health Authorities Analytical Committee	$51,719.79
		Analytical Services - Health Services	
10558	17/10/2022	Rates Refund	$797.15
10559	17/10/2022	Market Creations	$4,378.00
		Document Centre Search - ICT	
10560	17/10/2022	Marketforce Pty Ltd	$1,544.56
		Advertising Services	
10561	17/10/2022	Mastec Australia Pty Ltd	$77,733.66
		Garbage Bins - Waste	
10562	17/10/2022	Mayvis Electrical	$3,853.30
		Replace Broken Inground Uplighters - Dalvik Park - Assets	
10563	17/10/2022	McInerney Sales Pty Ltd	$36,649.81
		New Vehicle Purchase - Ford Ranger WN 3382 - Fleet Assets	
10564	17/10/2022	McLeods	$16,808.82
		Legal Fees For The City	
10565	17/10/2022	Michael Page International (Australia)Pty Ltd	$5,967.50
		Casual Labour For The City	
10566	17/10/2022	Mindarie Regional Council	$162,249.28
		Refuse Disposal For The City	
10567	17/10/2022	MP Rogers & Associates Pty Ltd	$3,130.05
		Coastal Engineering Services - Jindalee Beach Access Way - Coastal Engineer	
10568	17/10/2022	Ms Peggy Brown	$145.00
		Keyholder Payments	
10569	17/10/2022	Natural Area Holdings Pty Ltd	$28,341.72

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Landscape Maintenance - Conservation	
10570	17/10/2022	Navman Wireless Australia Pty Ltd	$18.15
		Solar Tracker 02/02/2022 - Fleet Assets	
10571	17/10/2022	Nu-Trac Rural Contracting	$5,296.72
		Beach Cleaning Of Quinns Beach On 24.8.22	
10572	17/10/2022	Nutrien Ag Solutions Limited	$4,624.90
		Prem Troforte Fertiliser - Parks	
10573	17/10/2022	NVMS Pty Ltd	$2,046.00
		Post Processing Module, 1 Year Subscription For One Instrument	
10574	17/10/2022	Office Cleaning Experts	$95,797.39
		Cleaning Services For The City	
10575	17/10/2022	On Tap Plumbing & Gas Pty Ltd	$12,501.41
		Plumbing Maintenance For The City	
10576	17/10/2022	Optima Press	$1,879.90
		Printing - Councillor Business Cards & Letterhead	
10577	17/10/2022	Paperbark Technologies Pty Ltd	$7,847.33
		Aerial Inspection & Arboriculture Advice Reports - Various Locations - Parks	
10578	17/10/2022	Parker Black & Forrest	$257.51
		Locking Services - Trethowan Missingham Park	
10579	17/10/2022	Penske Power Systems Pty Ltd	$2,551.12
		Vehicle Transmission Oil	
10580	17/10/2022	Perth Materials Blowing Pty Ltd	$3,665.20
		Mulching - Wanneroo Road - Parks	
10581	17/10/2022	Peter's Bus Charters	$550.00
		Bus Hire - Scenic Wildflower Tour Wanneroo / Yanchep - 23.09.2022 - Cultural Development	
10582	17/10/2022	Platinum Window Tinting & Glass Repair	$880.00
		Remove & Install Safety / Security Film To All Windows - 98397 - Fleet	
10583	17/10/2022	PR Mattaboni & Co	$165.00
		Bee Removal - Chittick Way	
10584	17/10/2022	Prestige Alarms	$15,585.12
		Alarm / CCTV Services For The City	
10585	17/10/2022	Pront Tow Towing / Wanneroo Towing Service	$181.50
		Towing Services - Fleet	
10586	17/10/2022	Reliable Fencing WA Pty Ltd	$6,342.28
		Final Claim - Install Fencing - Fragola Park - Assets	
		Install Bollard - Lynos Way - Parks	
		Repair Chain Gate - Wanneroo Showgrounds - Parks	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10587	17/10/2022	Reliable Fencing WA Pty Ltd	$289.96
		Fence Repairs - Ian Robbins Park	
10588	17/10/2022	Reliansys Pty Ltd	$1,639.00
		API Implementation - Business Systems	
10589	17/10/2022	Safety And Rescue Equipment	$77.00
		Safety Equipment Inspection - Fishermans Hollow Beach	
		Safety Equipment Inspection - Yanchep Surf Life Saving	
10590	17/10/2022	Safety Tactile Pave	$2,075.39
		Install Tactile Paving - Lagoon Drive	
10591	17/10/2022	Safety World	$639.10
		PPE / Uniform Issue - Waste Services	
10592	17/10/2022	Schindler Lifts Australia Pty Ltd	$3,333.96
		Lift And / Or Escalator Service	
10593	17/10/2022	Schindler Lifts Australia Pty Ltd	$6,667.92
		Lift And / Or Escalator Services	
10594	17/10/2022	Scott Print	$752.40
		Printing - Ranger Books - Rangers	
10595	17/10/2022	Site Sentry Pty Ltd	$495.00
		Collection Of Site Sentry Tower - Dalvik Park	
10596	17/10/2022	SJ McKee Maintenance Pty Ltd	$2,195.00
		Repair Works - Various Locations - Waste	
10597	17/10/2022	Slater-Gartrell Sports	$676.50
		Supply & Install 25 Netball Nets With Cable Ties - Kingsway - Parks	
10598	17/10/2022	Solution 4 Building Pty Ltd	$60,575.53
		Progress Claim 2 - Warradale Clubrooms - Assets	
10599	17/10/2022	Sports Marketing Australia Pty Ltd	$4,840.00
		Securing 2022 Unisport Nationals Day - Division 1 & 2 - Economic Development	
		Securing 2022 Football West Country Week Football Festival - Economic Development	
10600	17/10/2022	Sports World of WA	$1,399.20
		Goggles For Re-Sale - Aquamotion	
10601	17/10/2022	SportsTG (SP) Pty Ltd	$1,490.50
		Gameday Passport Base Licensing - September 2021 - August 2022 - Kingsway Stadium	
10602	17/10/2022	Sprayline Spraying Equipment	$177.10
		Sprayer - Parks	
10603	17/10/2022	St John Ambulance Western Australia Ltd	$240.00
		Training - First Aid - Rangers	
10604	17/10/2022	Statewide Cleaning Supplies Pty Ltd	$33.83
		Bleach - Stores Inventory Stock	
10605	17/10/2022	Statewide Pump Services	$9,372.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Install New Pump & Check Valve - Wanneroo Recreation Centre - Building Maintenance	
10606	17/10/2022	Stihl Shop Malaga	$1,510.00
		2 Garden Blowers - Fleet Assets	
10607	17/10/2022	Stiles Electrical & Communication Services Pty Ltd	$33,650.12
		Progress Claim 5 - Automatic Gates And CCTV Various Sites - Assets	
10608	17/10/2022	Stiles Electrical & Communication Services Pty Ltd	$312,805.54
		Progress Claim 3 - Wangara CCTV Upgrade - Assets	
10609	17/10/2022	Superior Nominees Pty Ltd	$312.40
		Install Infant Swing Seat - Sheldwick Park - Parks	
		Swing Repairs - Pulchella Park - Parks	
10610	17/10/2022	Synergy	$652,321.66
		Power Supplies For The City	
10611	17/10/2022	Synergy	$193.24
		Power Supplies For The City	
10612	17/10/2022	Synergy	$122.86
		Power Supplies For The City	
10613	17/10/2022	Technologically Speaking	$792.00
		Be Connected - Digital Mentor Training for Capacity Builder Grant - Library Services	
10614	17/10/2022	Terravac Vacuum Excavations Pty Ltd	$13,227.24
		Location Of Services - Various Locations	
10615	17/10/2022	The Distributors Perth	$297.75
		Confectionery - Kingsway Indoor Stadium	
10616	17/10/2022	The Royal Life Saving Society Australia	$8,731.11
		Home Pool Barrier Inspections - Compliance	
10617	17/10/2022	The Social Room WA	$2,904.00
		Social Media Management For Discover Wanneroo	
10618	17/10/2022	The Trustee for BARRA CIVIL AND FENCING Trust	$22,951.50
		Replace Fencing - Leemans Landing - Engineering	
10619	17/10/2022	The Trustee for Talis Unit Trust	$676.50
		Consultancy Services - Period Ending 30 September 2022 - Wangara SAQP - Property	
10620	17/10/2022	The Trustee for Wilbro Unit Trust	$3,487.00
		Graffiti Remover - Building Maintenance	
10621	17/10/2022	Think Promotional	$4,173.40
		Promotional Cooler Bags - Waste Education	
		Promotional Novelty - Saloon Playing Cards - Events	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10622	17/10/2022	Thirty4 Pty Ltd	$233.20
		QNAV Large, 32 Devices - Monthly Subscription For October 2022	
10623	17/10/2022	TJ Depiazzi & Sons	$4,010.93
		Bushland Mulch - Wrasse / Trumpeter Parade - Parks	
10624	17/10/2022	Toll Transport Pty Ltd	$299.85
		Courier Services	
10625	17/10/2022	Total Landscape Redevelopment Service Pty Ltd	$29,271.00
		Install Trees / Plants - Dalvik Park - Assets	
10626	17/10/2022	TQuip	$1,947.90
		Vehicle Spare Parts - Fleet	
10627	17/10/2022	Trophy Shop Australia	$288.60
		Name Badges - Employees & Councillors	
10628	17/10/2022	Truck Centre WA Pty Ltd	$476,918.58
		Licence Costs - Volvo Side Loader - Fleet Assets	
		New Vehicle Purchase - Volvo Side Loader - Fleet Assets $473,434.50	
		Vehicle Spare Parts - Fleet	
10629	17/10/2022	Veolia Recycling & Recovery Pty Ltd	$262,579.56
		Refuse Disposal - Recycling	
10630	17/10/2022	WA Garage Doors Pty Ltd	$2,585.00
		Repair Roller Door - Ashby Operations Centre - Building Maintenance	
		Service 2 Sliding & 5 Roller Doors - Carramar & Marangaroo Golf Courses - Parks	
10631	17/10/2022	WA Limestone Company	$782.64
		Limestone - Engineering	
10632	17/10/2022	Wanneroo Central Bushfire Brigade	$782.51
		Reimbursement - Catering - Sector Commander Course	
		Reimbursement - Fuel For Trucks Due To Motorpass Not Working	
10633	17/10/2022	Wanneroo Districts Cricket Club Incorporated	$52,572.26
		Contribution - Maintenance Of Turf Wicket In Line With Item 4 Of Deed Of Agreement - Parks	
10634	17/10/2022	Wanneroo Electric	$18,749.67
		Electrical Maintenance For The City	
10635	17/10/2022	Water Corporation	$20,178.23
		Water Charges For The City	
10636	17/10/2022	West-Sure Group Pty Ltd	$369.82
		Cash Collection Services	
10637	17/10/2022	Western Power	$1,320.00
		Design Fee - 1 Sovereign Drive - Assets	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10638	17/10/2022	William Buck Consulting (WA) Pty Ltd	$1,320.00
		Probity Advisor Services - Tender 21057 - Contracts & Procurement	
10639	17/10/2022	Workpower Incorporated	$20,357.85
		Landscape Maintenance - Conservation Offset Sites	
10640	17/10/2022	Yanchep Beach Joint Venture	$9,460.97
		Rental, Variable Outgoings & Rates And Taxes - October 2022 - Yanchep Hub	
10641	17/10/2022	Yanchep Surf Lifesaving Club	$22,000.00
		Beach Patrols 2022 / 2023 - Payment Part 1	
10642	17/10/2022	Zoodata	$2,588.52
		Annual Service Level Agreement Grade 3 - 05.08.2021 - 04.08.2022 - Community Safety & Emergency Management	
10643	18/10/2022	Cancelled	
10644	18/10/2022	Cancelled	
10645	18/10/2022	Cancelled	
10646	18/10/2022	Cancelled	
10647	18/10/2022	Cancelled	
10648	18/10/2022	Cancelled	
10649	18/10/2022	Cancelled	
10650	18/10/2022	Cancelled	
10651	18/10/2022	Cancelled	
10652	18/10/2022	Cancelled	
10653	18/10/2022	Cancelled	
10654	18/10/2022	Cancelled	
10655	18/10/2022	Cancelled	
10656	18/10/2022	Cancelled	
10657	18/10/2022	Mr C Bartlett	$15.00
		Reimbursement - Split Ring Pliers - Hazard Identification	
10658	18/10/2022	Mr G Bowering	$25.24
		Reimbursement - Parking Fees	
10659	18/10/2022	Ms J Few	$10.00
		Reimbursement - Employee Travel Expenses - Train Fare - SBDC Presentation	
10660	18/10/2022	Ms K Russell	$1,350.00
		Reimbursement - Study Assistance Reimbursement Of Funds (50%)	
10661	18/10/2022	Ms L Lorimer	$16.00
		Reimbursement - Stationery Purchase	
10662	18/10/2022	Mr M Little	$6.80
		Reimbursement - Work Related Expense Claim	
10663	18/10/2022	Mr P Bracone	$32.31

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Reimbursement - Parking Fees	
10664	18/10/2022	Mr P Jones	$149.00
		Reimbursement - Medical Fees	
10665	18/10/2022	Mr R Henry	$326.12
		Reimbursement - Training Fees - Fitness Classes	
10666	18/10/2022	Ms S Carracher	$10.00
		Reimbursement - Travel Expense - Train Fare - SBDC Presentation	
10667	18/10/2022	Ms S Dalgleish	$140.00
		Reimbursement - WALGA Aboriginal Engagement Forum Registration Fees	
10668	18/10/2022	Ms T Wijesiri	$41.80
		Reimbursement - Travel And Parking Expenses	
10669	18/10/2022	Mr T Barker	$24.23
		Reimbursement - Parking Fees - Meeting	
10670	20/10/2022	Australian Communications & Media Authority	$71.00
		Licence Renewal - Land Mobile / Ambulatory System - Aquamotion - ICT	
10671	20/10/2022	David Price Consulting	$1,100.00
		Coaching For Cr Jackie Huntley 2 Sessions - Corporate Support	
10712	24/10/2022	360 Environmental Pty Ltd	$5,140.30
		Progress Claim 2 - Yellagonga Shared Path Ass Investigation - Assets	
10713	24/10/2022	AARCO Environmental Solutions Pty Ltd	$1,705.00
		Removal Of Asbestos - Ferrara Park	
10714	24/10/2022	Accenture Australia Pty Ltd	$14,300.00
		Managed Cloud Services - ICT	
10715	24/10/2022	Action Glass & Aluminium	$9,002.62
		Glazing Services For The City	
10716	24/10/2022	Activ Foundation Incorporated	$2,569.71
		Maintenance Clean-Up - Salitage Park	
10717	24/10/2022	Air Liquide Australia	$200.64
		Gas Bottle Rental - Stores	
10718	24/10/2022	Alinta Gas	$884.00
		Gas Supplies For The City	
10719	24/10/2022	Rates Refund	$1,230.00
10720	24/10/2022	Aqua Attack Drilling	$2,802.80
		Decommission Old Bore - Winston Park	
10721	24/10/2022	Armaguard	$365.19
		Cash Collection Services	
10722	24/10/2022	Ascender Peoplestreme Pty Ltd	$17,875.00
		Subscription - Peoplestreme E-Recruitment 01.10.2022-31.12.2022	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10723	24/10/2022	Atom Supply	$489.06
		Earplugs - Stores Inventory	
10724	24/10/2022	Australian Airconditioning Services Pty Ltd	$15,549.05
		Airconditioning Services For The City	
10725	24/10/2022	Australian Manufacturing Workers Union	$29.20
		Payroll Deductions	
10726	24/10/2022	Australian Security Technology Pty Ltd	$2,098.80
		Renewal Kmaas Enterprise Subscription 1.10.2022 - 30.09.20223	
10727	24/10/2022	Australian Services Union	$414.40
		Payroll Deductions	
10728	24/10/2022	Australian Swimming Coaches and Teachers Association Limited	$985.00
		Registration - Swimcon22 - L Duffy - Aquamotion	
10729	24/10/2022	Australian Taxation Office	$608,603.00
		Payroll Deductions	
10730	24/10/2022	AV Truck Service Pty Ltd	$532.93
		Vehicle Spare Parts	
10731	24/10/2022	Ball & Doggett Pty Ltd	$185.20
		Paper Supplies - Print Room	
10732	24/10/2022	BCA Consultants (WA) Pty Ltd	$990.00
		Design And Documentation - Hinckley Park New Toilet Block	
10733	24/10/2022	Bee Advice	$280.00
		Remove Bees - Kingsway Soccer Club & Ian Robbins Park	
10734	24/10/2022	Better Pets and Gardens Wangara	$341.70
		Animal Care Centre Supplies	
10735	24/10/2022	BGC Concrete	$3,920.40
		Concrete Mix - Various Locations - Engineering	
10736	24/10/2022	Bladon WA Pty Ltd	$351.31
		Corporate Uniform Issues	
10737	24/10/2022	BOC Limited	$61.69
		Nitrogen & Oxygen Cylinders - Emergency Services / Fleet	
10738	24/10/2022	Bridgestone Australia Limited	$539.23
		Tyre Fitting Services	
10739	24/10/2022	Bridgestone Australia Limited	$204.63
		Tyre Fitting Services	
10740	24/10/2022	Bring Couriers	$996.84
		Courier Services - Health	
10741	24/10/2022	Brownes Foods Operations Pty Limited	$625.30
		Milk Deliveries For The City	
10742	24/10/2022	Bucher Municipal Pty Ltd	$6,492.60

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Vehicle Spare Parts	
10743	24/10/2022	Building & Construction Industry Training Board	$36,843.52
		Collection Agency Fee Payments - September 2022	
10744	24/10/2022	Bunnings Pty Ltd	$564.30
		Toolbox - Stores	
10745	24/10/2022	Car Care Motor Company Pty Ltd	$692.03
		Vehicle Repairs	
10746	24/10/2022	Carramar Resources Industries	$1,203.49
		Disposal Of Rubble - Engineering	
10747	24/10/2022	Carvalho Design Solutions Pty Ltd	$3,630.00
		Upgrade Community Building - Minor Works - Mary Lindsay Homestead	
10748	24/10/2022	CDM Australia Pty Ltd	$27,614.40
		Contract Staff - ICT	
		Ninite Pro Monthly Subscription For 850 Devices - ICT	
10749	24/10/2022	CFMEU	$244.00
		Payroll Deductions	
10750	24/10/2022	Child Support Agency	$1,157.02
		Payroll Deductions	
10751	24/10/2022	Chivas Enterprises Pty Ltd t/as Mayday Earthmoving	$4,168.73
		Heavy Equipment Hire For The City	
10752	24/10/2022	City of Joondalup	$73.00
		Supply Of Image - History Centre	
10753	24/10/2022	City of Wanneroo	$4,499.31
		Payroll Deductions	
10754	24/10/2022	City of Wanneroo	$524.00
		Payroll Deductions	
10755	24/10/2022	Civica Pty Ltd	$3,190.00
		Install Authority Document Generator In The Test Application Server - ICT	
10756	24/10/2022	CK Maloney Surveying	$6,930.00
		Scanned Topography Model - Nannatee Park BMX Track	
10757	24/10/2022	Clark Equipment Sales Pty Ltd	$223.08
		Vehicle Spare Parts	
10758	24/10/2022	Cleanaway Equipment Services Pty Ltd	$477.96
		Parts Washer Rental - Fleet Workshop	
10759	24/10/2022	Coca Cola Amatil Pty Ltd	$370.47
		Beverages - Kingsway	
10760	24/10/2022	Complete Office Supplies Pty Ltd	$955.26
		Stationery Purchases For The City	
10761	24/10/2022	Complete Turf Supplies	$776.36
		Turf Supply - St Andrews Catholic College -	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Clarkson	
10762	24/10/2022	Contra-Flow Pty Ltd	$717.20
		Traffic Control Services	
10763	24/10/2022	Corsign (WA) Pty Ltd	$3,693.80
		200 Traffic Cones	
		Sign - Dog Park Closure - Kingsway - Parks	
10764	24/10/2022	Corsign (WA) Pty Ltd	$720.49
		Sign - Clean Up After Your Dog	
		Signs - Emergency Exit - Wanneroo Aquamotion - Assets	
10765	24/10/2022	CR Kennedy & Co Pty Ltd	$3,003.00
		Subscription 13.08.2022 - 12.08.2023	
10766	24/10/2022	Cr Paul Miles	$568.00
		Reimbursement - Corporate Apparel - September 2022	
10767	24/10/2022	Craneswest (WA) Pty Ltd	$6,117.43
		Removal Of Debris - Gumblossom / Warradale / Grandis Parks	
		Removal Of Debris - Kingsway AFL - Parks	
10768	24/10/2022	Cranetech Australia Pty Ltd	$264.55
		Vehicle Spare Parts	
10769	24/10/2022	Critical Fire Protection & Training Pty Ltd	$4,261.62
		Fire Protection Equipment Works For The City	
10770	24/10/2022	CS Legal	$3,356.35
		Court Fees - Rating Services	
10771	24/10/2022	CS Legal	$3,921.50
		Court Fees - Rating Services	
10772	24/10/2022	CSP Group Pty Ltd	$3,638.00
		BR450 Back Pack Blower - Fleet Assets	
		Vehicle Spare Parts	
10773	24/10/2022	Rates Refund	$476.77
10774	24/10/2022	Data #3 Limited	$84,888.32
		Software Purchases / Licences - ICT	
10775	24/10/2022	Department of Fire & Emergency Services	$1,337.00
		False Fire Alarm Attendance 24.09.2022 - Aquamotion	
10776	24/10/2022	Department of Local Government Sport & Cultural Industries	$5,166.23
		Standards Panel Fee 2021 / 2022 - Legal Services	
10777	24/10/2022	Department of Planning, Lands and Heritage	$5,815.00
		Application Fee - Applicant: Apex Planning – Alessandro Stagno DAP Reference: DAP/22/02339 Property Address: Lot 2812 (121) Exmouth Drive, Butler Proposal: Use And Development Of Childcare Premises, Including Landscaping And Signage	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10778	24/10/2022	Destination Perth	$2,383.43
		Full Page Advertising With Sunset Coast	
10779	24/10/2022	Diplomatik Pty Ltd	$2,880.21
		Casual Labour For The City	
10780	24/10/2022	Direct Communications	$3,232.90
		Supply & Install UHF Radios - Fleet Assets	
10781	24/10/2022	DMB Fluid Technologies Pty Ltd	$3,737.31
		Wash Bay High Pressure Water Hose Reel	
10782	24/10/2022	DMC Cleaning	$976.80
		Cleaning Services For The City	
10783	24/10/2022	Donut Waste Pty Ltd	$560.00
		Consultancy Education & Activity - DIY Body Scrub Workshop - 28.07.2022 - Waste Services	
10784	24/10/2022	Dowsing Group Pty Ltd	$20,171.46
		Install Pedestrian Crossing - Marmion Avenue - Assets	
10785	24/10/2022	Drainflow Services Pty Ltd	$676.50
		Kingsway Sports Complex - Court Sweeping - 09.09.2022	
10786	24/10/2022	Drainflow Services Pty Ltd	$11,707.39
		Road Sweeping / Drain Cleaning Services For The City	
10787	24/10/2022	Drovers Vet Hospital Pty Ltd	$105.00
		Veterinary Services For The City	
10788	24/10/2022	Eastern Metropolitan Regional Council	$594.00
		Waste Education - Mindful Consumption Presentation	
10789	24/10/2022	Edge People Management	$2,781.59
		Case Management Return To Work Monitoring	
		Ergonomic Assessment For The City	
10790	24/10/2022	Environmental Industries Pty Ltd	$136,830.67
		Landscape Maintenance For The City	
10791	24/10/2022	Equifax Australasia Credit Rating Pty Ltd	$1,480.60
		Finance Assessments - Contracts & Procurement	
10792	24/10/2022	Equifax Australasia Workforce Solutions Pty Limited	$92.40
		Fit2Work Charges - Australian Criminal History Check - People & Culture	
10793	24/10/2022	Fleet Network	$3,599.63
		Payroll Deductions	
10794	24/10/2022	Forch Australia Pty Ltd	$730.18
		Gloves & Hand Cleaner - Stores	
10795	24/10/2022	Foxfish Pty Ltd t/as Binley Fencing	$1,549.24
		Install, Hire And Pick Up Of Temporary Fencing - Marangaroo Golf Course	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10796	24/10/2022	Frontline Fire & Rescue Equipment	$2,017.57
		Fire Fighting Hose & Appliance Services - Quinns Rocks Fire Brigade	
10797	24/10/2022	Fusion Applications Pty Ltd	$14,870.63
		Oracle Specialist Services - ICT	
10798	24/10/2022	Fusion Applications Pty Ltd	$5,362.72
		Oracle Specialist Services - Finance	
10799	24/10/2022	Geoff's Tree Service Pty Ltd	$53,344.25
		Pruning Services For The City	
10800	24/10/2022	Hayley Welsh	$2,750.00
		Peridot Park Mural - Joseph Banks Artist 2 Day Workshop	
10801	24/10/2022	Hays Personnel Services	$6,940.13
		Casual Labour For The City	
10802	24/10/2022	HBF Health Limited	$731.08
		Payroll Deductions	
10803	24/10/2022	Heatley Sales Pty Ltd	$709.08
		Vehicle Spare Parts	
10804	24/10/2022	Heatley Sales Pty Ltd	$214.83
		Ratchet Tie Down - Stores Inventory Stock	
10805	24/10/2022	Hickey Constructions Pty Ltd	$8,668.00
		Install 8 Toilet Roll Holders - Dalvik Park - Assets	
		Install Limestone Wall To Pump Station Area - Carramar Golf Course	
10806	24/10/2022	Holden Thomas Massimo Sheppard	$233.00
		2hr Author Talk - Writers Of The North Spring Spectacular - Mindarie Senior College - 14.09.2022	
10807	24/10/2022	Homebuyers Centre	$491.38
		Refund - Building Application - Over Statutory Time Frame - 5 Butterfly Street Two Rocks	
10808	24/10/2022	Horizon West Landscape & Irrigation Pty Ltd	$17,468.00
		Landscape Maintenance For The City	
10809	24/10/2022	Hose Right	$706.38
		Vehicle Spare Parts	
10810	24/10/2022	Hydroquip Pumps	$32,345.50
		Irrigation Pump Works - Various Locations	
10811	24/10/2022	Imagesource Digital Solutions	$1,844.70
		Banner - Summer Events 2022 / 2023	
		Printing - Stickers & Flags - "It's All About Animal Tales" Program	
10812	24/10/2022	Indoor Gardens Pty Ltd	$297.00
		Indoor Plant Hire - Civic Centre Foyer	
10813	24/10/2022	Integrity Industrial Pty Ltd	$9,697.23
		Casual Labour For The City	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10814	24/10/2022	Integrity Industrial Pty Ltd	$4,283.96
		Casual Labour For The City	
10815	24/10/2022	Interfire Agencies Pty Ltd	$656.92
		Vulcan Lite Fire Boots - Fire Services	
10816	24/10/2022	IPWEA WA	$595.00
		Registration - Lunch Forum - Use Of Crushed Recycled Concrete In Local Roads - 7 Attendees	
10817	24/10/2022	J Blackwood & Son Ltd	$628.21
		PPE Issues - Aquamotion, Waste & Parks	
10818	24/10/2022	James Morrison	$360.00
		Vehicle Crossing Subsidy	
10819	24/10/2022	Jessica McNamara	$144.50
		Hire Fee Refund	
10820	24/10/2022	Jurovich Surveying Pty Ltd	$14,137.64
		Laser Scan - Wanneroo Road / Elliott Road Intersection	
10821	24/10/2022	Karen Harvey	$765.00
		Refund - Membership Cancelled - Aquamotion	
10822	24/10/2022	Kerb Direct Kerbing	$2,208.68
		Kerbing Works & Traffic Control - Lagoon Drive	
10823	24/10/2022	Kleenit	$8,431.17
		Graffiti Removal Services For The City	
10824	24/10/2022	Komatsu Australia Pty Ltd	$58.56
		Vehicle Spare Parts	
10825	24/10/2022	Landcare Weed Control	$30,641.86
		Landscape Maintenance For The City	
10826	24/10/2022	Landgate	$338.40
		Land Enquiries For The City	
10827	24/10/2022	Lawn Doctor	$140,420.34
		Turf Renovations - Various Parks - Parks	
		Turf Works - Kingsway AFL / Cricket / Rugby & Ridgewood	
		Urgent Sweeping - Gumblossom Reserve - Parks	
10828	24/10/2022	LD Total	$42,029.37
		Landscape Maintenance For The City	
10829	24/10/2022	LGRCEU	$1,606.00
		Payroll Deductions	
10830	24/10/2022	Lindsay Miles	$600.00
		Decluttering Talk - Clarkson Library - October 2022	
10831	24/10/2022	Living Turf	$2,849.00
		Roundup Biactive - Parks	
10832	24/10/2022	Mackay Urban Design	$550.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Wanneroo Design Review Report	
10833	24/10/2022	Major Motors	$1,027.85
		Vehicle Spare Parts - Fleet	
10834	24/10/2022	Manheim Pty Ltd	$1,673.90
		Impound Vehicle Fees - Rangers	
10835	24/10/2022	Marketforce Pty Ltd	$10,694.14
		Advertising Services For The City	
10836	24/10/2022	Maxxia Pty Ltd	$6,796.94
		Payroll Deductions	
10837	24/10/2022	McGees Property	$4,345.00
		Market Analysis Report - Mather Drive - Economic Development	
10838	24/10/2022	Mercer Consulting (Australia) Pty Ltd	$4,840.00
		Annual Remuneration Review And Report	
10839	24/10/2022	Messages On Hold	$830.04
		Provision Of Audio Productions - Communications & Brand	
10840	24/10/2022	Michael Page International (Australia)Pty Ltd	$5,063.08
		Casual Labour For The City	
10841	24/10/2022	Cancelled	
10842	24/10/2022	Mindarie Regional Council	$207,268.12
		Refuse Disposal For The City	
10843	24/10/2022	Mr Luc Franklin Fok Lok	$150.00
		Dog Registration Refund - Sterilised	
10844	24/10/2022	Mr Michael Watt	$1,000.00
		Refund - Street & Verge Bond	
10845	24/10/2022	Mrs Diane Hitchens	$150.00
		Dog Registration Refund - Sterilised	
10846	24/10/2022	Mrs Kim Danti	$150.00
		Dog Registration Refund - Sterilised	
10847	24/10/2022	Ms Beverley Webb	$50.00
		Dog Registration Refund - Sterilised	
10848	24/10/2022	Natural Area Holdings Pty Ltd	$12,651.76
		Fauna & Black Cockatoo Habitat Survey - Flynn Drive	
		Slashing - Mather Reserve	
		Revegetation Monitoring Field Survey - Hardcastle Park	
		Site Survey – Fox And Rabbit	
		Weed Control - Montrose Park & Voyager Park - Conservation	
10849	24/10/2022	Navman Wireless Australia Pty Ltd	$18.15
		Solar Tracker Subscription GPS CCTV Trailer	
10850	24/10/2022	Noma Pty Ltd	$990.00
		Design Review Panel - Approval Services	
10851	24/10/2022	Northern Lawnmower & Chainsaw Specialists	$647.50

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Safety Equipment - Helmet And Chaps	
10852	24/10/2022	Rates Refund	$3,665.95
10853	24/10/2022	Office Cleaning Experts	$6,024.37
		Cleaning Services & Consumables For The City	
10854	24/10/2022	Officeworks Superstores Pty Ltd	$505.15
		Water Station Refills - Waste	
10855	24/10/2022	On Road Auto Electrics	$188.00
		Vehicle Repairs - Fleet	
10856	24/10/2022	On Tap Plumbing & Gas Pty Ltd	$39,505.04
		Plumbing Maintenance For The City	
10857	24/10/2022	Optus	$835.81
		Phone Charges For The City	
10858	24/10/2022	Paperbark Technologies Pty Ltd	$9,989.05
		Aboricultural Reports - Various Locations	
10859	24/10/2022	Parker Black & Forrest	$435.55
		Locking Services - Unable To Lock Door And Key Gets Stuck Main Entrance To Footy Pavilion	
10860	24/10/2022	Parks & Leisure Australia	$550.00
		Registration - Conference WA 09 - 11.11.2022 - 1 Attendee	
10861	24/10/2022	Paywise Pty Ltd	$1,631.66
		Payroll Deductions	
10862	24/10/2022	Perdaman Global Services	$1,080.00
		Translation Of Document Into Italian & Typesetting - Waste Guide	
10863	24/10/2022	Rates Refund	$881.35
10864	24/10/2022	Peter Wallis	$50.00
		Animal Registration Refund - Sterilisation	
10865	24/10/2022	Planning Institute of Australia Limited	$1,720.00
		Registration - WA Awards For Planning Excellence Gala Dinner - 04.11.2022 - Planning & Sustainability	
10866	24/10/2022	Platinum Window Tinting & Glass Repair	$968.00
		Remove And Install Safety / Security Film To All Windows - Bobcat - Fleet	
10867	24/10/2022	Play Check	$3,630.00
		Bi Monthly Playground Inspections For September	
10868	24/10/2022	Porter Consulting Engineers	$31,412.61
		Western Power Design Fee & Telstra Network Impact Study - Mather Drive - Assets	
10869	24/10/2022	Powerhouse Batteries Pty Ltd	$90.49
		Power-Sonic SMF Mower 300 - Fleet	
10870	24/10/2022	Prestige Alarms	$3,098.92
		CCTV / Alarm Services For The City	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
10871	24/10/2022	Pront Tow Towing / Wanneroo Towing Service	$226.60
		Towing Services - 98662 - Fleet	
10872	24/10/2022	Qualcon Laboratories	$187.00
		Particle Size Dust Analysis	
10873	24/10/2022	Quality Press	$1,765.50
		Printing - DFES Books And Tags - Community Safety	
		Printing - T Cards & Diaries - Fire Services	
10874	24/10/2022	Cancelled	
10875	24/10/2022	Reliable Fencing WA Pty Ltd	$7,791.51
		Fencing Works - Various Locations - Parks	
10876	24/10/2022	Reliable Fencing WA Pty Ltd	$1,299.83
		Fencing Works - Various Locations - Parks	
10877	24/10/2022	Roads 2000	$32,699.96
		Final Claim - Church Street - Assets	
		Final Claim - Trichet Road - Assets	
		Final Claim - Lagoon Drive - Assets	
10878	24/10/2022	Robert Walters Pty Ltd	$7,774.12
		Casual Labour For The City	
10879	24/10/2022	RS Components Pty Ltd	$22.97
		Ampseal Socket Crimp Contact	
10880	24/10/2022	Safety And Rescue Equipment	$441.10
		Location Plan Sign - The Heights House And Edgar Griffiths Sports Amenities Building	
		Install Replacement Dropline - Wangara Recycling Centre	
10881	24/10/2022	Safety Tactile Pave	$2,153.36
		Install Tactile Pavers - Grandis Boulevard	
10882	24/10/2022	Safety World	$290.40
		Chemical Spill Kits - Parks South Vehicles	
		Safety Boots - Fleet	
10883	24/10/2022	SAI Global Compliance Pty Ltd	$16,500.00
		Configuration Migrated To Prod - ICT	
10884	24/10/2022	Scott Osborne	$360.00
		Vehicle Crossing Subsidy	
10885	24/10/2022	Scott Print	$11,293.70
		Printing - Dog & Cat Mailout - Rangers	
		Printing - Summer Events Brochure - Place Management	
10886	24/10/2022	Shire of Ashburton	$1,260.61
		Long Service Leave Recoup - Former Employee	
10887	24/10/2022	Shred-X	$348.61
		Shredding Services For The City	
10888	24/10/2022	Sifting Sands	$1,654.84
		Hardstand Clean - Jindalee	

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Sand Sieve - Jindalee Foreshore Petanque Court	
10889	24/10/2022	Site Sentry Pty Ltd	$2,068.00
		Move Site Sentry System - Splendid Park To Belvoir Park - Community Safety	
		Move Site Sentry System - Amberton Skate Park To Wanneroo Sports & Social Club	
10890	24/10/2022	SJ McKee Maintenance Pty Ltd	$1,354.00
		Repair Works - Various Locations - Waste	
10891	24/10/2022	Skyline Landscape Services (WA)	$102,119.22
		Landscape Maintenance For The City	
10892	24/10/2022	Skyline Landscape Services (WA)	$1,720.04
		Landscape Maintenance For The City	
10893	24/10/2022	Smartbuilt Perth Pty Ltd	$675.73
		Pest Control Services For The City	
10894	24/10/2022	Smartsalary	$5,557.96
		Payroll Deductions	
10895	24/10/2022	Softfallguys National	$379.50
		Repair Softfall - Las Ramblas Park - Parks	
10896	24/10/2022	Sphere Architects	$2,920.50
		Contract Documentation - Montrose Park Change Rooms	
10897	24/10/2022	St John Ambulance Western Australia Ltd	$606.86
		Event Health Services - BMX Jam 03.10.2022	
		Training - First Aid - Various Employees	
10898	24/10/2022	Statewide Pump Services	$330.00
		Sewerage Pumps - Koondoola Community Centre	
10899	24/10/2022	Stats WA Pty Ltd	$5,653.73
		Test Pitting Work At Three Locations - Dalvik Park - Assets	
10900	24/10/2022	Steens Gray & Kelly	$6,622.00
		Progress Invoice - Quinns Rock Bowls Sports Club - Assets	
		Tender Review - Yanchep Sports & Social Club AC Feasibility - Assets	
10901	24/10/2022	Stewart & Heaton Clothing Company Pty Ltd	$12.08
		Name Badges - Fire Services	
10902	24/10/2022	StrataGreen	$427.68
		Manutec Iron Sulphate - Parks	
10903	24/10/2022	Superior Nominees Pty Ltd	$17,833.99
		Repair / Replace Playground Equipment - Parks	
10904	24/10/2022	Supreme Dry Cleans and Laundrette	$540.00
		Laundering Of Bibs - Kingsway Stadium	
10905	24/10/2022	Synergy	$28,201.22

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Power Supplies For The City	
10906	24/10/2022	Taylor Robinson Chaney Broderick	$440.00
		Design Review Panel Meeting 25.08.2022	
10907	24/10/2022	Terravac Vacuum Excavations Pty Ltd	$26,038.10
		Location Of Services - Various Locations	
10908	24/10/2022	The Distributors Perth	$175.65
		Confectionery - Kingsway Indoor Stadium	
10909	24/10/2022	The Trustee for Speranza Family Trust	$737.00
		220 Bags Of Ice - Concert - Events	
10910	24/10/2022	The Trustee For The Wipes Australia Trust	$1,994.96
		Gym Wipes - Aquamotion	
10911	24/10/2022	Think Promotional	$1,320.00
		Promotional Novelty Stickers - Events	
10912	24/10/2022	Toll Transport Pty Ltd	$680.13
		Courier Services For The City	
10913	24/10/2022	Toolmart	$1,022.00
		Tool Purchases - Fleet	
10914	24/10/2022	Toro Australia Group Sales Pty Ltd	$2,268.70
		Vehicle Spare Parts	
10915	24/10/2022	TQuip	$101,994.45
		New Plant Purchase - 2 Kubota GM3500 - Fleet Assets $101,488.80	
		Small Plant Spare Parts - Fleet	
10916	24/10/2022	Trailer Parts Pty Ltd	$909.98
		Vehicle Spare Parts	
10917	24/10/2022	Triton Electrical Contractors Pty Ltd	$13,260.50
		Irrigation Electrical Works - Marangaroo Golf Course	
		Irrigation Electrical Works - Montebello Park	
10918	24/10/2022	Trophy Shop Australia	$1,804.21
		Name Badges - Various Employees	
		Student Citizenship Medallions 2022	
10919	24/10/2022	Truck Centre WA Pty Ltd	$3,185.21
		Vehicle Spare Parts	
10920	24/10/2022	Tyrecycle Pty Ltd	$1,674.39
		Removal Of Tyres - Waste Services	
10921	24/10/2022	Ungerboeck Systems International Pty Ltd	$2,601.50
		Remote Consulting Services - ICT	
		Technical Services Consulting - Youth And Gold Web Skins - Branding Logo - ICT	
10922	24/10/2022	Veolia Recycling & Recovery Pty Ltd	$5,596.88
		Refuse Disposal - General Dry Waste	
10923	24/10/2022	Vodafone Hutchinson Australia Pty Ltd	$55.00
		SMS Charges - Fire Services	
10924	24/10/2022	WA Garage Doors Pty Ltd	$242.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Roller Door Service - Kingsway Stadium - Building Maintenance	
10925	24/10/2022	WA Hino Sales & Service	$1,053.90
		Vehicle Spare Parts	
10926	24/10/2022	WA Hino Sales & Service	$675.37
		Vehicle Spare Parts	
10927	24/10/2022	WA Hino Sales & Service	$453.53
		Vehicle Spare Parts	
10928	24/10/2022	WA Limestone Company	$1,216.69
		BSL And Limestone Supplies	
10929	24/10/2022	Wanneroo Electric	$45,253.10
		Electrical Maintenance For The City	
10930	24/10/2022	Wanneroo Giants Baseball Club Inc	$1,600.00
		Participation Funding - Little League World Series - California USA - 8 Participants - 31.07.2022 - 08.08.2022	
10931	24/10/2022	Wanneroo RSL Sub Branch	$9,954.19
		Year 2 Flagship Funding To Support Remembrance Day, Anzac Day & Vietnam Veterans Day	
10932	24/10/2022	Water Corporation	$48.17
		Water Charges For The City	
10933	24/10/2022	Water Corporation	$27,701.02
		Water Charges For The City	
10934	24/10/2022	West Coast Turf	$35,007.50
		Install Turf - Ashdale Primary	
		Turf Works - Kingsway Dog Park	
10935	24/10/2022	Western Australian Local Government Association	$638.00
		Short Course Booking For 1 Attendee - Introduction To Waste Management 21.10.2022	
10936	24/10/2022	Western Power	$1,320.00
		Design Fee - Brady Street - Assets	
10937	24/10/2022	William Buck Consulting (WA) Pty Ltd	$18,700.00
		Tender Probity Advisor Services And Data Migration Audit	
10938	24/10/2022	Workpower Incorporated	$13,452.73
		Weed Control Services - Conservation	
10939	24/10/2022	Yanchep Two Rocks Community Recreation Association	$7,425.00
		Community Funding - Flagship Funding Year 2 - Volunteers Breakfast 2022 & Australia Day Breakfast 2023	
10940	24/10/2022	Zetta Pty Ltd	$19,725.12
		Managed Services Fee - Draas Management - Year 4 & 5 - ICT	
10941	24/10/2022	Zipform Pty Ltd	$4,001.79

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Letter Mailout - Lake Adams Fox Control - Parks	
		Print & Issue Final Notices 2022 / 2023 - Rating Services	
10942	25/10/2022	Cancelled	
10943	25/10/2022	Cancelled	
10944	25/10/2022	Cancelled	
10945	25/10/2022	Cancelled	
10946	25/10/2022	Cancelled	
10947	25/10/2022	Cancelled	
10948	25/10/2022	Cancelled	$86.29
		Reimbursement Request	
10949	25/10/2022	Ms L Cross	$255.00
		Austswim Renewal	
10950	25/10/2022	Ms N Jennings	$301.22
		Reimbursement - Accommodation	
10951	25/10/2022	Ms S Calver	$160.29
		Reimbursement - Medical Expenses	
10952	25/10/2022	Ms S Carnegie	$200.00
		Reimbursement - Library Materials	
10953	25/10/2022	Mr T Barker	$12.12
		Reimbursement - Parking For Meeting	
10955	26/10/2022	Plantrite	$1,229.14
		Plants - Kingsway Sporting Complex - Parks	
10956	28/10/2022	Australia Post	$22,167.41
		Postage Charges For The City	
10957	28/10/2022	Australia Post	$20,103.53
		Postage Charges For The City	
10958	28/10/2022	Australia Post	$124,322.30
		Postage Charges For The City	
		Total EFT Payments	**$14,675,823.02**
CREDIT CARD RECONCILIATIONS			
14/10/2022	19	CBA Corporate Card	
		Harminder Singh	
	19-01	Western Power- Brecknock Way Girrawheen	$497.92
	19-02	Indian Delight - LG Professionals Management Challenge - Dinner	$102.10
	19-03	Gilbert St Hotel Pty Ltd - LG Professionals Management Challenge Dinner	$215.00
	19-04	PLE Computers - Ergonomic Mouse x 2	$254.00
	19-05	Hotels On South Terrace - Accommodation - 8 Staff - LG Professionals Management Challenge Adelaide	$2,474.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Deborah Terelinck	
	19-06	Fairfax Subscriptions - Financial Review Subscription	$59.00
	19-07	Local Government Managers - Local Government Professionals Annual State Conference 2022	$790.00
		Total	**$4,392.02**
14/10/2022	20	NAB Corporate Card	
		Advocacy & Economic Development	
	20-01	Annual Credit Card Fee - Paid Monthly	$5.00
	20-02	Dunes & Daisies - Farewell Gift	$120.00
	20-03	Facebook - Advertising Services	$190.90
	20-04	Local Government Managers - Event Attendance - LG Pro - Property & The Economy In WA	$80.00
	20-05	Siteground Hosting - Annual Hosting Fee - Business Wanneroo Website	$251.92
	20-06	Siteground Hosting - businesswanneroo.com.au - Scanner Renewal	$71.88
	20-07	The Association Specialists - 2022 National Economic Development Conference - Accommodation Reservation - Mayor Linda Aitken	$1,000.00
	20-08	The Association Specialists - 2022 National Economic Development Conference - Event Registration & Hotel Booking	$2,135.00
	20-09	Trybooking Australia - NGAA 2022 Symposium - Online Event	$121.00
	20-10	Willow Tree Collections - Farewell Gift	$28.00
		Building Maintenance	
	20-11	ABC Blinds - Replacement Chain	$5.00
	20-12	Annual Credit Card Fee - Paid Monthly	$105.00
	20-13	Barnetts Architectural Hardware - Hardware Purchases	$1,312.74
	20-14	Bunnings - Hardware Purchases	$6,458.74
	20-15	Carbide Tool Industries - Saw Blades And Sharpening	$249.10
	20-16	CSR Gyprock - Cement & OWA Finetta Sq	$149.60
	20-17	EB *State NRM amp Coast - Credit - Conference Fees	-$132.00
	20-18	EECW Pty Ltd - ICCE Conference - 2 Attendees	$6,479.48
	20-19	NIB Travel Services - Travel Insurance - ICCE Conference	$88.00
	20-20	Paypal - Traffic Management Training	$420.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
	20-21	Post Wanneroo - General Materials	$14.89
	20-22	Qantas Airways - Airfare To Sydney - ICCE Conference - 2 Attendees	$1,633.96
	20-23	SAS Locksmithing - Lockwood Primary & Universal Sets	$467.45
	20-24	Totally Workwear - Uniform Issue	$419.40
	20-25	Unique Metals Laser - Mirror Panel	$554.11
	20-26	Valspar - Painting Supplies	$1,965.16
		Communications & Brand	
	20-27	Annual Credit Card Fee - Paid Monthly	$10.00
	20-28	Campaign Monitor - Digital Publishing Tool	$2,518.81
	20-29	Facebook - Advertising Services	$1,022.21
	20-30	Freshworks Inc - Content Management System	$803.36
	20-31	JB Hi-Fi - Filming and Photography Equipment - Promote City Brand	$889.93
	20-32	Kmart - Filming and Photography Equipment - Promote City Brand	$34.50
	20-33	Officeworks - Filming and Photography Equipment - Promote City Brand	$562.99
	20-34	Printed Sashes - Mini Mayor Sash	$49.50
	20-35	Yumpu Publishing - Digital Publishing Tool	$76.67
		Community Safety & Emergency Management	
	20-37	Annual Credit Card Fee - Paid Monthly	$15.00
	20-38	Department Of Transport - Equipment Registration - Fire Services	$96.70
	20-39	Officeworks - Emergency Preparedness Products	$237.56
	20-40	Town Of Victoria Park - Parking - LEMA Workshop	$6.57
		Council & Corporate Support - Hospitality	
	20-41	Aldi - Catering - Budget Adoption Appreciation MT, WHS For Supervisors/Managers, Yanchep Lagoon Community Working Group, Tourism WA Workshop, Multicultural Advisory Group, Corporate Induction & GOLD Program - Carpet Bowls Event	$122.03
	20-42	Annual Credit Card Fee - Paid Monthly	$10.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
	20-43	Coles - Catering - Catering - Tourism WA Workshop, Multicultural Advisory Group, Corporate Induction & GOLD Program - Carpet Bowls Event, Emergency Warden & Fire Suppression Equipment Training & Emergency Warden & Fire Suppression Equipment Training	$380.18
	20-44	Dan Murphys - Catering Stock - In House Hospitality Requests	$915.00
	20-45	Wanneroo Bakery - Internal Catering Services	$56.62
	20-46	Wanneroo Fresh - Catering - Budget Adoption Appreciation MT, WHS For Supervisors/Managers, Yanchep Lagoon Community Working Group, Tourism WA Workshop, Multicultural Advisory Group, Corporate Induction & GOLD Program - Carpet Bowls Event	$155.95
		Customer & Information Services	
	20-47	Abode Photography Plan - Photoshop Monthly Subscription	$28.58
	20-48	Annual Credit Card Fee - Paid Monthly	$10.00
	20-49	Digicert Inc - COW IntraMapsTest.wanneroo.wa.gov.au	$404.36
	20-50	Google Cloud - Search Fee	$1,545.62
	20-51	Paypal - 2 Plantronics Small Spare Eartip Kit	$37.26
	20-52	Paypal - 2 U Cables	$58.00
	20-53	Paypal - 3 Power Adapters & 3 Apple Lightning Cables	$174.00
	20-54	Paypal - 4 x Logitech MK295 Silent Wireless Keyboard & Mouse Combo & 2 x Microsoft Arc Wireless Mouse	$539.99
	20-55	Paypal - UPS Replacement - Power Shield Centurion 2KVA Pure Sine Wave UPS - Power Shield Internal SNMP Comms Card	$2,108.40
	20-56	Paypal - Zoom - Charge Name: Standard Pro Monthly	$862.09
	20-57	Post Wanneroo - Mail Redirection Services	$1,360.00
		Engineering Maintenance	
	20-58	Annas Cards & Gifts - Farewell Card	$9.99
	20-59	Annual Credit Card Fee - Paid Monthly	$15.00
	20-60	Australian Training Management - Training - Traffic Management	$575.00
	20-61	Bunnings - Hardware Purchases	$2,468.92
	20-62	Coles - General Materials	$239.28
	20-63	Lindan Pty Ltd - Uniform Issue	$2,012.07
	20-64	Officeworks - Stationery Items	$264.99

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
	20-65	Repco - Two Way Radios	$226.00
	20-66	TJ Medico Pty Ltd - Fence Rail	$22.00
	20-67	Totally Workwear - Uniform Issues	$501.40
	20-68	Totally Workwear - Uniform Issues	
		Fleet Maintenance	
	20-69	ABS Trailquip Pty Ltd - Vehicle Spare Parts	$497.20
	20-70	Annual Credit Card Fee - Paid Monthly	$30.00
	20-71	Battery World - Batteries	$34.00
	20-72	BCF Joondalup - Gas Bottle Holder	$44.99
	20-73	Bunnings - Hardware Purchases	$199.96
	20-74	Carbide Tool Industries - Saw Blades	$308.55
	20-75	Heatley Sales Pty Ltd - Vehicle Spare Parts	$399.63
	20-76	Hose Right - Vehicle Spare Parts	$237.21
	20-77	J Blackwoods - Uniform Issue	$87.45
	20-78	JTB Spares - Vehicle Spare Parts	$173.65
	20-79	Napa Wangara - Vehicle Spare Parts	$290.13
	20-80	NARA Training & Assessment - Working At Heights - 2 Attendees	$480.00
	20-81	Pumps Australia Pty Ltd - Vehicle Spare Parts	$137.50
	20-82	Safety Drive - Vehicle Spare Parts	$517.00
	20-83	SP Itechworld - Retirement Gift - Lithium Portable Power Station 25Ah 300w iTech300P	$500.00
	20-84	St John Ambulance - First Aid Course - 1Attendee	$275.00
	20-85	Statewide Bearings - Vehicle Spare Parts	$239.50
	20-86	Toolmart Australia Pty Ltd - Tool Purchases	$241.45
	20-87	Total Tools - Safety Tags	$40.00
	20-88	Trailer Parts - Vehicle Spare Parts	$1,056.44
	20-89	Truck Centre Pty Ltd - Vehicle Wiring Diagrams	$66.00
		Heritage Education	
	20-90	Annual Credit Card Fee - Paid Monthly	$5.00
	20-91	Big W - Books - Museum Boxes	$67.90
	20-92	Bookwhen - Software Subscription - Museum Box Booking Program	$39.00
	20-93	Cleverpatch Pty Ltd - Program Materials - Museum & Cockman House	$285.72
	20-94	Coles - Catering Items - Buckingham House Education Program	$34.35
	20-95	Coles - Catering Items - Community Art Program	$35.00
	20-96	Ebay - Stickers - Wanneroo Museum	$19.40

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
	20-97	etsy.com - Materials - Fathers Day Activities - It's All About The Past	$62.95
	20-98	I Love Wooden Toys - Materials - It's All About The Past	$182.50
	20-99	Kmart - Materials - It's All About The Past	$84.00
	20-100	My Playroom - Materials - Fathers Day Activities - It's All About The Past	$153.00
	20-101	Optimal Print - Images - Education Program	$92.40
	20-102	Red Dot Stores - Program Materials - Cockman House	$24.00
	20-103	Spotlight - Hessian - Sewing Activity	$60.00
	20-104	The Chart & Map Shop - Wildflower Charts - Wanneroo Museum	$25.00
		Kingsway Indoor Stadium	
	20-105	7 Eleven Darch - Bags Of Ice	$12.60
	20-106	Epic Catering Services - Catering - Gold Program Christmas Lunch	$4,400.00
	20-107	Facebook - Advertising Services	$360.62
	20-108	Woolworths - Catering - Gold Program Carpet Bowls	$60.54
		Library Services	
	20-109	Aldi - Project Materials	$20.07
	20-110	Amazon AU - Book Stock & Repatriation Website	$188.08
	20-111	Annual Credit Card Fee - Paid Monthly	$45.00
	20-112	Booktopia - Library Book Club Replacement Kits	$30.94
	20-113	Bunnings - Project Materials	$142.53
	20-114	Cleverpatch Pty Ltd - Resources - Junior Programs	$346.46
	20-115	Coles - Project Materials	$192.01
	20-116	Collings Craft & School Supplies - Project Materials	$65.85
	20-117	CPP State Library - Book Stock	$8.08
	20-118	Dan Murphys - Project Materials	$175.50
	20-119	Dick Smith - PPE	$95.92
	20-120	Dymocks - Library Book Club Kits	$1,647.39
	20-121	eBay - Program Materials	$3.87
	20-122	Educational Art Supplies - General Materials	$140.25
	20-123	Kingsway Indoor Stadium - Project Materials	$296.40
	20-124	Kmart - General Materials & Resources For It's All About Play	$401.50
	20-125	Kyal's Coffee Kart - Project Materials	$249.00
	20-126	Modern Teaching Aids - Book Stock	$948.48
	20-127	Multilit Pty Ltd - Library Book Stock	$1,808.00
	20-128	News Limited - Library Newspapers	$144.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
	20-129	Officeworks - General Materials & Resources For It's All About Play	$336.58
	20-130	Target - Program Materials	$62.40
	20-131	wwc-communities - Working With Children Check	$87.00
		Parks & Conservation Management	
	20-132	Annual Credit Card Fee - Paid Monthly	$30.00
	20-133	Benara Nurseries - Infill Plants - Memorial Park	$204.12
	20-134	Bunnings - Hardware Purchases	$3,691.75
	20-135	Coles - Fuel - Card Had Expired	$223.38
	20-136	Northern Lawnmowers - Brushcutter Harness Straps And Safety Chaps & Gardening Bags	$275.00
	20-137	Nutrien - Glyphosate	$96.03
	20-138	Officeworks - Charger and Cables And Stationery Items For Irrigation Controllers	$522.58
	20-139	Work Clobber - Uniform Issues	$1,346.00
		People & Culture	
	20-140	Annual Credit Card Fee - Paid Monthly	$10.00
	20-141	Kmart - Gift Vouchers - Value-able Awards	$600.00
	20-142	Officeworks - Stationery - CEO Roadshow	$46.13
	20-143	TechSmith - Camtasia 2022 Government	$419.87
	20-144	WA Local Government Association - Seminar	$660.00
		Place Management	
	20-145	Annual Credit Card Fee - Paid Monthly	$15.00
	20-146	Big W - Community Events - Materials	$178.00
	20-147	Bunnings - Wanneroo Festival - Event Materials	$755.00
	20-148	Kmart - Community Events - Materials	$434.00
	20-149	Placemaking.edu - Online Course - 1 Attendee	$275.00
	20-150	Pricesavers Butler - Community Events - Materials	$23.50
	20-151	Target - Christmas Fiesta - Event Materials	$466.00
	20-152	WA Local Government Association - WALGA 2022 - Aboriginal Engagement and Reconciliation Forum - 1 Attendee	$140.00
	20-153	WA Trails Forum - Registration - 1 Attendee	$33.00
	20-154	Woolworths - Wanneroo Festival - Materials	$23.30
		Property Services	
	20-155	Annual Credit Card Fee - Paid Monthly	$10.00
	20-156	Department Of Finance - RevenueWA - Duty	$19.13

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
	20-157	Infotrack Pty Ltd - Legal Document Searches	$578.55
	20-158	Landgate - Lodgement Fees & Charges - Moorpark Easements	$562.80
	20-159	West Coast Property Training - Lease Training	$35.00
		Surveys	
	20-160	Annual Credit Card Fee - Paid Monthly	$5.00
	20-161	Dell Australia Pty Ltd - 2 Dell 7.4mm Barrell USB-C Adapters	$106.06
	20-162	Microsoft OneDrive - Monthly 100GB Cloud Storage Subscription	$3.00
	20-163	Totally Workwear - Uniform Issue	$564.00
		Traffic Services	
	20-164	Annual Credit Card Fee - Paid Monthly	$5.00
	20-165	Bunnings - Hardware Purchases	$299.13
		Tree & Conservation Maintenance	
	20-166	Annual Credit Card Fee - Paid Monthly	$10.00
	20-167	BP Clarkson - Gas Bottle Refill	$32.00
	20-168	BP Mindarie - Unleaded Fuel	$76.54
	20-169	Bunnings - Hardware Purchases	$540.80
	20-170	Fire Ecology Walk - Kings Park Fire Ecology Walk - 1 Attendee	$31.68
	20-171	Landsdale Plants - Little Gems	$340.00
	20-172	WA Local Government Association - 2022 WALGA Aboriginal Engagement & Reconciliation Forum	$420.00
	20-173	Woolworths - Catering Expenses	$65.24
	20-174	Work Clobber - Uniform Issue	$655.50
		Wanneroo Aquamotion	
	20-175	Ajar Enterprises Pty Ltd - Refund For Non-slip Mat	-$139.00
	20-176	Altronics - Group Fitness Microphone Charger	$56.95
	20-177	Annual Credit Card Fee - Paid Monthly	$10.00
	20-178	Big W - Swim School Items	$24.00
	20-179	Bunnings - Dolly Trolleys	$313.90
	20-180	Campaign Monitor - Envibe System Email Monitoring	$196.90
	20-181	Kmart - 1st Aid Supplies & Group Fitness Microphone Accessories	$69.50
	20-182	Modern Teaching Aids - Crèche Items	$280.50
	20-183	Paypal - Magic Sponges	$225.00
	20-184	RLSSWA - Training - Advanced	$300.00

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Resuscitation	
	20-185	Sea To Summit Pty Ltd - Waterproof IPad Covers - Swim School	$147.96
	20-186	St John Ambulance - Training - Advanced Resuscitation	$131.25
	20-187	Twilio Sendgrid - Email Marketing Campaign	$171.49
		Waste Services	
	20-188	Annual Credit Card Fee - Paid Monthly	$10.00
	20-189	Bunnings - Equipment For Recycling Trucks & Waste Education Equipment	$565.64
	20-190	Coles - Consumables - Heritage / Waste / Conservation Community Tour	$34.73
		Youth Services	
	20-191	Annual Credit Card Fee - Paid Monthly	$30.00
	20-192	BCF - General Materials	$99.98
	20-193	Bunnings - General Materials	$10.63
	20-194	Coles - Catering - Program Activities	$2,042.45
	20-195	Domino's - Catering Items	$50.00
	20-196	EB Games - Youth Programs	$64.95
	20-197	Kmart - Materials - Program Activities	$205.25
	20-198	Mandala Art Mosaic - Materials - Program Activities	$123.00
	20-199	Riot Create Pty Ltd - Wooden Photo Frames - Program Activities	$48.99
	20-200	Spud Shed - Catering - Program Activities	$287.00
	20-201	Woolworths - Catering Items - Youth Programs	$108.05
	20-202	Yanchep Park - Tree Top Yanchep - School Holiday Program	$414.00
	20-203	Zest Ice Cream - Miscellaneous Expenses	$200.00
		Total	**$85,826.02**
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
123376	05.09.2022	Hamid Salimi	-$905.07
9933-9943	29.09.2022	Employee Expenses Payment Run Failed	-$4,334.83
		Total	**-$5,239.90**
JOURNALS			
FA2023-243		Fines Enforcement Registry - Lodgement Fees	$3,564.00
FA2023-246		Returned Payment Fees	$6.98
FA2023-241		CBA CC Acquittal Transfer To Muni	-$4,392.02

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Total	**-$821.04**
TOWN PLANNING SCHEME			
		Cell 1	
		William Buck Audit Cell/DCP Annual Cost Review	$3,360.00
		Cell 2	
		William Buck Audit Cell/DCP Annual Cost Review	$3,360.00
		Cell 3	
		William Buck Audit Cell/DCP Annual Cost Review	$2,800.00
		Cell 4	
		William Buck Audit Cell/DCP Annual Cost Review	$3,360.00
		Castledine Gregory Legal Fees	$194,846.15
		Cell 5	
		William Buck Audit Cell/DCP Annual Cost Review	$2,800.00
		Cell 6	
		William Buck Audit Cell/DCP Annual Cost Review	$3,360.00
		Cell 7	
		William Buck Audit Cell/DCP Annual Cost Review	$3,360.00
		Cell 8	
		William Buck Audit Cell/DCP Annual Cost Review	$3,360.00
		Cell 9	
		William Buck Audit Cell/DCP Annual Cost Review	$3,920.00
		Queensway Unit Trust - POS Wetlands Landscaping	$92,800.00
		Total	**$317,326.15**
General Fund Bank Account			
		Payroll Payments - October 2022	
		04.10.2022	$3,226.31
		04.10.2022	$9,817.16
		04.10.2022	$1,903,529.17
		05.10.2022	$670.60
		18.10.2022	$14,905.34
		18.10.2022	$28,087.08
		18.10.2022	$1,873,146.22
		Total	**$3,833,381.88**

Warrant of Payments October 2022			
Number	**Date**	**Supplier / Description**	**Amount**
		Total Muni Recoup	**$14,592,053.82**
		Direct Payments Total (Includes Payroll And Advance Recoup)	**$18,425,435.70**

At the close of October 2022 outstanding creditors amounted to $4,508,192.30.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of October 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 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

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 Baker, Seconded Cr Herridge

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 October 2022, as detailed in this report.

CARRIED UNANIMOUSLY

Attachments: Nil

Council & Corporate Support

Cr Rowe declared an impartiality interest in Item CS04-12/22 due to being a Member of the Board of Girrawheen Senior High School.

Cr Wright declared an impartiality interest in Item CS04-12/22 as a School Board Member of Wanneroo Secondary College.

CS04-12/22 Donations to be Considered by Council - December 2022

File Ref: 2855V03 – 22/429520
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: 1

Issue

To consider requests for donations in accordance with the City's Donations Policy (Policy).

Background

The Policy requires applications over $500 from individuals and organisations to be determined by Council. Subsequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

During this period, the City has received one community donation request, which is summarised below. A copy of this application is available from Administration upon request.

YouthCARE School Chaplaincy services operate for the full year, as per normal WA School term dates and hours of operation. Some schools request a full-time chaplaincy service (37.5 hours per week) whilst others request a part-time service, each dependant on their level of funding and school budget capacity.

Detail

The City has received the following application for a donation.

Applicant 1 – Churches commission on Education Inc. T/A YouthCARE	
Request amount	$20,000.00
Description of request	For the provision of YouthCARE Chaplaincy Services for eight Secondary Schools/Colleges: Alkimos College Ashdale Secondary College Butler College Clarkson Community High School Girrawheen Senior high School Mindarie Senior College Wanneroo Secondary College Yanchep Secondary College **(Attachment 1)**
Criteria	**Evaluation**
Potential for income generation	Nil
Status of applicant organisation	Not for Profit

Applicant 1 – Churches commission on Education Inc. T/A YouthCARE	
Exclusivity of the event or project	City of Wanneroo secondary and college students
Alignment with Council's existing philosophies, values and strategic direction	*6 ~ A future focused City that advocates, engages and partners to progress the priorities of the community* *6.1 - Advocate in line with community priorities*
Alternative funding sources available or accessed by the organisation	$371,338.00
Contribution to the event or activity made by the applicant or organisation	$5,000.00
Previous funding assistance provided to the organisation by the City	20/486940 - $20,000.00 - Sponsorship Programme for 2020/2021 in lieu of hosting the City's Charity Golf Day. The City has historically delivered an annual Charity Golf Day for over twenty years, raising close to $700,000 for YouthCARE for the provision of chaplaincy services.
Commitment to acknowledge the City of Wanneroo	Yes
Comments	The City recently completed a review of its approach to delivering civic events and as a result made the decision to discontinue the Charity Golf Day. The City advised YouthCARE, should they wish to request future funding report from the City to submit a donation application form. It is confirmed that funding of $20,000 can be provided to meet this request from the Community & Place 2022/23 budget. Should future similar donation requests from YouthCARE be submitted for consideration by Council, it will be necessary to either significantly increase the annual amount budgeted for Donations or agree ongoing funding by the Community & Place Directorate in order to meet this requirement.
Recommendation	**As per Council decision**
Reason	**Is in accordance with the Policy**

This donation request would be allocated for 2023 chaplaincy service costs.

Comment

The City of Wanneroo has historically delivered an annual Charity Golf Day for over twenty years, raising close to $700,000 solely for YouthCARE, to provide chaplaincy services to schools within the City.

In 2020, the Charity Golf Day was cancelled at short notice, due to the COVID pandemic, as a result, YouthCARE was encouraged to apply for funding through the City's Sponsorship Program to minimise the impact of diminished funding.

The City has recently completed a review of its approach to delivering civic events; as a result, they made the decision to discontinue the Charity Golf Day from 2022.

The Festival and Cultural Events (FACE) Committee has considered the issue at its meeting on 31 May 2022 and supports a donation as a substitute for the former contribution arrangement.

Statutory Compliance

Nil

Strategic Implications

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

6 ~ A future focused City that advocates, engages and partners to progress the priorities of the community

6.1 - Advocate in line with community priorities

Risk Appetite Statement

In pursuit of strategic objective goal 6, we will accept a Medium level of risk extended to High in the areas of Community / Reputation, Financial / Commercial & Management Systems / Operations impacts. This is required to address legacy ways of operating, support investment in the technology changes needed to deliver digital democracy, citizen engagement and involvement and move to more data-driven decision-making which may not align with Community sentiment or expectation.

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

Budget 2022/2023	**$30,000.00**
Amount expended to date (as at 9 November 2022)	$30,000.00
Balance	$30,000.00
Total of requests for this round: Donations (Nil): **Total this Round (recommended)**	Nil Nil
BALANCE	$30,000.00

As detailed above, noting that the current request can be met from Community & Place budgets, there is no impact on the 2022/23 Donations fund.

Voting Requirements

Simple Majority

Moved Cr Parker, Seconded Cr Cvitan

That Council:-

APPROVES a request for a donation in the sum of $20,000.00 to YouthCARE for the provision of Chaplaincy Services for eight Secondary Schools/Colleges within the City of Wanneroo:

- **Alkimos College**
- **Ashdale Secondary College**
- **Butler College**
- **Clarkson Community High School**
- **Girrawheen Senior high School**
- **Mindarie Senior College**
- **Wanneroo Secondary College**
- **Yanchep Secondary College**

CARRIED UNANIMOUSLY

Attachments:

1⇩.	*Attachment 1 - Donation Application Form - 2020 - YouthCARE Chaplaincy Services, with this Donation Application focussed on supporting City of Wanneroo secondary school services. - Jadu Reference: 518324*	*22/428247*

22/428247

Online Ref: 518324

DONATION APPLICATION FORM

IF YOUR REQUEST IS FOR A DONATION TO SUPPORT DELIVERY OF A COVID-19 PANDEMIC-RELATED ESSENTIAL PROJECT, PROGRAM OR SERVICE UP TO $5,000, PLEASE ALSO COMPLETE PART B.

NOTE: AN ESSENTIAL PROJECT, PROGRAM OR SERVICE IS ONE WHICH IS CRUCIAL TO CITY OF WANNEROO RESIDENTS FOR MANAGING ON A DAY-TO-DAY BASIS DURING THE EMERGENCY PERIOD DECLARED FOR THE COVID-19 PANDEMIC. EXAMPLES INCLUDE FOOD RELIEF, COMMUNITY LEGAL, FINANCIAL AND OTHER URGENT SUPPORT SERVICES.

PART A

APPLICANT GROUP DETAILS

Name of Organisation or Group: *(As per corresponding bank account)*	Churches Commission on Education Inc T/A YouthCARE	
Contact Person *(all mail will be addressed to this person)*	Steve Jansz	
Postal Address	PO Box 482 MORLEY WA 6943	
Phone Numbers: (Please both landline and mobile phone numbers)	0409 219 936 0409 219 936	**Email Address:** steve.jansz@youthcare.org.au
Incorporated under the WA Associations Incorporation Act 2015) Yes ☑ No ☐	**Year of Incorporation:** 1990	**ABN:** 70 172 899 396 **(If not, please complete and attach a Statement by supplier not quoting an ABN form**
Is your organisation registered for GST? Yes ☑ No ☐	**Basis of operation:** ☐ Commercial ☐Other ..... ☐ Not For Profit - WA Associations Incorporation Act 2015 ☑ Not for Profit - Australian Charities and Not-for-Profits Commission (ACNC) Act 2012 (Cth)	
Please indicate your level of insurance cover and provide a copy of the certificate of currency:	$20,000,000.00	
Describe the role of your organisation:	YouthCARE is WA's leading provider of School Chaplaincy. We contribute to building positive school communities, working as part of Student Services/Admin teams to support the social, emotional, physical, & spiritual well-being of school members.	
Where is your organisation based?	Head Office is located in Morley, with Chaplains providing Chaplaincy services throughout the state in over 650 public schools.	
Which City of Wanneroo suburbs is your project/event available?	Currently 41 public schools in the City of Wanneroo have requested YouthCARE Chaplaincy services. This includes 8 Secondary Schools/Colleges, who in the past have shared in the proceeds of the City of Wanneroo Annual Charity Golf Day. The current Donation requested in this application would be allocated to these 8 schools, to be used to maintain/extend their chaplaincy services – as the Golf Day proceeds was used over the past 20+ years. The schools included as follows: Yanchep Secondary College, Alkimos College, Butler College, Mindarie Senior College, Clarkson Community High School, Wanneroo Secondary College, Ashdale Secondary College, Girrawheen Senior High School. The Chaplaincy services within the 8 Secondary Schools, is available to be	
~~Membership/Clients:~~	**No. of members/clients:** 15000 **How many are residents of the City of Wanneroo?** 15000	
Has your organisation applied for and received funding from the City during this financial year?	☐ Yes ☑ No **If yes, was this a** ☐ donation ☐ youth sponsorship ☐ community funding ☐ other **Please provide further information**	

11/115106

ABOUT THE PROJECT, PROGRAM, SERVICE OR EVENT

Name of project, program service or event:	YouthCARE Chaplaincy Services, with this Donation Application focussed on supporting City of Wanneroo secondary school services.		
Date:	19/01/2023	**Time:**	YouthCARE Chaplaincy services operate for the full year, as per normal WA School term dates and hours of operation. Some schools request a full-time chaplaincy service (1.0 FTE) whilst others request a
Location and venue:	The schools included as follows: Alkimos College, Ashdale Secondary College, Butler College, Clarkson Community High School, Girrawheen Senior High School, Mindarie Senior College, Wanneroo Secondary College and Yanchep Secondary College.	**If this is a City of Wanneroo facility (community centre or park), please attach booking confirmation.** **To hire a City of Wanneroo facility, please call 9405 5000.**	
Please indicate how your organisation will acknowledge the City of Wanneroo's support:	☐ **Display the "Supported by City of Wanneroo" logo on hard copy and electronic promotional flyers and posters** ☑ **Acknowledgement on organisation website/facebook page for the project/program/service/event period** ☑ **Acknowledge the City's support in media articles regarding the project/program/service/event** ☐ **Provide photographs and a brief completion report** ☐ **Other (please specify)** We would be very happy to help facilitate an appropriate "meet and greet" opportunity between the City of Wanneroo Mayor/CEO or othe.....		
If this is an event held in the City of Wanneroo, please complete and submit a Public Community Event Notification Form and attach the receipt to this Donation Request Application.	**Will this project/event be free for City of Wanneroo residents to access?** ☐ **Yes** ☑ **No**	**If not, what is the entry/access fee and what is it used for?**	
For what will this donation be specifically used? Please provide descriptions and $ costs and provide total in PART C of this application.	Proceeds will be allocated toward cost of service for the 8 secondary schools who currently request chaplaincy services. Proposed allocation will be based on the amount of service, days per week, they currently request, as follows. Alkimos College - $3400 Ashdale Secondary College - $2000 Butler College - $2000 Clarkson Community High School - $2800 Girrawheen Senior High School - $1500 Mindarie Senior College - $3400 Wanneroo Secondary College - $1500 Yanchep Secondary College - $3400	**Will income be generated as a result of event or project?**	☐ **Yes** ☑ **No** **If Yes, how will the income be used?**
Is the project, program service or event:	☐ **A one-off activity** ☑ **A regular activity Please specify frequency:** 365 day/year service		

NOTE: IF YOUR REQUEST IS FOR A DONATION TO SUPPORT DELIVERY OF A COVID-19 PANDEMIC-RELATED ESSENTIAL PROJECT, PROGRAM OR SERVICE UP TO $5,000, PLEASE ALSO COMPLETE PART B. OTHERWISE PLEASE PROCEED STRAIGHT TO PART C.

PART C

PROJECT/PROGRAM/SERVICE PERIOD BUDGET SUMMARY

Total Cost of Project/Event:	$396338.00
Cash amount contributed by your organisation:	$0.00
Your organisation's in-kind contribution, (e.g. $ value of volunteer time)	$5000.00
Amount from other sources, (e.g. other funding, sponsorship):	$371338.00
Amount Requested from City of Wanneroo:	$20000.00

Description of in-kind contribution (if provided)
Volunteer support in several of the schools for breakfast club and other programs (Social- emotional, grief and loss, Self-esteem and resilience programs). Food Hampers and welfare packages for needy families from local community groups and churches. not sure exact value, but $5000 would be very conservative.

AUTHORISATION

I, (Name of Authorising Officer) Steve Jansz....., **Position** Area Chaplain - North Coast Metro..... **of Organisation Name** Churches Commission on Education Inc T/A YouthCARE..... **certify that I am authorised to make this request on behalf of the organisation & certify this funding application was approved by the Board/Management Committee of this organisation.**

Date 08/11/2022.....

Centrewest

Level 2, 226 Balcatta Road, Balcatta WA 6021
PO Box 636 Balcatta WA 6914
T: (08) 9349 7900
E: enquiries@centrewest.com.au
www.centrewest.com.au
ABN 44 009 265 105 I AFSL 245406
Sparaxis Pty Ltd Trading as Centrewest Insurance Brokers

Attention: Gennie Mecaydor

From: Gavin Statham

CERTIFICATE OF INSURANCE

We hereby confirm that we have arranged the insurance cover mentioned below:

Churches Commission on Education Inc
PO Box 482
MORLEY WA 6943

Date: 1/02/2022
Our Reference: YOUTHCARE
Renewal

Class of Policy: Liability Insurance
Insurer: Ansvar Insurance
Lev 24 Allendale Squ, 77 St Georges Tce Perth 6000
ABN: 21 007 216 506
The Insured: Churches Commission On Education Inc
T/As Youth Care

Policy No: 06.080.0634045
Invoice No: 0154668
Period of Cover:
From 1/01/2022
to 1/01/2023 at 4:00 pm

Details:

See attached schedule for a description of the risk insured

IMPORTANT INFORMATION

The Proposal/Declaration:

- ☐ is to be received and accepted by the Insurer
- ☐ has been received and accepted by the Insurer

The total premium as at the above date is:

- ☐ to be paid by the Insured
- ☐ part paid by the Insured
- ☑ paid in full by the Insured
- ☐ paid by monthly direct debit

Premium Funding

- ☐ This policy is premium funded

Please note that the policy defined above is subject to the receipt of the Proposal Declaration and acceptance by the Insurer (if not already completed and accepted) and subject to the full receipt and clearance of the total premium payable by the insured.

Schedule of Insurance

Class of Policy:	Liability Insurance	**Policy No:**	06.080.0634045
The Insured:	Churches Commission On Education Inc T/As Youth Care	**Invoice No:**	0154668
		Our Ref:	YOUTHCARE

Public Liaiblity

Insured: Churches Commission on Education Inc. T/As Youth Care

Business: Religious Organisation which may include provision of Chaplains to State School, Religious Education and Pastoral Care Services including Dedication & Commissioning meetings.

Excluding any events/festivals held at premises other than your own where more than 500 attendees are expected unless specifically agreed by endorsement detailed within this document. Some activities are excluded as per policy wording.

Location: Anywhere in Australia:

Policy Wording: Ansvar Insurance General Public & Products Liabilty Wording AUSPOLGPL I90 0621 V1.0

PUBLIC AND PRODUCTS LIABILITY

Public Liability:	$20,000,000
Products Liability:	$20,000,000
Property in Care, Custody and Control limited to:	$100,000
Construction Liaiblity:	$500,000
Counsellors liaiblity:	$1,000,000
Indemnifiable Finase & Penalties:	$100,000 (Nil Excess)

Optional Extensions:

Molestation/Sexual Abuse limited to:	$5,000,000
Replacement Wages:	Not Insured
Medical Malpractice:	Not Insured
Retroactive Claims Made Liability	Not Required
Contractual Liaiblity	Not Insured
Member to Member	Not Insured
Trauma counselling costs	Not Insured

Cover will automatically be extended to the following activities:

* Sausage Sizzles
* Cake Stalls
* Information Stalls
* Street Appeals / Collections
* Door Knocking
* Attendance at Governor's Prayer Breakfast
* Progressive Dinners
* Stalls at Community Fairs (Products Liability will not extend to sale of 2nd hand goods)
* Music Evenings / Days / Carols / Concerts (Where attendance is expected to be less than 300 people or the event has been organized by an external party)
* Garage Sales (Products Liability will not extend to sale of 2nd hand goods)
* Garden Fetes (Products Liability will not extend to sale of 2nd hand goods)
* Raffles at Shopping Centers and other locations
* Fundraising Dinners / Quiz Nights / Movie Nights
* Fundraising Walks
* Farm visits / Zoo Visits / Picnics
* Devonshire Teas
* Dedication/commissioning/meetings

YouthCARE

City of Wanneroo Council
Council Chambers
23 Dundebar Road
Wanneroo WA 6065

6 November 2022

Dear City of Wanneroo Mayor, CEO and Councillors,

Thank you for your continued support for YouthCARE and YouthCARE chaplaincy services over the past 20+ years - in particular, through your Annual Charity Golf Day, the proceeds of which have been wholly directed to the high schools in the City of Wanneroo, as a contribution to their chaplaincy service costs. Over the past 5 years the event raised an average of $33,500 per year, and close to $700,000 since its inception.

Sadly, as you notified us of in a recent letter, you've now made the decision to discontinue the Charity Golf Day. We understand that this was a difficult decision for you and wish to express our sincere thanks, on behalf of YouthCARE and the Secondary Schools in the City, for having maintained it as an annual event for so long.

We'd especially like to acknowledge and thank the Mayor (past and present), CEO and Council members for their ongoing support for both school chaplaincy and this annual civic event, and the amazing efforts of your events team in coordinating each year - a mammoth task which we have greatly appreciated.

We thank you also for now offering us the option to apply for future funding using your Donation facility, and we hope that through these Donations, we can together continue to support the Secondary School students, families, and staff members throughout the City of Wanneroo.

YouthCARE is the current service provider for chaplaincy services for 41 public schools within the City of Wanneroo. Chaplains are an integral part of a school's Student Services team, providing much needed pastoral care, support, advocacy and referral for students, staff, and families, who present with a range of diverse needs impacting upon their health and wellbeing. The social, emotional, spiritual and practical support chaplains provide can help members of the school community better negotiate times of hardship, personal/family crisis, anxiety, grief and loss. For students, this hopefully enables them to engage with and make the most of their educational opportunities and personal growth.

YouthCARE feel privileged to be able to contribute to this care through the provision of chaplaincy services and to be able to support our schools and local communities in this way. It wouldn't be possible without your ongoing support, and so on behalf of all the schools and chaplains within the City of Wanneroo, I thank you once again, and thank you for your consideration with respect to our Donation Application for 2023.

Yours sincerely,

Steve Jansz
YouthCARE Area Chaplain

A Unit 1/103 Catherine Street Morley WA 6062 **P** PO Box 482 Morley WA 6943
T 08 9376 5000 **W** youthcare.org.au **ABN** 70 172 899 396

Respect • Compassion • Service

CS05-12/22 Service Review Working Group – Aims, Guiding Principles and Prioritisation Criteria

File Ref: 45881 – 22/426552
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: Nil

Issue

To formalise the Service Review process via a Service Review Working Group and in particular the Aims, Guiding Principles and Prioritisation Criteria.

Background

During budget development discussions, the need for continuing service reviews was expressed.

At the Special Council Meeting held on 28 June 2022, it was resolved:

"That Council:

REQUESTS the Chief Executive Officer to present a report to a future Ordinary Council Meeting on the establishment of a Service Review Working Group."

At the Long term Financial Plan Workshop on 23 August 2022, the actions of the proposed Service Review Working Group and a draft Terms of Reference were discussed.

At the Ordinary Council Meeting held on 13 September 2022 **(Attachments 1 and 2),** it was resolved:

"*That Council:-*

1. *APPROVES the establishment of the Service Review Working Group, with Terms of Reference as provided in Attachment 1; and*
2. *APPOINTS the Mayor and all Council Members to the Service Review Working Group, as per the Terms of Reference*."

At the Service Review Working Group meeting held on 10 October 2022, it was resolved:

"That the Service Review Working Group RECOMMENDS to Council the Aims, Guiding Principles in conducting service reviews and Prioritising Principles in selection of proposed service reviews as listed below:

Aims

- *Understanding service levels – how and when current levels were determined and whether they are still relevant, the cost and customer satisfaction implications of changing service levels;*
- *New ways of doing things; alternative ways of delivery; innovation – investigating different ways of delivering services including better use of technology;*
- *Better align community priorities, service levels and costs – understanding what the community values, and aligning services levels and costs to those priorities;*
- *Build capacity for the future – ensuring that the growth of the City can be accommodated in the future delivery of services with the available resources;*

- *Understanding what the customer values – basing service delivery decisions on information about what the community values;*
- *Strategic alignment – ensuring that service delivery decisions are aligned to the aspirations of the community as articulated in the Strategic Community Plan;*
- *Financial sustainability – ensuring the City is able to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures*

Guiding Principles

- *Equitable service provision across the City;*
- *Strong community and stakeholder engagement – building knowledge and transparency;*
- *Focusing not just on economy and efficiency but also effective provision of services;*
- *Local employment; and*
- *Safety of workers and community is a priority.*

Prioritising Criteria

- *Higher customer importance with lower satisfaction ratings;*
- *Organisational risk – future threats and opportunities;*
- *Changes in funding arrangements/state and federal government responsibilities and arrangements;*
- *Regulations, standards, compliance requirements; and*
- Potential for improving financial performance."

Detail

Service Reviews completed

The following service reviews have already been completed:

1. Ranger Services;
2. Aquamotion and Kingsway; and
3. Waste service delivery.

The service delivery review methodology includes a commitment to stakeholder engagement as a key component in the review process, both in the gathering of relevant service information and its analysis. Knowing the community's needs and wants is a prerequisite to service provision.

Once data has been gathered in relation to each service, including the net cost, current service standards and stakeholder satisfaction levels, a determination is made about which services to review in detail first.

Consultation

The paper was prepared based on previous engagement with Council members.

Consultation will form a key part of determining community's expectations and needs for each service reviewed.

Statutory Compliance

No compulsory services will be removed as a result of service reviews however improvements will be considered in terms of method and process of delivery to extract cost and service efficiencies.

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

7.5 - Customer focused information and services

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**
ST-G09 Long Term Financial Plan	Medium
Accountability	**Action Planning Option**
Director Corporate Strategy and Performance	Manage

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-O21 Competitive Service Costing	Medium
Accountability	**Action Planning Option**
Chief Executive Officer	Manage

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

Policy Implications

Nil

Financial Implications

None while the review is conducted but any implementation of resulting approved recommendations may lead to a financial consequence.

Voting Requirements

Simple Majority

Moved Cr Treby, Seconded Cr Baker

That Council:-

APPROVES the Aims, Guiding Principles in conducting service reviews and Prioritising Principles in selection of proposed service reviews as listed below, as recommended by the Service Review Working Group:

1. Aims

a) Understanding service levels – how and when current levels were determined and whether they are still relevant, the cost and customer satisfaction implications of changing service levels;

b) New ways of doing things; alternative ways of delivery; innovation – investigating different ways of delivering services including better use of technology;

c) Better align community priorities, service levels and costs – understanding what the community values, and aligning services levels and costs to those priorities;

d) Build capacity for the future – ensuring that the growth of the City can be accommodated in the future delivery of services with the available resources;

e) Understanding what the customer values – basing service delivery decisions on information about what the community values;

f) Strategic alignment – ensuring that service delivery decisions are aligned to the aspirations of the community as articulated in the Strategic Community Plan;

g) Financial sustainability – ensuring the City is able to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures;

2. Guiding Principles

a) Equitable service provision across the City;

b) Strong community and stakeholder engagement – building knowledge and transparency;

c) Focusing not just on economy and efficiency but also effective provision of services;

d) Local employment; and

e) Safety of workers and community is a priority.

3. Prioritising Criteria

a) Higher customer importance with lower satisfaction ratings;

b) Organisational risk – future threats and opportunities;

c) Changes in funding arrangements/state and federal government responsibilities and arrangements;

d) Regulations, standards, compliance requirements; and

e) Potential for improving financial performance.

CARRIED UNANIMOUSLY

Attachments: Nil

CS06-12/22 Service Reviews - Prioritisation

File Ref: 45881 – 22/426343
Responsible Officer: Director, Corporate Strategy & Performance
Attachments: Nil

Issue

To agree on recommendations made to Council by the Services Review Working Group on which services to be reviewed and prioritisation thereof within the next two years.

Background

At Service Review Working Group meetings held on 10 October 2022 and continued on 31 October 2022, various services were considered to be reviewed in FY23 and FY24.

Detail

During the meeting of 10 October, the following services were identified for further information gathering to be considered by this Working Group.

1. **Climate Change** – Climate change adaptation and mitigation strategy, Coastal hazard risk management adaptation planning and Coastal management planning

a. Climate change adaptation and mitigation strategy,

The Climate Change Adaptation & Mitigation Strategy 2020/21 – 2025/26 identifies areas where the City is exposed to the effects of climate change and to provide risk management adaptation measures to reduce this risk.

b. Coastal hazard risk management adaptation planning and

The Coastal Hazard Risk Management & Adaptation Plan (CHRMAP) identifies the areas of the City's coastline that will be subject to coastal erosion due to sea level rise over the next 100 years. The Plan provides a number of recommendation to monitor and manage this in line with the State Government's State Coastal Planning Policy 2.6.

c. Coastal management planning

The City's Coastal Management Plan provides a framework for the management of the City's 32 km coastline, facilitating access to the beach by the community whilst protecting the environment.

A detailed cost analysis will be performed as part of a service review.

2. Manage and maintain **street scapes** – Streetscape maintenance and arterial road street scape maintenance

Streetscape Maintenance and Arterial Road Streetscape Maintenance – covers the maintenance of streetscapes to include weed control in soft (garden beds, roundabouts, medians and verges) and hard (footpaths, paved areas and kerb lines) landscapes, vegetation maintenance (formative pruning and sightline management etc.), irrigation maintenance, litter removal and tree management.

A detailed cost analysis will be performed as part of a service review.

3. Youth development – Youth Programs in Community

The City provides outreach services to young people aged 8 to 25 years throughout the City of Wanneroo. The outreach service is provided at places where young people frequent including skate parks, BMX tracks, parks and other public spaces. Resources aligned to delivery of the outreach program include staffing, contractors and equipment such as a youth-specific trailer.

4. Crime Prevention – CCTV Management

The City installs, renews, maintains and manages a range of CCTV infrastructure across the public realm in the City of Wanneroo. This infrastructure includes fixed cameras, mobile and covert cameras and a trailer. The City works in collaboration with the WA Police and the City's Community Safety Working Group on the placement of fixed and mobile CCTV infrastructure. The City provides access to the CCTV network to the WA Police as required for investigative and operational purposes. In addition to CCTV infrastructure, the City has drone infrastructure that is used in the public realm for operational purposes.

The following cameras are currently in operation:

	Number of sites	Number of cameras
Connected sites	21	275
Stand-alone sites	18	182
Mobile	9	9
	48	**466**

The City allocates funding under the Capital Works Program on an annual basis to maintain the existing network, connect stand-alone sites and expand the CCTV network. In addition, the City covers the operational costs of staffing and contractor services.

Consultation

The report was prepared based on previous engagement with Council members at different forums, including the Services Review Working Group meeting of 10 October and continued on 31 October 2022.

Consultation will form a key part of determining community's expectations and needs for each service reviewed.

Comment

Next steps in the review methodology include as follows:

1. Customer engagement and satisfaction ratings,
2. Organisational risk assessment,
3. Changes in funding arrangements,
4. Regulatory requirements, and
5. Detailed costing.

The relevant reviews will start in the identified financial year and will progress until completed. The length of the review relates to the complexity of the subject service.

The Streetscapes area is particularly large so the review will take longer than the 6 months left in the current financial year.

Statutory Compliance

No compulsory services will be removed as a result of service reviews however improvements in terms of method and process of delivery to extract cost and service efficiencies will be considered.

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

7.5 - Customer focused information and services

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**
ST-G09 Long Term Financial Plan	Medium
Accountability	**Action Planning Option**
Director Corporate Strategy and Performance	Manage

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-O21 Competitive Service Costing	Medium
Accountability	**Action Planning Option**
Chief Executive Officer	Manage

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

Policy Implications

Nil

Financial Implications

The Service Review work will be covered by operational budgets.

The costs of implementing changes will be determined once the review is complete.

Voting Requirements

Simple Majority

Moved Cr Rowe, Seconded Cr Baker

That Council APPROVES the following list and priority of services to be reviewed for the 2022/23 and 2023/24 financial years, as recommended by the Services Review Working Group:

1. Financial Year 2022/23 (completing during 23/24)

a) Manage and Maintain Streetscapes

2. Financial Year 2023/24

a) Youth Development – Youth Programs in Community

b) Crime Prevention – CCTV Management

CARRIED UNANIMOUSLY

Attachments: Nil

Chief Executive Office

Office of the CEO Reports

CE01-12/22 Annual Review of the 3 Year Strategic Internal Audit Plan

File Ref: 7312V06 – 22/445898
Responsible Officer: Executive Manager Governance & Legal
Attachments: 1

Issue

To consider the recommendation of the Audit and Risk Committee to adopt the updated Strategic 3 Year Internal Audit Plan (2022/23 – 2024/25) prepared by the City's Internal Audit Service Provider – William Buck Consulting (WA) Pty Ltd (**William Buck**).

Background

The Strategic 3 Year Internal Audit Plan (**Plan**) is required to be reviewed and updated on an annual basis or when considered necessary by the Audit and Risk Committee to ensure that Internal Audit Reviews are aligned with any critical strategic, corporate and operational risks identified within the City. The review of the Plan considers the following:

- The City's Strategic and Corporate Risk Registers;
- The City's Strategic Community Plan 2021 - 2031;
- The City's Corporate Business Plan 2022/23 - 2025/26; and
- Review of the previous 3 year rolling and annual Plan.

The reviewed and proposed amended Plan as set out in **Attachment 1** was presented to the Audit and Risk Committee on 22 November 2022 for review and consideration, with Audit and Risk Committee recommending Council to adopt the Plan.

Detail

The Plan and next year's annual internal audit Plan was reviewed by William Buck in conjunction with the City's In-house internal audit function and management through performance of the following steps:

- the previous 3 year rolling plan presented to the Audit and Risk Committee being considered in this plan's formulation;
- the latest updated strategic and corporate risk registers were reviewed to determine if there were any changes in the updated risk registers;
- revising the current plan in accordance with any emerging risks (for example: COVID-19, etc.) as well as reprioritising reviews in the 2022/23 year due to changes in management's priorities and feedback received from directors;
- The already identified auditable areas identified in the previous rolling 3 year internal audit plan were then reviewed by the risk rating along with consideration of other factors such as regulatory requirements, resourcing and priorities within the specific business areas and the date of last review, to ensure that the

priority areas are still aligned within the previous strategic internal audit plan, refer to pages 9 -12; and,

- Update of current Residual risk rating (RRR) from Moderate to Medium in alignment to the updated Risk Assessment Criteria adopted by Council in June 2022, refer pages 4 – 8.

At its meeting on 22 November 2022, the Audit and Risk Committee noted the following amendments on the schedule of the internal Audits for the current year and the next 3 years:

- Approval Services Internal Audit Review and Fraud Risk Assessment to be rescheduled from 2021/22 to 2022/23;
- Stakeholder Relationship Management Internal Audit Review to be deferred from 2022/23 to after 2024/25;
- Add Land Development and Asset Handover Internal Audit Review to be conducted in 2023/24;
- Land Development and Contributions Review to be rescheduled from 2022/23 to 2023/24;
- Information Communication and Technology Internal Audit Review to be rescheduled from 2022/23 to 2023/24;
- Finance Review to be rescheduled from 2022/23 to 2024/25; and
- Land Development and Strategic Land Use Planning and Environment review, Procurement and Contract Management review, Project Management review and International Organisation for Standardisation Standards Review to be rescheduled from 2023/24 to 2024/25.

The Plan details scheduled internal audit reviews to be performed in 2022/23 and delivered in approximately 370 hours. Additional internal audit services relating to reporting and attendance at Audit and Risk Committee, Fraud Risk Assessment, Compliance Audit Return Review, Audit Log reporting, the City's 3 year rolling internal audit plan review and any ad hoc services are to be provided by William Buck within 435 hours. In total 805 hours of internal audit services are expected to be provided by William Buck in 2022/23.

In considering the above and the current review, the proposed amended Plan is set out in **Attachment 1**.

Consultation

The amendments were made on discussions held between William Buck, in consultation with relevant management, the CEO and the Executive Leadership Team.

Internal audit services detailed within the City's Strategic 3 Year Plan to be performed in 2022/23, including the number of internal audit reviews and approximate hours of internal audit services to be performed aligns with internal audit reviews undertaken by comparable Local Governments.

The City will continue to liaise with the Office of the Auditor General (**OAG**), to the extent that the OAG can divulge their planned audit areas for local government, noting their local government audit plan is confidential.

Comment

The Plan is developed and prioritised by internal audit in consultation with the City's management based on a consideration of the City's risk management framework strategic objectives and priorities, the development of policy and frameworks and outcomes from previous internal audits.

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-C01 Compliance Framework	Medium
Accountability	**Action Planning Option**
Executive Manager Governance and Legal	Manage

Policy Implications

The findings and recommendations as a result of completing an audit may recommend development of policy and procedures (or review) to improve internal controls.

Financial Implications

The cost of implementing the Plan will be met through the City's operating budget for contracted internal audit services.

Voting Requirements

Simple Majority

Moved Cr Treby, Seconded Cr Cvitan

That Council ACCEPTS the recommendation of the Audit and Risk Committee and ADOPTS the revised updated Strategic 3 Year Internal Audit Plan (2022/23-2024/25) as set out in Attachment 1.

CARRIED UNANIMOUSLY

Attachments:

1⇩. Attachment 1 - Updated Strategic 3 Year Internal Audit Plan City of Wanneroo 22/438132

William Buck

City of Wanneroo
Strategic 3 Year Internal Audit Plan

October 2022

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Preparation of the Strategic 3 Year Internal Audit Plan

Introduction

The Institute of Internal Auditors' International Professional Practices Framework requires Internal Audit to produce a risk-based plan, which takes into account the City of Wanneroo's ("City") risk management framework, knowledge of operations and internal controls derived from previous audits, its strategic objectives and priorities and the views of the City's Management, the Audit & Risk Committee ("ARC") and Council.

The objective of the Strategic 3 year and annual rolling plan is to direct audit resources in an efficient manner to provide assurance that key risks are being managed effectively.

This document addresses these requirements by setting out a proposed and detailed Annual Internal Audit Plan for 2022/23 year and to realign the Strategic 3 Year Internal Audit Rolling Plan (the "Plan") for the period 1 July 2022 to 30 June 2025, where applicable, based on the changes on the Strategic, Corporate and Operational Risk Registers and in consultation with Senior Management for the consideration of the ARC.

This Annual Detailed and Rolling 3-year Internal Audit Plan is required to be reviewed and updated on an annual basis or when considered necessary by the ARC to ensure that Internal Audit Reviews are still aligned with any critical strategic, corporate and operational risks identified within the City.

The nature, timing and extent of resources necessary to perform the engagements should be taken into account.

Role of Internal Audit Services

The aim of the City's Internal Audit Service ("Internal Audit") is to assist the ARC and the City's Management to manage risk by providing an innovative, responsive, proactive and effective value-added Internal Audit function. The objectives of Internal Audit are to:

- Provide independent consideration of risks, controls and processes across the City;
- Promote mechanisms that encourage a culture, which is conscious of risk, control and processes; and
- Assist and support the City in its drive for process improvement.

These objectives are achieved by:

- Assisting Management in evaluating their processes for identifying, assessing and managing the key operational, financial and compliance risks of the City;
- Assisting Management in evaluating the effectiveness of internal control systems, including compliance with internal policies and their alignment with legislation and regulation;
- Recommending improvements in efficiency and effectiveness to the internal control systems established by Management;
- Keeping abreast of new developments affecting the City's activities and in matters affecting Internal Audit; and
- Being responsive to the City's changing needs and striving for continuous improvement.

Our internal audit activities typically include amongst others the following as guided by the Local Government Operational Guidelines Number 09 – Revised September 2013:

- the review of the internal control structure, monitoring the operations of the information system and internal controls and providing recommendations for improvements;
- a risk assessment with the intention of minimising exposure to all forms of risk on the local government;
- examination of financial and operating information that includes detailed testing of transactions, balances and procedures;
- a review of the efficiency and effectiveness of operations and services including non-financial controls of a local government;
- a review of compliance with management policies and directives and any other internal requirements;
- review of the annual Compliance Audit Return, if requested;

Preparation of the Strategic 3 Year Internal Audit Plan

- assist in the Chief Executive Officer's reviews of the appropriateness and effectiveness of the local government's systems and procedures in regard to risk management, internal control and legislative compliance to ensure the CEO's compliance with Regulation 17 of the Local Government (Audit) Regulations 1996 within every 3 years; and
- other specific tasks requested by management and the ARC.

Review of the current year's Internal audit Plan as well as the Strategic 3 Year Rolling Internal Audit Plan

The current Internal Audit Plan, Strategic 3 Year Rolling and next year's Annual Internal Audit Plan was reviewed by William Buck in conjunction with the City's In-house Internal Audit Function and Management through performance of the following steps:

- The previous 3 year rolling plan presented to the ARC being considered in this plan's formulation;
- The latest updated Strategic and Corporate risk registers were reviewed to determine if there were any changes in the updated risk registers;
- Revising the current plan in accordance with emerging risks (for example: COVID-19, etc) as well as reprioritising reviews in the 2022/23 year due to changes in Management's priorities.
- The already identified auditable areas identified in the Previous Rolling 3-year Internal Audit Plan were then reviewed by the risk rating along with consideration of other factors such as regulatory requirements and the date of last review, to ensure that the priority areas are still aligned within the previous Strategic Internal Audit Plan.

There are a number of risks which are not tested or tested to a limited extend within the Plan, as set out on page 19. This can arise for a number of reasons such as risks do not lend themselves to the provision of assurance by internal audit, the risk rating may be low, assurance is provided by other parties or there is insufficient resource for internal audit to review them.

The 10 Strategic and 20 Corporate Risks identified in accordance with the City's risk registers are covered to a certain extend in the following reviews:

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
Strategic Risks				
ST-G09 Long Term Financial Plan	Ineffectiveness in long term financial planning leads to a poor financial position including efficiency and timing of service and asset provision impacting the City's sustainability.	**Moderate**	**Medium**	1. Finance Review 2. Long Term Planning & Budgeting
ST-S04 Integrated Infrastructure & Utility Planning	Infrastructure is not delivered in a timely and coordinated way leading to issues with access and service levels and/or additional expenses. (Not City)	**Moderate**	**Low**	1. Long Term Planning & Budgeting
ST-S05 Water Availability	Ineffective City preparedness for potential reduced water availability impacts business and community service delivery.	**Moderate**	**Medium**	1. Land Development and Strategic Land Use Planning and Environment
ST-S06 Climate Change	Lack of preparedness to respond and adapt to climate change impacts leading to community	**High**	**Medium**	1. Land Development and Strategic Land Use Planning and Environment

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
	and financial implications.			
ST-S12 Economic Growth	Ineffective economic development intervention results in limited opportunity to create local employment opportunities impacting on the City's vision to create sustainable communities.	**Moderate**	**Medium**	1. Stakeholder Relationship Management 2. Land Development and Strategic Land Use Planning and Environment
ST-S20 Strategic Community Plan	Inadequate strategic community planning results in misaligned strategies between the City and the Community.	**Moderate**	**Low**	1. Long Term Planning & Budgeting
ST-S23 Stakeholder Relationships	Ineffective engagement with stakeholders leads to, lost opportunities and negatively impacts on the quality of the relationship.	**Moderate**	**Low**	1. Customer Relationship and Complaints Management 2. Stakeholder Relationship Management
ST-S24 Strategic Asset Management	Inadequate asset management processes and systems impacts on the City's ability to manage assets strategically.	**Moderate**	**Medium**	1. Land Development and Strategic Land Use Planning and Environment 2. Property Management 3. Strategic Asset Management
ST-S25 Legislative Reform or Changes	Lack of preparedness to accommodate Legislative reform changes impacts on the City's ability to deliver the CBP, stakeholder commitments, operational effectiveness requires diversion of resources from current priorities and activities.	**Moderate**	**Medium**	1. Delegated Authority 2. Compliance Annual Return Review ("CAR") 3. Regulation 17 review
ST-S26 Resilient and Productive Communities	Lack of planning to deliver healthy, safe, vibrant and connected communities impacts on the ability of the Community to have productive lives and (respond) recover from adversity.	**Moderate**	**Medium**	No reviews currently scheduled however the following suggested for future considerations: ▪ Economic Development; and ▪ Community and Place Management.
Corporate Risks				
CO-O02 Technological Advancement	Ineffective maximisation of technological opportunities leads to inefficient systems impacting on service planning, delivery and productivity.	**Moderate**	**Medium**	1. Payroll Review 2. Information, Communication and Technology 3. Finance Review 4. Records Management
CO-O03 Strategic Land	A lack of strategic land management results in lost opportunities and leads to a poor return on investment.	**Moderate**	**Medium**	1. Land Development & Contributions

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
CO-O06 Data and Information Management	Ineffective data collection and management of information leads to data analysis that results in inefficient service delivery.	**High**	**Medium**	1. Records Management 2. Information, Communication and Technology
CO-O07 Purchasing	Non-compliance with the City's Purchasing Policy and Procurement framework leads to potential reputational impacts and inability to demonstrate achievement of delivering on value for money outcomes.	**Moderate**	**Low**	1. Procurement & Contract Management
CO-O08 Contract Management	Ineffective Contract Management leads to potential financial and other business impacts, project delays and possible organisational reputational damage.	**Moderate**	**Low**	1. Procurement & Contract Management
CO-O09 Integrated Reporting	Insufficient integrated reporting processes/systems leads to poor decision making and impacts the delivery of SCP & CBP.	**Moderate**	**Medium**	1. Long Term Planning & Budgeting
CO-O10 Workforce Planning	Ineffective Workforce Planning, Long Term Financial Planning and Corporate Business Planning are not aligned may lead to negative impacts on delivery of service delivery and corporate projects.	**Moderate**	**Medium**	*1. People and Culture Review (People and Culture excluding payroll)*
CO-O11 People Management	The City's people management is inconsistent resulting in potential industrial action and impacting on workplace morale and service delivery.	**Low**	**Low**	*1. People and Culture Review (People and Culture excluding payroll)*
CO-O12 Fraud and Misconduct	Prevention, detection and control processes and systems are insufficient which provide the opportunity for Fraud & Misconduct to occur, leading to reputational damage, financial loss and legal consequences.	**Moderate**	**Medium**	1. Regulation 17 review 2. Fraud Risk Assessment Review 3. International Organization for Standardisation Review (ISO) Review *(All IA reviews will consider possible fraud in the specific topic being tested)*
CO-O13 Workplace Health and Safety	Ineffective workplace health and safety systems and training leads to lack of safety awareness and control, resulting in increased risk of injury and possible breach of OHS obligations.	**Moderate**	**Medium**	1. Occupational Health and Safety 2. International Organization for Standardisation Review (ISO) Review

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
CO-O15 Project Management	Ineffective project management leads to delays in project delivery that negatively impacts the City's Long Term Financial Plan and asset management.	**Moderate**	**Low**	1. Project Management
CO-O16 Risk Management	Ineffective risk management system results in poor decision making impacting reputation, finances, services and infrastructure.	**Moderate**	**Low**	1. Business Continuity Planning and Disaster Recovery and Crisis Management Plan 2. Regulation 17 review 3. Fraud Risk Assessment 4. International Organization for Standardisation Review (ISO) Review
CO-O17 Financial Management	Ineffective financial management leads to poor reporting and budgeting that impacts sustainability for long term financial planning.	**Moderate**	**Medium**	1. Marmion Road Duplication Project 2. Approval Services 3. Finance Review 4. Fraud Risk Assessment
CO-C01 Compliance Framework	The City's compliance framework is ineffective resulting in increased non compliance impacting on the City's reputation and exposure to Legal consequence.	**Moderate**	**Low**	1. Marmion Road Duplication Project 2. Approval Services 3. Aquatic Centre 4. Emergency Services Levy 5. Regulation 17 review 6. Delegated Authority 7. Swimming Pool Inspections 8. Compliance Annual Return Review (“CAR”) 9. International Organization for Standardisation Review (ISO) Review
O-O18 Inherited Asset	Ineffective controls and planning when approving assets impacts the City's ability to manage and maintain those assets when inherited by the City.	**High**	**Medium**	1. Strategic Asset Management
CO-O21 Competitive Service Costing	Lack of understanding of service cost limits ability to improve efficiency and raise fees.	**High**	**Medium**	1. Marmion Road Duplication Project 2. Approval Services 3. Aquatic Centre 4. Customer Relationship including Complaints and Stakeholder Relationship Management 5. Finance Review 6. Land Development and Strategic Land Use Planning and Environment
CO-O22 Environmental Management	Ineffective environmental management systems leads to lack of environmental awareness, control and possible breach of environmental obligations resulting in financial losses, irreparable damage to	**High**	**Medium**	1. Environmental Management 2. International Organization for Standardisation Review (ISO) Review

Preparation of the Strategic 3 Year Internal Audit Plan

Risk	RISK DESCRIPTION	Inherent Risk Rating	RRR	Reviews
	the environment and the City's reputation.			
CO-O23 Safety of Community	Ineffective management of Community Safety (within the City's jurisdiction) leads to increase in incidents resulting in injury or loss of life, community dissatisfaction, financial losses and liability exposure.	**Moderate**	**Medium**	1. Aquatic Centre 2. Emergency Services Levy 3. Events Management 4. Swimming Pool Inspections 5. International Organization for Standardisation Review (ISO) Review
CO-O25 System Security	Inadequate ICT security leads to significant business interruption.	**High**	**Medium**	1. Information, Communication and Technology 2. Records Management 3. International Organization for Standardisation Review (ISO) Review
CO-O26 Heritage	Lack of appropriate identification, planning and land development management leads to damage or loss of Aboriginal and/or European Heritage.	**High**	**Medium**	1. Environmental Management 2. Land Development and Strategic Land Use Planning and Environment

We have also reviewed the current operational risk registers for each division and based on the current registers and based on these registers, we did not identify any additional moderate the high rated risk which cannot be linked to any of the already identified strategic and corporate risks.

Strategic 3 Year Rolling and Annual Internal Audit Plan

The Proposed Internal Audit Reviews (2021/22 to 2023/24) are as follow:

Internal Audit Reviews:

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	22/23 (hours)	23/24 (hours)	24/25 (hours)
Approval Services (*Due to COVID this review was originally postponed from 2019/20 to 2020/21 and further postponed to 2021/22 in the 2020/21 internal audit plan because of the original reprioritising the OSH Review to be performed for 2020/21)	CO-O21 Competitive Service Costing CO-C01 Compliance Framework CO-O17 Financial Management	In-progress	High	120		
Stakeholder Relationship Management (Including Media, Public Relations (Including Advocacy) and Communications) (This has been deferred from 21/22)	*ST-S12 Economic Growth* *ST-S24 Stakeholder Relationships*	Not yet performed	Moderate			
Land Development Asset Handover	ST-S24 Strategic Asset Management CO-O03 Strategic Land	July 2023	Moderate		120	
People and Culture (excluding payroll)	CO-O10 Workforce Planning CO-O11 People Management CO-O02: Technological Advancement	Not yet performed	Moderate	150		
Information, Communication and Technology (Deferred from 18/19 to 22/23 due to ICT Security aspects in the process of being implemented as well as OAG performance review performed in 2019/20. (Review will commence after implementation of all action items)	CO-O02: Technological Advancement CO-O06 Data and Information Management CO-O25 System Security	2015/16 (OAG Review 2019/20)	High		80	
Land Development & Contributions (This review to be postponed, Cell reviews completed 2019/20 and	CO-O03: Strategic Land	2017/18	Moderate		120	

Strategic 3 Year Rolling and Annual Internal Audit Plan

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	22/23 (hours)	23/24 (hours)	24/25 (hours)
2020/21 for each Cell and Findings Identified during our previous Review is still in the progress of being implemented)						
Finance Review (This review will be split into a 2-phased approach and will be performed before the 22/23 Regulation 17 review)	CO-O17: Financial Management ST-G09: Long Term Financial Planning CO-O02: Technological Advancement CO-O21: Competitive Service Costing	2018/19	High			220
Regulation 17 review	CO-O12: Fraud and Misconduct CO-O16: Risk Management CO-C01: Compliance Framework ST-S25 Legislative Reform or Changes	2016/17; 2019/20	Moderate	100		
Occupational Health and Safety (* Originally scheduled for 2020/21 but postponed due to the Review and findings noted by LGIS)	CO-O13: Workplace Health and Safety	2016/17	Moderate		120	
Environmental Management *(Deferred from 19/20 to 21/22 due to system implementations in accordance with the internal audit log. Review will commence after finalisation of the implementations)*	CO-O22: Environmental Management CO-O26: Heritage	2016/17	High		120	
Land Development and Strategic Land Use Planning and Environment	CO-021 Competitive Service Costing ST-S24 Strategic Asset Management ST-S12 Economic Growth ST-S05 Water Availability ST-S06 Climate Change CO-O26: Heritage	Not yet performed	High			100

Strategic 3 Year Rolling and Annual Internal Audit Plan

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	22/23 (hours)	23/24 (hours)	24/25 (hours)
Procurement & Contract Management	CO-O07: Purchasing CO-O08: Contract Management	2016/17	Moderate			80
Project Management	CO-O15: Project Management	2018/19	Moderate			80
Business Continuity Planning and Disaster Recovery and Crisis Management Plan	CO-O16: Risk Management	Completed (2020/21)	Moderate			
International Organisation for Standardisation (ISO) Standards Review	CO-O13 Workplace Health and Safety CO-O16 Risk Management CO-O12 Fraud and Misconduct CO-C01 Compliance Framework CO-O23 Safety of Community CO-O25 System Security	Not yet performed	High			180
Property Management ***(Planned for the 24/25 financial year onwards)***	ST-S24: Strategic Asset Management	2017/18	Moderate			
Events Management *(Planned for the 24/25 financial year onwards)*	CO-O23: Safety of Community	2016/17	Moderate			
Delegated Authority *(Planned for the 24/25 financial year onwards)*	ST-S25: Local Government Act Review (review of function & purpose of LG) CO-C01: Compliance Framework	2015/16	Moderate			
Strategic Asset Management ***(Planned for the 24/25 financial year onwards)***	ST-S24 Strategic Asset Management CO-O18: Inherited Assets	2018/19	High			

Strategic 3 Year Rolling and Annual Internal Audit Plan

Description	Related Risks	Previous review performed by William Buck	Highest Risk Rating (Inherent Risk)	22/23 (hours)	23/24 (hours)	24/25 (hours)
Long Term Planning & Budgeting *(Planned for the 24/25 financial year onwards)*	CO-O09: Integrated Reporting ST-G09: Long Term Financial Planning ST-S04: Integrated Infrastructure & Utility Planning ST-S20: Strategic Community Plan	2018/19	Moderate			
Records Management *(Planned for the 24/25 financial year onwards)*	CO-O06: Data and Information Management CO-O02: Technological Advancement CO-O25 System Security	2015/16; 2019/20	High			
Swimming Pool Inspections *(Planned for the 24/25 financial year onwards)*	CO-C01: Compliance Framework CO-O23: Safety of Community	2015/16; 2018/19	Moderate			
				370	**560**	**660**

Note: Items planned for the 24/25 financial year onwards will be evaluated and considered when the Internal Audit Plan is reviewed annually.

Strategic 3 Year Rolling and Annual Internal Audit Plan

Other Services

Description	Frequency	22/23 (hours)	23/24 (hours)	24/25 (hours)
Fraud Risk Assessment	Every 2 years	140	140	
Compliance Annual Return Review ("CAR")	Every 2 years	60	-	60
Audit & Risk Committee Reporting & Attendance	Quarterly	25	25	25
Audit log (Budgeted for 2 times a year)	Continuously	120	120	120
Strategic 3 Year Rolling Internal Audit plan	Annually	20	20	20
Annual Internal Audit Plan	Annually	10	10	10
Adhoc Services	Annually	60		
		435	**315**	**235**

Total Internal Audit Hours

Description	22/23 (hours)	23/24 (hours)	24/25 (hours)
Internal Audit Reviews	370	560	660
Other Services	435	315	235
	805	**875**	**895**

Other administrative functions which include the review and updating of the Audit and Risk Committee and Internal Audit Charters, Terms of References, the Internal Audit Methodology and Internal Audit Procedural Manuals are performed by the City In-house Internal Audit Function (Audit and Assurance Officer). Ad-hoc internal audits are also performed by either the City In-house Internal Audit Function or contracted firm based on requests from Management or the Audit and Risk Committee.

Internal Audit aims to be responsive to the City's needs, given the environment of change that exists both within and external to the City. Consequently, the Strategic 3 Year Rolling and Annual Internal Audit Plan are reviewed each year to meet the changing needs of the City and any proposed changes will be re-presented.

The impact of newly identified corporate and strategic risks will be considered throughout the financial year and the annual internal audit plan will be amended if required.

Indicative Scopes for the 2022/23

Set out within the table below is the 2022/23 Annual Audit Plan with indicative scopes for the proposed reviews. The scopes will be further refined through discussion with Management during the scoping process.

Area of Review	Timing & Status	Indicative Scope
Audit Log *(Already reported to the ARC in September 2021)*	September 2022	Updating and following up of outstanding audit log items.
Approval Services	October 2022	▪ Review approval, including following up of conditional approval, processes of all Building & Planning applications, including: ▪ Planning development applications; ▪ Subdivisions of land; ▪ Detailed area plans; ▪ Structure plans and amendments; ▪ Licences, Permits and Levies ▪ Variations; ▪ Service Authority Approvals; and ▪ Road Closure Applications.
Regulation 17 Review	November 2022	To review the following: ▪ Internal policies, procedures and processes to regularly assess the appropriateness, effectiveness and efficiency of internal controls. ▪ A risk management framework which is supported by appropriate policies, procedures, processes and systems ensuring that the strategic, corporate and operational risks are timely identified, systematically evaluated, treated, regularly reviewed and reported. ▪ Processes to ensure that legislative compliance requirements are timely identified and roles and responsibilities for managing compliance are clearly defined and communicated. ▪ Processes to ensure compliance with internal control, risk management and legislative compliance. ▪ Reporting structures to ensure instances of potential and actual non-compliance with Legislation are escalated to management, the Audit and Risk Committee and Council. ▪ Management solutions identified in the previous Internal Audit Report on Regulation 17.
Compliance Annual Return	January 2023	▪ Consideration of applicable local government legislation and regulations relating to the CAR; ▪ Consideration of processes used to complete the CAR; and ▪ Limited risk-based sample testing across a selection of applicable CAR questions.
Fraud Risk Assessment	February 2023	The objective of the Fraud Risk Assessment is to determine the level of maturity and identify gaps in fraud management and prevention processes. The assessment will be structured around the following four key pillars: 1. **Prevention**. Prevention activities are the management processes and activities designed to address the fraud

Indicative Scopes for the 2022/23

Area of Review	Timing & Status	Indicative Scope
		risks within your organisation that are specifically designed to reduce the risk of fraud occurring. 2. **Detection.** Detection activities are the management processes and activities designed to identify fraudulent transactions or events that have occurred within your organisation. 3. **Resolution.** This area involves the process in place within your organisation to respond to fraudulent activities once they have been identified. 4. **Monitoring**. These are the processes undertaken by management to ensure that the fraud control environment is appropriately designed and operating in accordance with that design. ▪ The assessment involves the review of current framework against elements of the fraud control standard that collectively support each of the pillars described above.
Audit Log	March 2023	Updating and following up of outstanding audit log items.
People & Culture	May/June 2023	▪ Workforce planning; ▪ Learning & Development; ▪ Grievance and complaints; ▪ Joiners, leavers, performance appraisal, and increments; ▪ Amendments to standing employee data; and ▪ Leave management.

Other Risk Areas

Set out below are the risks not explicitly covered within the strategic internal audit plan detailed.

Risk	Risk Title	Inherent Risk Rating	Reason for Non-Inclusion
Strategic Risks			
ST-S05	Water Availability	Moderate	Limited assurance could be provided
ST-S06	Climate Change	Moderate	Limited assurance could be provided
ST-S12	Economic Growth	Moderate	Limited assurance could be provided
ST-S23	Stakeholder Relationships	Moderate	Relatively low rating
ST-S25	Local Government Act Review (review of function & purpose of LG)	High	Limited assurance could be provided
Corporate Risks			
CO-O01	Relationship Management	Moderate	Relatively low rating
CO-O11	People Management	Low	Relatively low rating
CO-O20	Productive Communities	Moderate	Limited assurance could be provided

Other suggested reviews to be considered

Review	Linked Risks
Integrated Reporting	CO-009: Integrated Reporting CO-021 Competitive Service Costing
Community and Place Management	CO-O23 Safety of Community CO-021 Competitive Service Costing CO-O20 Productive Communities
Health and Compliance Review	CO-O23 Safety of Community CO-021 Competitive Service Costing
Community Safety and Emergency Management Review	CO-O23 Safety of Community CO-021 Competitive Service Costing
Asset Maintenance (incl. Parks, Buildings, Roads, Pathways and Storm Water Drains, Engineering, Conservation, Plant and Fleet)	CO-018 Inherited Assets ST-S04 Integrated Infrastructure & Utility Planning ST-S24 Strategic Asset Management
Economic Development	ST-S12 Economic Growth ST-S05 Water Availability ST-S06 Climate Change CO-O20 Productive Communities
Corporate Governance Review	*(Including Committees and Terms of References, Code of Conduct, Gifts, PID, Compliance, Policies and Procedures, etc. Can also be included in Reg 17 as other Corporate Governance areas are already included)*
Fleet and Inventory Management	ST-S24 Strategic Asset Management CO-018 Inherited Assets

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Governance & Legal

CE02-12/22 Strategic Risk Register Update

File Ref: 2286V02 – 22/395191
Responsible Officer: Executive Manager Governance & Legal
Attachments: Nil

Issue

To consider the recommendation of the Audit and Risk Committee to endorse the City's updated Strategic Risk profile.

Background

In accordance with the Term of Reference of the Audit and Risk Committee, the Committee is to review and oversee progress and updates on all Strategic Risks biannually and thereafter provide to Council for adoption of the Strategic Risk Profile. The Strategic Risk Register and risk profile was presented to the Audit and Risk Committee on 22 November 2022 for consideration. The Audit and Risk Committee recommended Council endorse the City's updated Strategic risk profile.

Detail

The City's current Strategic Risk Profile identifies 10 strategic risks that are monitored by the Audit and Risk Committee and with the profile reported to Council for endorsement. The Strategic Risk Registers has been updated to include new or reviewed preventative and mitigating controls, taking into account the challenges the City had experienced during COVID-19 pandemic and other external factors. As a result of the review the respective risk ratings have not changed.

Consultation

The Audit and Risk Committee reviews the City's Strategic Risk Register biannually.

Comment

The updated Strategic risks were presented to the Audit and Risk Committee on 22 November 2023. The Audit and Risk Committee provided feedback for the City to also consider addressing the risk of excess water availability which the City will review and discuss at the next schedule Strategic Risk Review session. The Audit and Risk Committee recommended for Council to endorse the City's Strategic risk profile as set out below:

Strategic Risks

Risk Title	Risk Description	Risk Rating
ST-G09 Long Term Financial Planning	Ineffectiveness in long term financial planning leads to a poor financial position including efficiency and timing of service and asset provision impacting the City's sustainability	Medium
ST-S04 Integrated Infrastructure & Utility	Infrastructure is not delivered in a timely and coordinated way leading to issues with access	Low

Risk Title	Risk Description	Risk Rating
Planning	and service levels and/or additional expenses (Not City of Wanneroo)	
ST-S05 Water Availability	Ineffective City preparedness for potential reduced water availability impacts business and community service delivery	Medium
ST-S06 Climate Change	Lack of preparedness to respond and adapt to climate change impacts leading to community and financial implications	Medium
ST-S12 Economic Growth	Ineffective economic development intervention results in limited opportunity to create local employment opportunities impacting on the City's vision to create sustainable communities	Medium
ST-S20 Strategic Community Plan	Inadequate strategic community planning results in misaligned strategies between the City and the Community	Low
ST-S23 Stakeholder Relationships	Ineffective engagement with stakeholders leads to, lost opportunities and negatively impacts on the quality of the relationship	Low
ST-S24 Strategic Asset Management	Inadequate asset management processes and systems impacts on the City's ability to manage assets strategically	Medium
ST-S25 Legislative Reform or changes	Lack of preparedness to accommodate Legislative reform impacts on the City's ability to deliver: the CBP, stakeholder commitments and operational effectiveness which may then require diversion of resources from current priorities and activities	Medium
ST-S26 Resilient and Productive Communities	Lack of planning to deliver healthy, safe, vibrant and connected communities impacts on the ability of the Community to have productive lives and (respond) recover from adversity.	Medium

Statutory Compliance

Implementation of Risk Management at the Strategic and Operational levels will assist the City to embed effective systems and processes for managing risk in line with the requirements of the *Local Government (Audit) Regulations 1996*.

Strategic Implications

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

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

7.1 - Clear direction and decision making

Risk Management Considerations

Risk Title	**Risk Rating**
CO-O16 Risk Management	Low
Accountability	**Action Planning Option**
Executive Manager Governance and Legal	Manage

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Treby, Seconded Cr Baker

That Council ACCEPTS the recommendation of the Audit and Risk Committee and ENDORSES the Strategic Risk Profile as set out in the report.

CARRIED UNANIMOUSLY

Attachments: Nil

CE03-12/22 Extension of Review Dates for Council Policies

File Ref: 26321V012 – 22/440575
Responsible Officer: Executive Manager Governance & Legal
Attachments: Nil

Issue

To consider extending the review dates for a number of Council policies.

Background

Council policies reflect Council's position on key strategic objectives which are operationalised by Administration through the CEO. They are intended to limit discretion in dealing with particular matters, ensure decisions are made consistently and compliantly and are equitable and impartial.

Council policies are to be reviewed regularly to ensure compliance with legislation, continued alignment with the adopted Strategic Community Plan and the City's requirements and that they remain a sound and effective internal control to minimise risk.

Detail

Policy documents, at the adoption stage, are assigned a review date however in some cases, the deadline for a review may need to be postponed due to factors such as external stakeholder consultation, changes in the environment, development or finalisation of other supporting documents, or are required to align with State planning documents that are being reviewed, amongst other things.

An extension is requested for the review date of the following policies:

1. Crossover Subsidy Policy

It is proposed that the existing Crossover Subsidy Policy will require extensive amendment to reflect the nature of the proposed Crossover Program currently being considered by the City.

It is requested that the policy review period be extended to 30 June 2023 to provide sufficient time to consider the draft Policy in the context of the updated crossover subsidy cost updates, new crossover application fees and the finalised crossover application and inspection processes.

2. Asset Management Policy

The review of the Asset Management Policy is in progress and finalisation is pending feedback from key stakeholders. Council is requested to extend the review period to 30 April 2023.

3. Execution of Documents Policy

This policy requires further stakeholder consultation to ensure it meets legislative and organisational requirements. An extension to the review date is therefore requested to 31 March 2023.

4. Legal Representation and Costs Indemnification Policy

To ensure that this policy provides effective guidance to the City, further consultation with stakeholders and consideration of legal impacts is required and an extension to the review date is requested to 31 March 2023. This policy continues to align with the

Department of Local Government, Sport and Cultural Industries and there is no statutory compliance risk to maintaining the existing policy.

5. Attendance at Events Policy

An extension to the review date of this policy is requested to 31 March 2023 as it requires further stakeholder consultation to ensure it meets all legislative requirements.

6. Purchasing Policy

An extension to the review date of the City's Purchasing Policy is requested to 31 March 2023. The Policy requires further research particularly in terms of achieving social and sustainable procurement objectives.

The Policy currently aligns to the standard WALGA template and there is no statutory compliance risk to maintaining the existing policy.

From time to time, legislative changes require that Council policies are amended prior to their review date. Due to legislative changes, the following policies have been amended:

1. Council Members Fees, Allowances, Reimbursements and Benefits Policy

This Policy provides that child care expenses incurred because of a Council Members attendance at a Council meeting or a meeting of a committee of which he or she is also a member may be reimbursed. Changes to the Administration Regulations now allow for a reimbursement of child care costs relating to the Council Members attendance at the Council Member Essentials mandatory training.

Extract: "*(c) child care and travel costs incurred by a council member in completing the training required by section 5.126(1)."*

This change comes into effect immediately and the policy has been updated accordingly. Administration notes however, that this policy is currently due for review. Due to staff movements and other resource factors, Council is requested to extend the review date to 30 June 2023.

2. Council Members Continuing Professional Development Policy

The *Local Government Act 1995* requires that Council Members complete a mandatory course of training titled "Council Member Essentials". However Council Members are exempt from the requirement to undertake this training if in the previous five years, they have completed those courses identified in Regulation 36(1)(a) of the *Local Government (Administration) Regulations 1996*.

The recent gazettal of the *Local Government (Administration) Amendment Regulations 2022* has provided for additional courses to be added to this list. The courses are titled LGA50220 Diploma of Local Government - Elected Member and LGASS00007 Elected Member.

The Council Members Continuing Professional Development Policy has been amended to include reference to these two courses. To note, Administration is currently undertaking a more extensive review as a result of comments received from Council Members at the Forum on 21 November 2022.

Consultation

Consultation will be undertaken with all relevant stakeholders.

Comment

Effective policy making is at the centre of good governance. Clear direction facilitates good decision making at an operational level that is consistent with Council's position and that is transparent to the local community.

To effectively review policies, there may be occasions where an extension to a review date is required to ensure that the review process considers all relevant matters, does not duplicate other documents and aligns with statutory requirements.

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-C01 Compliance Framework	Low
Accountability	**Action Planning Option**
Executive Manager Governance & Legal	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate risk register. The review of the policies as set out in this report will support existing management systems.

Policy Implications

Policies are developed and reviewed effectively to ensure good governance.

Financial Implications

Nil

Voting Requirements

Simple Majority

Moved Cr Baker, Seconded Cr Rowe

That Council:-

1. **APPROVES the extension of the scheduled review dates for the following policies:**

   a) **Crossover Subsidy Policy to 30 June 2023;**

   b) **Asset Management Policy to 30 April 2023;**

   c) **Execution of Documents Policy to 31 March 2023;**

   d) **Legal Representation and Costs Indemnification Policy to 31 March 2023;**

   e) **Attendance at Events Policy to 31 March 2023; and**

   f) **Purchasing Policy to 31 March 2023.**

2. **NOTES the amendment to the Council Member Fees, Allowances, Reimbursements and Benefits Policy and APPROVES the extension to the review date to 30 June 2023.**

3. **NOTES the amendment to the Council Member Continuing Professional Development Policy.**

CARRIED UNANIMOUSLY

Attachments: Nil

Item 9 Motions on Notice

Nil

Item 10 Urgent Business

Nil

Item 11 Confidential

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
9/1

For the motion: **Mayor Aitken, Cr Baker, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Parker, Cr Rowe, Cr Treby and Cr Wright**

Against the motion: **Cr Nguyen**

The meeting was closed to the public and all recording ceased at 8:16pm.

CR01-12/22 Write-off Rates Debt

File Ref: 2085V028 – 22/407919
Responsible Officer: Director, Corporate Strategy & Performance

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:
(h) such other matters as may be prescribed (consider regulations) (Rates debt owed by a ratepayer cannot be disclosed under Section 5.95(2) of the Act.)

Procedural Motion

Moved Cr Treby, Seconded Cr Cvitan

That the item be referred back to Administration for further information.

CARRIED
8/2

For the motion: **Mayor Aitken, Cr Baker, Cr Cvitan, Cr Nguyen, Cr Parker, Cr Rowe, Cr Treby and Cr Wright**

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

Procedural Motion

Moved Cr Treby, Seconded Cr Parker

That the meeting be reopened to the public.

CARRIED UNANIMOUSLY

The meeting was reopened to the public and all recording recommenced at 8:44pm.

Cr Baker left Chambers at 8:44pm.
Cr Nguyen left Chambers at 8:44pm.

Mayor Aitken read aloud the resolution carried on Item CR01-12/22 Write-off Rates Debt.

Item 12 Date of Next Meeting

The next Special Council Meeting has been scheduled for 6:00pm on Friday 16 December 2022, to be held at Council Chambers, Civic Centre, 23 Dundebar Road Wanneroo.

Item 13 Closure

There being no further business, Mayor Aitken closed the meeting at 8:45pm..

In Attendance

LINDA AITKEN, JP	**Mayor**

Councillors:

CHRIS BAKER	North Ward
GLYNIS PARKER	North-East Ward
JACQUELINE HUNTLEY	Central-East Ward
FRANK CVITAN, JP	Central Ward
JORDAN WRIGHT	Central Ward
NATALIE HERRIDGE	South-West Ward
VINH NGUYEN	South-West Ward
JAMES ROWE, JP	South Ward
BRETT TREBY	South Ward