



Council Agenda

ORDINARY COUNCIL MEETING

7.00pm, 14 November 2017

Council Chambers, Civic Centre, Dundebur Road, Wanneroo

PUBLIC QUESTION AND STATEMENT TIME

1. TIME PERMITTED

A minimum of 15 minutes is permitted for public questions at each Council Meeting. If there are not sufficient questions to fill the allocated time, the person presiding will move to the next item. If there are more questions than can be considered within 15 minutes, the person presiding will determine whether to extend question time. Each person seeking to ask questions during public question time may address the Council for a maximum of 3 minutes each.

2. PROTOCOLS

No member of the public may interrupt the meeting's proceedings or enter into conversation.

Members of the public wishing to ask a question/s at the Council Meeting are to register on the night at the main reception desk located outside of the Chamber. Members of the public wishing to submit written questions are requested to lodge them with the Chief Executive Officer at least 30 hours prior to the start of the meeting (that is by noon on the day before the meeting).

The person presiding will control public question time and ensure that each person wishing to ask a question is given a fair and equal opportunity to do so. Members of the public wishing to ask a question should state his or her name and address before asking the question. If the question relates to an item on the agenda, the item number should be stated.

3. GENERAL RULES

The following general rules apply to public question and statement time:

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

DEPUTATIONS

An informal session will be held on the same day as the Council meeting at the Civic Centre, Wanneroo, commencing at 6.00pm where members of the public may, by appointment, present deputations relating to items on the current agenda. To present a deputation members of the public are required to submit a request for deputation in writing at least three clear business days prior to the meeting addressed to the Chief Executive Officer. A request for a deputation must be received by Council Support by 12 noon on the Friday before the Council Meeting.

- Deputation requests must relate to items on the current agenda.
- A deputation is not to exceed 3 persons in number and only those persons may address the meeting.
- Members of a deputation are collectively to have a maximum of 10 minutes to address the meeting, unless an extension of time is granted by the Council.

**Please ensure mobile phones are switched off before entering the Council Chamber.
For further information please contact Council Support on 9405 5027.**

Recording of Council Meetings Policy

Objective

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

Statement

Recording of Proceedings

- (1) Proceedings for meetings of the Council, Electors, and Public Question Time during Council Briefing Sessions shall be recorded by the City on sound recording equipment, except in the case of meetings of the Council where the Council closes the meeting to the public.
- (2) Notwithstanding subclause (1), proceedings of a meeting of the Council 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 electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the written permission of the Council.

Access to Recordings

- (4) Members of the public may purchase a copy of recorded proceedings or alternatively listen to recorded proceedings with the supervision of a City Officer. Costs of providing recorded proceedings to members of the public will be the cost of the recording plus staff time to make the copy of the proceedings. The cost of supervised listening to recorded proceedings will be the cost of the staff time. The cost of staff time will be set in the City's schedule of fees and charges each year.
- (5) Elected Members may request a recording of the Council proceedings at no charge. However, no transcript will be produced without the approval of the Chief Executive Officer. All Elected Members are to be notified when recordings are requested by individual Members.

Retention of Recordings

- (6) Recordings pertaining to the proceedings of Council Meetings shall be retained in accordance with the State Records Act 2000.

Disclosure of Policy

- (7) This policy shall be printed within the agenda of all Council, Special Council, Electors and Special Electors meetings to advise the public that the proceedings of the meeting are recorded.



Notice is given that the next Ordinary Council Meeting will be held at the Council Chambers, Civic Centre, Dundobar Road, Wanneroo on **Tuesday 14 November, 2017** commencing at **7.00pm**.

D Simms
Chief Executive Officer
9 November, 2017

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A G E N D A

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

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Public Question Time

Item 4 Confirmation of Minutes

OC01-11/17 Minutes of Ordinary Council Meeting held on 10 October 2017

That the minutes of Ordinary Council Meeting held on 10 October 2017 be confirmed.

SOC02-11/17 Minutes of Special Council Meeting held on 31 October 2017

That the minutes of Special Council Meeting held on 31 October 2017 be confirmed.

Item 5 Announcements by the Mayor without Discussion

Item 6 Questions from Elected Members

Item 7 Petitions

New Petitions Received

Update on Petitions

UP01-11/17 Request Installation of Bus Shelter at Stop 21902 Kingsway

Cr Zappa presented a petition of 113 signatures from Kingsway Court Retirement Village residents requesting the installation of a bus shelter at Stop 21902 Kingsway after Regency Avenue, Madeley. (TRIM 17/340971)

Update

A report will be presented to Council in December meeting.

Item 8 Reports

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

Planning and Sustainability

City Growth

PS01-11/17 Report of Review: District Planning Scheme No. 2

File Ref:	2521 – 17/343643
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider a report on a review that has been undertaken of City of Wanneroo District Planning Scheme No. 2 (DPS 2).

Background

In August 2016, Administration discussed with Elected Members an approach to the preparation of Local Planning Scheme No. 3 (LPS 3), which will replace current DPS 2, and a local planning strategy, that basically meant:

- LPS 3 involving only those changes to DPS 2 that are required to make LPS 3 comply with the Model Local Planning Scheme provisions contained in the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations'), which is a requirement of the Planning and Development Act (2015); and
- The local planning strategy focussing on providing only high-level strategic land use planning direction for the City, and identification of those matters that will require subsequent detailed study from which subsequent amendments to the new LPS 3 may arise, rather than the strategy itself involving detailed study of those matters.

Following further discussions with Elected Members in August 2017, the following proposed modifications to the approach were proposed:

- The explanatory report to accompany LPS 3 to be a 'Scheme Report', rather than the local planning strategy, given that LPS 3 will initially be mainly bringing DPS 2 into line with the Model Scheme provisions, and not including any new scheme provisions relating to any new strategic planning directions. The local planning strategy would be progressed separately to LPS 3. (This is something proposed by Department of Planning, Lands and Heritage (DPLH), and is similar to what the City was wishing to do several years ago but at that time had not been supported by the then Department of Planning).
- The matters identified in the local planning strategy that would be subject to subsequent detailed study may lead not only to subsequent amendments to the new LPS 3, but also the local planning strategy itself. Although the Regulations provide for amendments to be made to local planning strategies, these are generally not subject to

amendments, but instead subject to infrequent broader review. The proposal to amend the strategy when required reflects the increasing need for the planning framework to be of a dynamic, responsive nature.

The above proposed approach differs from the traditional approach to preparing Local Planning Schemes (LPS) and local planning strategies. The traditional approach involves a new LPS being prepared that reviews all elements of the current LPS in detail, and is supported by a local planning strategy that includes detailed analysis of all relevant planning issues. The preparation and approval of both documents therefore generally takes many years because a few issues can prove problematic and delay the whole process. This results in the addressing of the more straightforward issues also being delayed, and means that the local planning strategy may be out-of-date in many respects soon after its approval.

The above proposed approach is seen to have the following advantages compared to the traditional approach:

- It will allow strategic planning issues to be identified and considered in a holistic manner through the local planning strategy, but with issues that might otherwise delay the progressing of the strategy being identified for subsequent detailed study.
- Changes that may be required to the LPS to implement recommendations coming out of detailed study of particular planning issues would be undertaken as separate amendments to the LPS, thereby avoiding problematic issues delaying more straightforward issues, if they were 'packaged' together.
- Through the local planning strategy being subject to ongoing amendments when required in respect to significant planning issues, this will mean that the local planning strategy will be able to better keep up-to-date with the ever-increasing rate of change, and provide a more effective guide for the strategic planning of the City, and the informing of amendments that may be required from time-to-time to address the issues being raised by those changes.

In considering the above, it was recognised that the support of the State planning agencies should be sought on the proposed approach.

City Administration has discussed the approach outlined above with DPLH officers on several occasions. They have indicated their general support on the matter, but have stressed that it will ultimately be up to the Western Australian Planning Commission (WAPC) as to whether it will allow this approach to be taken. They also requested that the City formally advise the DPLH of its proposed approach.

Detail

In responding to the City's formal advice regarding the proposed approach for progressing LPS 3 and the local planning strategy, the DPLH has advised that in order for the City to be provided with a greater level of certainty regarding its intended approach, it recommends that the City prepare and submit to the WAPC, a 'report of review' of DPS 2.

The Regulations indicate a review date for DPS 2 of 19 October 2017, and it is therefore now required to be reviewed. The Regulations require that the review be carried out through the preparation of a report of review.

A proposed report of review has now been prepared (see **Attachment 1**). The Regulations require that the report be prepared in the manner and form required by the WAPC, which is set out in a WAPC publication that includes a template for the report. The report has been prepared generally in accordance with these requirements, and includes:

- An overview of the City.
- A summary of planning and development activity that has occurred in the City since DPS 2 was gazetted in 2001.
- An assessment of the main anticipated planning challenges facing the City in coming years, and an assessment of the capability of DPS 2 to meet those challenges.
- Having regard for the above assessments, a recommendation for what approach should be taken in respect to DPS 2. The Regulations require that the report must recommend whether the scheme:
 - Is satisfactory in its existing form; or
 - Should be amended; or
 - Should be repealed and a new scheme prepared in its place.

The recommendation included in the report of review is as per the third option above (ie to repeal DPS 2 and to prepare a new scheme), and generally reflects the approach discussed to-date with Elected Members, for both preparation of LPS 3, a Scheme Report, and the local planning strategy.

The exception to this is that now that it is intended to 'decouple' the preparation of LPS 3 and preparation of the local planning strategy, the strategy will not need to be prepared as quickly to fit with the shorter timeframe for LPS 3, and additional time may be able to be taken in its preparation. This will mean that the strategy will be able to include detailed assessment of a number of matters that are currently subject to such assessment.

Consultation

Consultation has been undertaken with DPLH as indicated previously in this report.

Comment

Preparation and progressing of the report of review will have the benefits of allowing the WAPC to consider formally supporting the City's proposed approach to preparation of LPS 3 and the local planning strategy, as well as satisfying a requirement of the Regulations which would have to be addressed at some time anyway.

It is proposed that the local planning strategy go beyond simply identifying matters that will require subsequent detailed study (as had previously been intended), and instead include detailed study and strategic directions on those matters for which this can be done, given current information and resourcing, available to the City at the time. (Examples of such matters are planning provision for future employment lands, tourism, and agriculture, which are the subject of current studies by the City). This new approach should result in a local planning strategy that provides a more effective strategic planning direction for the City, where inter-relationships between planning elements are able to be better appreciated, and should mean that subsequent amendments that may be required to the new LPS 3 should be able to be initiated sooner. Such an approach should also be more likely to be supported by the WAPC.

In respect to any effects that the progressing of a report of review may have on the progressing of LPS 3 as a whole, the DPLH has advised that it will endeavour to have the WAPC consider the matter in early 2018. As Administration is intending to be in position to submit a draft of LPS 3 to Council for consideration around then anyway, the report of review process should not mean any delays in this regard. On the contrary, once LPS 3 is

submitted to the WAPC, it should mean that it is able to be progressed more quickly at that point in the process.

In considering the above comments regarding timing, it should also be noted that the DPLH has confirmed that while the report of review will be referring to a new LPS 3 being prepared to replace DPS 2, this will not mean the City having to reinitiate the scheme preparation process, therefore the Council resolution of April 2013 (PS09-04/13) to prepare LPS 3 will still stand.

Statutory Compliance

The report of review has been prepared consistent with the requirements of the Regulations.

Should Council approve the report of review, then it will be forwarded to the WAPC for consideration.

The WAPC must then consider the report and decide whether it agrees with the report's recommendations or not, and then notify the City of its decision.

The City is then required to publish the report and notice of the WAPC decision.

While the Regulations do not actually say so, it is expected that the local government would then proceed as per the WAPC decision on the report.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.1 *Create local area land use plans supporting our activated places”*

Risk Management Considerations

There are no risks to the City associated with adoption of this report's recommendation.

Policy Implications

Nil.

Financial Implications

Costs associated with completion of the report of review process will be met from the relevant operational budget. Such costs will be minimal (eg: cost of printing of several copies of the report for public viewing, public notice of WAPC decision.)

Voting Requirements


Simple Majority

Recommendation

That Council, pursuant to Sub-regulation 66(1) of the Planning and Development (Local Planning Schemes) Regulations 2015:

1. **APPROVES** the Report of the Review of City of Wanneroo District Planning Scheme No. 2 which forms Attachment 1 of this report.
2. **PROVIDES** the approved report to the Western Australian Planning Commission.

Attachments:

1.  ATTACHMENT 1 - REPORT ON REVIEW OF CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2 17/369164 Minuted

**REPORT OF THE REVIEW
OF
CITY OF WANNEROO
DISTRICT PLANNING
SCHEME NO. 2**

NOVEMBER 2017

DRAFT
27/10/17

(17/333130)

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1. INTRODUCTION

City of Wanneroo District Planning Scheme No. 2 (DPS 2) was gazetted on 6 July 2001. Sub-regulation 65(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') requires local governments to carry out a review of their respective local planning schemes in the fifth year after their gazettal date.

Sub-regulation 65(2) of the Regulations provides that when a local planning scheme was gazetted more than five years before the commencement of Regulation 65 (which commenced on 19 October 2015), then sub-regulation 65(1) applies as if the local planning scheme was gazetted three years before that commencement date i.e. 19 October 2012. This means that the 'fifth year anniversary date' for DPS 2 is 19 October 2017, and its review is therefore now required.

Sub-regulation 66(1) requires that the review be carried out through the preparation by the local government of a report of the review, which is to be approved by resolution of the Council, and then provided to the Western Australian Planning Commission (WAPC).

Sub-regulation 66(2) requires that the report of review be prepared in the manner and form approved by the WAPC, and the WAPC has prepared an information sheet (including a report template) which sets out its requirements in this regard.

This report has been prepared and approved by Council in accordance with the requirements of the Regulations, and is submitted to the WAPC for consideration of approval.

2. BACKGROUND

The City of Wanneroo is located in the North-West Sub-region of the Perth Metropolitan Region, with its southern boundary (Beach Road) being approximately 12 km from the Perth CBD, and its northern boundary 62km from the CBD. It covers an area of 683km² and currently has a population of approximately 200,000.

It is bounded by:

- The City of Joondalup and the Indian Ocean to the west (with 32km of coastline);
- The Shire of Gingin to the north;
- The City of Swan and the Shire of Chittering to the east; and
- The City of Stirling to the south.

The City includes 36 localities including established and developing residential suburbs in the southern and western parts of the district, and rural localities in the eastern part.

The City includes the following main land use types which are broadly shown on the plan in Appendix 1:

- Well established residential areas: south of Hepburn Avenue (east of Wanneroo Road), and south of Lukin Drive (west of Wanneroo Road), as well as older settlement areas at Wanneroo, Quinns Rocks, Yanchep and Two Rocks.

- More recently developed residential areas which are now approaching full development: between Hepburn Avenue and Flynn Drive (east of Wanneroo Road) and between Lukin Drive and Alkimos (west of Wanneroo Road).
- New residential areas in the early stages of development between Alkimos and Two Rocks.
- Commercial civic activity centres servicing the above residential areas, ranging from large Secondary Centres (Wanneroo and Clarkson) to small Local Centres.
- A major industrial area in Wangara-Landsdale which is nearing full development, and a developing industrial area in Neerabup.
- Rural areas in the eastern part of Wanneroo that include a mix of agricultural uses and rural residential areas.
- Extensive State Forest reserve areas in the far eastern part of Wanneroo which include areas of pine plantation and former plantation areas (where the pines have been harvested).
- Conservation areas including Yanchep and Neerabup National Parks, two chains of wetlands (the 'linear' wetlands extending from Lake Goollelal to Loch McNess, and the 'circular' wetlands extending from Gnaragara Lake to Lake Pinjar) and a range of other regional and local conservation reserves.
- Limestone and sand extraction areas, particularly in the Neerabup, Nowergup and State Forest reserves areas.

The City has experienced rapid population growth over the past 50 years, since the growing urban areas of Perth extended from the south into the then Shire of Wanneroo in the late 1960's. This rapid growth is expected to continue for about the next 50 years, through the progressive development of designated new urban areas in the 'coastal growth corridor' extending up to Two Rocks (west of Wanneroo Road), and in the 'East Wanneroo' area.

Major new employment centres are proposed to service this growth, including major new activity centres at Yanchep, Alkimos and Two Rocks (North), and a major industrial area at Neerabup.

Infill housing is also expected as a result of increased residential density codings being implemented in the established suburbs of Girrawheen, Koondoola and Wanneroo, along with proposals for further density increases in the Quinns Rocks, Yanchep and Two Rocks areas.

3. SCHEME DETAILS

3.1 Shire of Wanneroo Town Planning Scheme No. 1 (TPS 1)

The first local town planning 'zoning' scheme to apply over the City was TPS 1, which was gazetted on 13 September 1972. This applied over a broad area that was then the Shire of Wanneroo, and which was subsequently divided into the current Cities of Wanneroo and Joondalup.

3.2 City of Wanneroo District Planning Scheme No. 2 (DPS 2)

TPS 1 was reviewed over a lengthy period, including the period when the former City of Wanneroo was divided into the new Cities of Wanneroo and Joondalup. This resulted in the gazettal of DPS 2 on 6 July 2001.

With the coming into effect of the Regulations on 19 October 2015, Amendment No. 132 to DPS 2 was prepared to bring DPS 2 into line with the Deemed Provisions of the Regulations. Amendment No. 132 was gazetted on 15 July 2016.

3.3 Proposed City of Wanneroo Local Planning Scheme No. 3 (LPS 3)

With DPS 2 having been gazetted on 6 July 2001, the Planning and Development Act 2005 required that it be reviewed after five years, i.e. in July 2006. This led Council, in July 2007, to resolve to review DPS 2 by preparing LPS 3. This resolution was noted and accepted by the WAPC in November 2007.

Work commenced on the preparation of a new scheme and local planning strategy including the preparation of a 'Land Use Vision' that was intended to inform the strategy and scheme. However, substantial work did not proceed further due to a number of significant local planning initiatives which had major implications for the planning of a large part of the City (namely the District Structure Plans for Alkimos-Eglinton and Yanchep-Two Rocks). Significant changes were also being made at that time to the Perth-Peel strategic planning framework, through the replacement of the WAPC's previous 'Network City' strategic plan by 'Directions 2031 and Beyond'.

Given the above changes that had occurred to the high-level planning framework affecting the City, in April 2013 Council resolved to supersede its previous resolution of July 2007 to prepare LPS 3 and passed a new resolution to prepare LPS 3, and to update the scheme area and the statement of objects and intentions of the scheme. WAPC noted and accepted the new resolution in July 2013.

In accordance with the former Regulations, the City subsequently published notice of its intention to prepare LPS 3 in the gazette and advised relevant agencies.

Work on preparation of LPS 3 (together with a supporting local planning strategy) has been proceeding since that time.

The form of LPS 3 that was intended through that work would have been substantially different from DPS 2, and would have gone well beyond changes required to be consistent with the then Model Scheme Text (MST) and would have included proposed major changes to the parts of DPS 2 that the MST allowed local governments discretion in respect to their form. It would have also been implementing elements from the proposed new local planning strategy.

Due to the complexity of the issues involved with the preparation of a new LPS 3 and local planning strategy taking the above approach, and due to the release of several significant State planning and environmental initiatives which have a significant bearing on the strategic planning of this City (e.g. Perth Peel@3.5 million, and associated draft Sub-regional Planning Frameworks; draft Perth-Peel Green Growth Plan), there have been delays in the preparation of LPS 3.

With the introduction of the new Regulations, the City now proposes a new approach to the preparation of LPS 3 (and the local planning strategy), and this is explained in detail in section 7 (City Administration Comments) of this report.

3.4 Local Planning Strategy

While the City does have planning strategies relating to various particular matters (e.g.: housing, economic development, environment), it does not have a local planning strategy

(as required under Part 3 of the Regulations). The City is now preparing a local planning strategy.

The local planning strategy will involve integrating the existing strategies referred to earlier. It will also involve building upon the Council's Strategic Community Plan which includes a vision statement for the City, supported by proposed outcomes and strategies for four 'themes' covering the areas of society, economy, environment (built and natural) and civic leadership.

4. STRATEGIC CONTEXT

4.1 Scheme Amendments

Since gazettal of DPS 2 in July 2001, a total of 161 amendments to date have been initiated by City Administration. Of these, 89 have been gazetted, and these are summarised in Appendix 2.

Of the balance 72 amendments, 14 are still in the process of preparation and approval, and 58 were not able to complete the scheme amendment approval process.

4.2 Development Activity in the Local Government Area

Following is an overview of the development activity that has occurred in the City since DPS 2 was gazetted in July 2001.

- Greenfields Development:

- Structure Plans

Since July 2001, City Administration has initiated preparation of 101 structure plans under DPS 2. Of these, 79 have been gazetted, 17 did not proceed to gazettal, and 5 are currently in the structure plan approval process.

Appendix 3 includes a listing of approved and draft structure plans, and a plan showing the areas covered by each structure plan.

- Lot Creation

Figures for preliminary and final approvals are provided in Appendix 4. The following final approvals figures are of particular note:

- Residential: 40,078 lots approved (average 2,505 per year)
 - Industrial: 595 lots approved (average 37 per year)

- Population and Dwellings

Table 1: City of Wanneroo Population Growth 2001 to 2016

Year	Population (Usual Residence)
2001	81,215
2016	188,212

Change	106,997
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Source: id.consultants

Table 2: City of Wanneroo Dwelling Growth (by Type) 2001 to 2016

Dwelling Type	2001	2016	Change
Separate house	26,279	62,318	36,039
Medium density	2,449	7,615	5,166
High density	6	67	61
Caravans, cabins, houseboat	341	220	-121
Other	19	23	4
Not stated	181	86	-95
Total Dwellings	29,275	70,329	41,054

Source: id.consultants

– Residential and Non-residential Development Activity

Since July 2001, almost 20,000 planning approvals have been granted in the City (averaging over 1,200 approvals per year). This relates to planning approvals for all types of development for which planning approval is required, and to approvals granted by the City and the Metro North West Joint Development Assessment Panel.

The total value of this development is over \$5.5 billion, at an average annual value of almost \$350 million per year.

Further details are provided in Table 3.

Table 3: Number and Value of Planning Approvals Granted in City of Wanneroo July 2001 to August 2017

Year	# Approvals	Value \$('000)
2001	234	36,466
2002	718	86,451
2003	1,022	181,123
2004	776	133,262
2005	830	180,706
2006	899	239,693
2007	1,069	361,988
2008	1,017	740,635
2009	941	344,875
2010	1,298	305,786
2011	1,031	385,526
2012	1,150	465,175
2013	1,526	399,173
2014	2,276	596,879
2015	2,131	420,673
2016	1,637	399,567
2017	1,090	256,241

Total	19,645	5,534,219
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Source: City of Wanneroo Planning Approvals Unit

Table 4 below provides figures relating to the value of all building approvals (including building of most single houses which are exempt from the need to obtain planning approval). The table also shows that the total value of building approvals represents a significant proportion of the value of building approvals for the State as a whole, ranging from 4.53% to 9.98%.

In respect to value of residential building approvals, the proportion of the State's value has been even more significant, being over 10% for the four years from 2003 to 2007.

Table 4: Value of Residential, Non-residential and Total Building Approvals City of Wanneroo 2001 to April 2017.

Value of total building approvals							
City of Wanneroo				Western Australia			
Financial year	Residential \$('000)	Non-residential \$('000)	Total \$('000)	Residential \$('000)	Non-residential \$('000)	Total \$('000)	City of Wanneroo as a % of Western Australia
2016-17 Apr FYTD	380,477	169,212	549,689	5,129,710	3,629,469	8,759,179	6.28%
2015-16	624,637	210,945	835,583	7,269,065	4,558,443	11,827,507	7.06%
2014-15	827,645	147,967	975,611	8,609,018	5,402,102	14,011,120	6.96%
2013-14	774,314	291,936	1,066,250	8,548,053	5,380,820	13,928,873	7.66%
2012-13	653,557	272,029	925,586	7,061,626	5,090,718	12,152,344	7.62%
2011-12	395,702	94,905	490,607	5,714,078	5,124,872	10,838,949	4.53%
2010-11	471,565	152,762	624,327	6,352,215	3,987,536	10,339,751	6.04%
2009-10	673,791	183,480	857,271	7,030,422	6,299,712	13,330,134	6.43%
2008-09	449,607	92,493	542,100	5,599,672	2,876,986	8,476,657	6.40%
2007-08	513,816	260,804	774,619	7,220,934	5,447,200	12,668,134	6.11%
2006-07	721,191	67,996	789,187	6,462,241	2,758,452	9,220,693	8.56%
2005-06	644,878	137,548	782,426	5,519,474	2,322,796	7,842,270	9.98%
2004-05	485,274	78,179	563,453	4,448,080	1,963,998	6,412,078	8.79%
2003-04	408,557	70,524	479,081	3,879,364	1,522,430	5,401,794	8.87%
2002-03	331,637	44,048	375,684	3,321,499	1,552,487	4,873,986	7.71%
2001-02	265,415	28,356	293,771	2,883,676	985,017	3,868,693	7.59%

Source: Australian Bureau of Statistics, [Building Approvals](#), Australia, catalogue number 8731.0. Compiled and presented in economy.id by [id](#) the population experts

- Infill Development:

On 29 April 2016, Amendment No. 119 to DPS 2 was gazetted, which recoded all of the localities of Girrawheen and Koondoola (as well as small adjacent parts of Marangaroo and Alexander Heights) and a large part of the locality of Wanneroo (centred on the Wanneroo Secondary Activity Centre) from mainly R20 to areas coded either R20/R40 or R20/R60.

Since that time (up to 4 September 2017), 149 development and subdivision applications have been received for those areas. Of these, 121 have been approved, resulting in the development of 265 additional dwellings in these areas.

Further details relating to these areas are provided in Table 5 below.

Table 5: Development and Subdivision Applications and Approvals for Local Housing Strategy Precincts: 29 April 2016 to 4 September 2017.

Total Number of Applications:			
Suburb	Development Application	Subdivision Application	Total Applications
Alexander Heights	3	1	4
Girrawheen	33	23	56
Koondoola	16	22	38
Marangaroo	6	3	9
Wanneroo	21	21	42
Total	79	70	149
Number of Potential Additional Dwellings:			
Suburb	Development Application	Subdivision Application	Total Dwellings
Alexander Heights	1	2	3
Girrawheen	95	37	132
Koondoola	16	31	47
Marangaroo	5	4	9
Wanneroo	29	45	74
Total	146	119	265

Source: City of Wanneroo

5. POPULATION CHANGE

Appendix 5 provides detailed 5 yearly population forecasts for the City out to 2041, broken down into 26 smaller areas.

Notable features from these figures are:

- The City's population is forecast to more than double from its 2016 population of 198,689, to a forecast 2041 population of 411,006.
- Most of the population growth is planned to occur in the coastal growth corridor north of Alkimos up to Two Rocks, and in the proposed East Wanneroo urban area.

The draft North-West Sub-regional Planning Framework (NWSRPF) (WAPC 2015) forecasts the City to have a population of 536,776, when the Perth-Peel Region reaches a population of 3.5 million around 2050. It is expected that in 2050, approximately 2,000ha of proposed urban land will remain undeveloped. Allowing for future regional reserves, an urban density

of 15 dwellings per gross hectare, and a greenfields occupancy rate of around 3 persons per dwelling, this additional urban land could accommodate a further 77,500 people, giving a 'full-build-out' population estimate for the City of approximately 614,500.

The significant forecast population growth described above will mean corresponding significant demands for future infrastructure and services including:

- 'Standard' infrastructure e.g. transport, water supply, wastewater disposal, power.
- Community infrastructure e.g. education, health, recreation.

It will generate a need for a significant increase in the amount of local jobs in the City. If this is not achieved, and local workers are expected to commute to jobs well away from the City, it is unlikely that transport systems could enable this to occur in an efficient manner.

6. CONSULTATION

Following WAPC acceptance in July 2013 of the new Council resolution to prepare LPS 3, the City wrote to the relevant agencies, advising them of the resolution and inviting comments.

Comments were received from (referring to the names of the agencies as they were at that time):

- Department of Housing
- Department of State Development
- Main Roads Western Australia
- Department of Environmental Regulation
- Department of Health
- Department of the Premier and Cabinet
- Department of Education
- City of Joondalup

It is anticipated that these agencies, along with others that did not respond in 2013, will be consulted again as part of preparation of the City's proposed local planning strategy, as the new approach now intended by the City for preparation of LPS 3 will mean that such agency input will be more relevant to the proposed local planning strategy than to LPS 3. (This is explained further in section 7 below).

In respect to the proposed new approach to the preparation of LPS 3 and the local planning strategy, City Administration has consulted with the Department of Planning, Lands and Heritage (DPLH) and has received its support for this approach. However, in giving this support, DPLH has made it clear that it will ultimately be for the WAPC to decide if this approach will be able to be implemented, and this is one of the benefits of this Report of Review process, in that it will allow the WAPC to formally consider and decide on this matter.

7. CITY ADMINISTRATION COMMENTS

7.1 Planning Implications of Strategic Context and Population Change

The preceding analysis of strategic context (including scheme amendments and development activity) and population change indicates the following implications for land use planning in this City:

- a) The forecast continued rapid population growth over coming decades will mean:
 - i) progressive completion of urban, industrial and related development in areas which are currently subject to structure plans, meaning that these areas, upon or near full development, will be able to be 'normalised' (i.e. the structure plan revoked and the local planning scheme amended to place normal planning controls under the scheme itself over that area).
 - ii) proposals for urban, and industrial related development in areas that are currently not subject to district, local or centre structure plans, and where these structure plans will be required to be prepared.
 - iii) development of major new areas for residential, activity centre, industrial and related uses that will allow opportunity for the City (together with all other interested stakeholders) to consider whether the existing planning frameworks (including the local planning scheme) are leading to desired outcomes on the ground (eg available housing choices), or whether some changes and improvements may be sought.
 - iv) this major ongoing development will also mean a corresponding large number of applications for the various types of planning approval having to be processed.
 - v) a need for adequate provision to be made in land use planning instruments to facilitate local job creation.
 - vi) proper consideration needing to be given to the land use planning implications associated with the provision of future major public transport infrastructure to serve these new growth areas, including an extension of the northern suburbs railway to Yanchep by 2021, and a railway to service the East Wannon area.
 - vii) new urban development occurring along the City's coastline, where proper consideration will be needed of the impacts of future sea level rise and the implications of this for the planning of those areas.
 - viii) a need for consideration of other impacts associated with climate change, particularly water availability, impacts on the groundwater systems and bushfire risk.
 - ix) new development being proposed in areas that have features (e.g. bushland, wetlands, flora, fauna) that are of National, State and/or local environmental significance, that need to be properly taken into account in the planning of those areas.
 - x) New development in some areas that are currently not subject to development contribution arrangements, and where such arrangements will be required.

- xi) New development needing to be staged and managed to facilitate economic and efficient provision of infrastructure and services.
- xii) New development occurring over such a long time frame that it is not possible to know now, what things will be like for the areas to be developed in the longer term, and what might be appropriate planning at that time (eg major changes in transportation such as driver-less vehicles and drones).
- b) For the proposed East Wannon urban area, rezoning for the area under the local planning scheme to be consistent with the Metropolitan Region Scheme (MRS), assuming the MRS is amended in due course for this area.
- c) For the City's non-urban areas, consideration being needed for how well the current planning framework may be meeting the objectives for those areas, including food production, landscape protection, tourism and basic raw materials extraction.

7.2 Capability of DPS 2 to Meet Anticipated Challenges

The implications outlined above, in many cases, represent challenges to the capability of the current planning framework, including DPS 2. The capability of DPS 2 in this regard is assessed as follows:

- a) DPS 2, assisted through the 89 amendments that have been made to it to-date, is considered to have generally satisfactorily coped with these types of challenges. However, it would be better placed to meet the challenge presented by the ongoing high number of applications for the various types of planning approval if it was more closely aligned as soon as possible to the new 'Model' local planning scheme provisions included in the Regulations, to make it more user-friendly for all users.
- b) Specific land use planning matters that will present further future challenges for the City are:
 - i) 'Normalising' of areas currently subject to structure plans, which have developed to an extent such that planning controls can be transferred from the structure plan to the scheme itself.
 - ii) Assessment of the adequacy of scheme provisions that impact on the quality of the urban landscape character. (Many new development areas in the City are being questioned in this regard, together with a desire that more 'distinctive' places be created, to avoid the 'sameness' which is otherwise prevailing).
 - iii) Assessment of the various development standards in the scheme (e.g.: car parking), particularly as this may affect ii) above, and also whether these might be better placed in policy, rather than the scheme.
 - iv) Assessment of the appropriateness of current residential density controls, and whether these will facilitate meeting the City's long term housing requirements, the support required for public transport systems, and infill targets set under the Directions 2031 strategy.
 - v) Assessment of whether the planning framework is adequately facilitating local job creation, or whether changes should be made e.g.: use permissibility in zones.

- vi) The planning of its rural areas, and whether this is suitable for achieving objectives for that area including growth and improvement of agriculture and landscape protection.
- vii) Adequate planning provision for future tourism development.
- viii) Assessment of whether the current planning framework will adequately support the proposed future major public transport projects for the City, as well as other non-vehicular transport modes.
- ix) Ensuring that the planning framework adequately responds to anticipated impacts associated with climate change, including sea level rise, impacts on water availability and groundwater systems, and bushfire risk.
- x) Protection, where required, of areas of National, State and/or local environmental significance.
- xi) Establishment of new development contribution arrangements over new development areas that will require this.
- xii) Staging of new development.
- xiii) The need for planning of long term development areas to be flexible and able to respond to presently unforeseen, 'disruptive' changes.

Many of the challenges outlined in b) i) – xiii) above are considered to involve matters for which further detailed assessment is likely to indicate that DPS 2 is not capable of addressing as best as may wished. These matters should therefore be progressively subject to further assessment to determine how they should be best addressed through the local planning framework, including the local planning scheme.

The City is indeed already currently undertaking studies relating to v), vi) and vii) above, and many of the other matters above.

7.3 Recommended Approach

Having regard for the above assessment of the capability of DPS 2 to meet the anticipated challenges, the following approach is recommended:

- a) Responding to 7.2(a) above, as soon as possible, replace DPS 2 with a new LPS 3 that basically involves making those changes required to DPS 2 to make it consistent with the Regulations' Model scheme provisions. This would involve including in LPS 3, Model provisions that are currently not in DPS 2, and rewording DPS 2 provisions to accord with the Model provisions. 'Discretionary' provisions will generally involve a carrying forward of such DPS 2 provisions. This approach is illustrated in Appendix 6. (It should be noted that preparation of a new scheme rather than an amendment to DPS 2 is recommended, as the form of documentation involved will be far simpler).
- b) Prepare a 'Scheme Report' as the explanatory document to accompany the proposed LPS 3, rather than a local planning strategy. This is because LPS 3 will not be responding to any strategic planning directions, but is simply aligning the current scheme to the Regulations' Model scheme provisions. An 'uncoupling' of the preparation of LPS 3 and the local planning strategy should also mean that LPS 3 should be able to be finalised as quickly as possible. The complexities that will be involved with the preparation of the local planning strategy will mean that it will be

likely to take significantly longer to prepare than the preparation of an LPS 3 that is mainly aligning DPS 2 to the Model scheme provisions, with the current estimated completion date for the local planning strategy being around June 2020.

- c) Prepare a local planning strategy separately to LPS 3, and in accordance with the Regulations and the DPLH Local Planning Manual. Where appropriate, strategy proposals would be subsequently implemented as amendments to the new LPS 3. For matters that the local planning strategy may not be in a position to address in detail, the local planning strategy would instead identify these as requiring subsequent detailed assessment, which may then lead to further subsequent amendments to LPS 3, and to amendments to the strategy itself.

Comparing the above recommended approach to the traditional approach to preparation of new local planning schemes (LPS) and local planning strategies, it is firstly noted that the traditional approach generally entails a new LPS being prepared that reviews in detail, all elements of the current LPS, and is supported by a local planning strategy that includes detailed analysis of all relevant planning issues, where the preparation and approval of both documents generally takes many years. This is often because a few issues can prove problematic and delay the whole process, and mean that the addressing of the more straightforward issues is also delayed. It also means that the local planning strategy may be out-of-date in many respects soon after its approval.

The above recommended approach is seen to have the following advantages compared to the traditional approach:

- It will allow strategic planning issues to be identified and considered in a holistic manner through the local planning strategy, but with issues that might otherwise delay the progressing of the strategy being identified for subsequent detailed study.
- Changes that may be required to the LPS to implement recommendations coming out of detailed study of particular planning issues would be undertaken as separate amendments to the LPS, thereby avoiding problematic issues delaying more straightforward issues, if they were 'packaged' together.
- Through the local planning strategy being subject to ongoing amendments, when required in respect to significant planning issues, this will mean that the local planning strategy will be able to better keep up-to-date with the ever-increasing rate of change, and provide a more effective guide for the strategic planning of the City, and the informing of amendments that may be required from time-to-time to address the issues being raised by those changes.

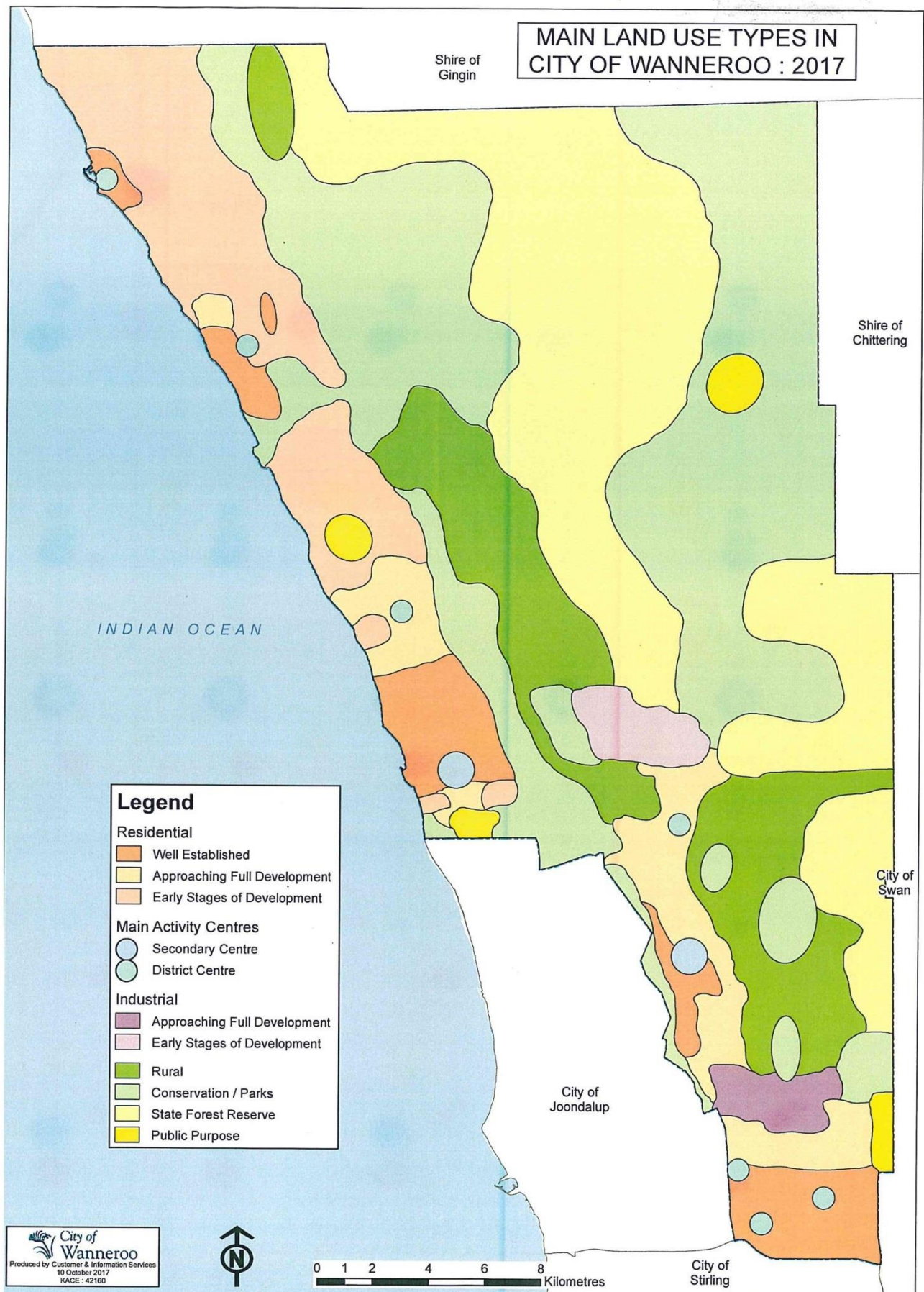
8. RECOMMENDATION

That Council:

1. Pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommends to the Western Australian Planning Commission (the Commission) that City of Wanneroo District Planning Scheme No. 2 (DPS 2) should be repealed and a new scheme prepared in its place, with the current scheme to be repealed upon the approval of the new scheme.
2. Recommends to the Commission that it supports the new scheme being primarily aimed at aligning DPS 2 with the Regulations' Model local planning scheme

provisions, and therefore accepts the new scheme being accompanied by an explanatory Scheme Report, rather than a local planning strategy.

3. Recommends to the Commission that it supports a local planning strategy that:
 - a) is prepared separately to the preparation of the new scheme;
 - b) is prepared in accordance with the Regulations and the Local Planning Manual;
 - c) where it is able to do so, includes detailed assessment of matters resulting in strategy proposals that would, where appropriate, be subsequently implemented as amendments to the new scheme; and
 - d) where it is not able to include detailed assessment of particular matters, identifies such matters as requiring subsequent detailed assessment that may lead to further subsequent amendments to the new scheme, and to amendments to the strategy itself.



APPENDIX 2

GAZETTED AMENDMENTS TO DISTRICT PLANNING SCHEME NO. 2

AMD NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
2	7/5/02	3/5/02	DH	Schedule 3 - increasing the net lettable area of the Hocking Local Centre from 500m ² to 700m ² .
6	5/7/02	15/7/02	DH	Schedule 2 - adding additional use area item number 1-28 being "Lot 49 (56) St Andres Drive, Yanchep" with an additional use "Shop not exceeding 44 square metres NLA."
1	15/11/02	18/11/02	DH	Schedule 13 - including Lot 23 Badgerup Road, Gnangara in the Description of Locality for Special Rural Zone 17. Schedule 13 - In Special Rural Zone 17 changing the building envelope figure in Special Provision No. 5 from 1,200m ² to 1,600m ² . Schedule 13 - In Special Rural Zone 17 including new Special Provision No. 12. Modifying Development Guide Plan for Special Rural Zone No. 17 by including Lot 23 Badgerup Road.
8	18/2/03	26/2/03	DH	Schedule 3 - deleting reference to the Mindarie Centre located on Part Lot 962.
4	4/3/03	5/3/03	DH	Schedule 3 - adding reference to Locality Yanchep located on Portion of Lot 1010 on diagram DP27575, 65 Yanchep Beach, Road, Yanchep.
16	21/3/03	Map updated		Recodes Lot 645 (40) Greville Way, Girrawheen from R20 to R30.
22	31/10/03	5/11/03	DH	Part 4 – modifying clauses 4.23.1 to 4.23.3 and 4.23.6.
24	4/11/03	Map updated		Rezones a portion of Lot 1 Flynn Drive, Carramar from Local Reserve for Parks and Recreation to Special Residential Zone No. 5; and Amends the Development Guide Plan for Special Residential Zone No. 5 to change the 3088m ² portion of land concerned from 'public open space' to a Special Residential lot.
5	7/11/03	6/11/03	DH	Schedule 3 – modifying text under column 'Description of Centre and Commercial Zones' the words and numbers 'Part Lot 1001 on Plan 19619 (164) Tapping Way' with 'Portion of Lot 8002 Santa Barbara Parade'; and under column 'NLA (m ²)' the number '3500' with '500'.
31	25/11/03	24/11/03	DH	Schedule 2 – modifying the additional use permitted for Lot 8 Mangano Place, Wanneroo from "Restaurant and Function Centre" to "child Care Centre".
28	17/2/04	Map updated		Rezones a portion of the road reserve of Old Yanchep Road in Carabooda to Rural Resource. Rezones and recodes a portion of the Quinns Rocks Foreshore to Residential R20. Rezones portions of the Orchid Road road reserve, Pt Lot 4 Mather Drive and Pt Lot 2692 Orchid Road in Neerabup to Industrial Development. Rezones Lot 6 corner Gnangara and Sydney Roads, Wangara from General Rural to Industrial Development.
36	14/5/04	Map updated		Rezones the 10 metre wide landscape buffer proposed along the western boundary of Lots 7 and 8 Wanneroo Road, Wangara from Local Scheme Reserves – Parks and Recreation to Business zone.

34	20/7/04	Map updated		Rezoned Lots 100 & 101 Rawlinson Drive, Marangaroo from Local Scheme Reserve – Parks and Recreation to Residential and recodes Lot 100 Rawlinson Drive, Marangaroo from R20 to R30.
33	3/8/04	4/8/04	DH	Schedule 12 – amending by inserting ‘Portion of Lot 2’ under Environmental Condition 2, Location of Land.
39	20/8/05	24/8/04	DH	Schedule 3 – deleting the Ridgewood Centre, Pt Lot 31 on Plan 13337 (870) Connolly Drive and 3500m2 net lettable area for the Ridgewood Centre from Schedule 3 – Centres & Commercial Zones.
21	31/8/04	31/8/04	DH	Schedule 2 – Section 1 – including “Number 1-29, Portion of lot 27 Wanneroo Road, Neerabup” (A29)
26	10/9/04	13/9/04	DH	Schedule 14 - amending by including Special Provision (SP6) being Lot 51 (575) Flynn Drive, Carramar.
				<p>Part 9 – inserting new Clause “9.1.3.</p> <p>Part 9 – modify clause 9.4 by replacing the first sentence in Clause 9.4.1.</p> <p>Part 9 – replace the second sentence in subclause 9.4.(a).</p> <p>Part 9 – replacing subclause 9.4.1(b).</p> <p>Part 9 – modify clause 9.4.2 by replacing ‘sixty (60)’ with ‘ninety (90)’.</p> <p>Part 9 – modify Clause 9.6.1(b).</p> <p>Part 9 – modify Clause 9.6.1(b)(i).</p> <p>Part 9 – modifying Clause 9.6.3(b).</p> <p>Part 9 - modifying Clause 9.6.3(c).</p> <p>Part 9 – modifying Clause 9.6.5.</p> <p>Part 9 – modifying Clause 9.6.5.</p> <p>Part 9 – inserting a new Clause 9.6.8.</p> <p>Part 9 – modify Clause 9.7.</p> <p>Part 9 – including the second sentence of Clause 9.7 as a new subclause 9.7.2.</p> <p>Part 9 – including the third sentence of Clause 9.7 as a new subclause 9.7.3.</p> <p>Part 9 – inserting a new subclause ‘Clause 9.7.4’.</p> <p>Part 9 – modify Clause 9.8.1 by:</p> <ul style="list-style-type: none"> - before the word ‘date’ insert ‘later’. - after the word ‘date’ insert ‘when’. - replace the word ‘adopted’ with ‘either certified,’. - after the words ‘subclause 9.6.3’ insert ‘or adopted, signed and sealed by the Council under subclause 9.6.5’. <p>Part 9 – modify Clause 9.8.3(b) as follows:</p> <ul style="list-style-type: none"> - after the word ‘however’ insert ‘notwithstanding the provisions of paragraph (f),’. - after the word ‘may’ insert ‘by a clear statement of intent to do so,’. <p>Part 9 – modify Clause 9.8.3(f),</p> <p>Part 9 – modify Clause 9.11.1 as follows:</p> <ul style="list-style-type: none"> - replace ‘and 3.15.3’ with ‘3.15.3 and 3.23.2’. - delete the word ‘should’. - replace the word ‘shall’ with ‘should’. - insert ‘Rural Community,’ after ‘Marina,’. <p>replace ‘this’ with the word ‘that’.</p> <p>Part 9 – modify Clause 9.12.3 by deleting ‘the Minister or’.</p> <p>Modify Schedule 7 as follows:</p> <ul style="list-style-type: none"> - insert after the first sentence the words ‘The proponent should submit a schedule to the City including a summary detailing how the following matters in Parts A and B below have been addressed.’ - replacing (b) in Part A with the words ‘a site analysis assessment and key opportunities and constraints of the structure planning area including landform, topography, hydrology, landscape, vegetation, soils, conservation and heritage values, main physical/natural features, ownership, land use, roads and public transport, and services;’ - modify (c) in Part A by deleting the words ‘land reserved by’, inserting the words ‘consistency with’ before the words ‘the Metropolitan’, and inserting the words ‘and the City’s Scheme’ after the words ‘Region Scheme’.

				<ul style="list-style-type: none"> - replace (e) in Part A with the words 'the planning context for the structure plan area including regional and neighbourhood structure, relevant strategies, Scheme provisions and policies and how the proposed Structure Plan is to be integrated into the surrounding area;' - modify (f) in Part A by inserting '(including description & concepts)' after the words 'public open space', insert ', mixed use, business, industrial' before the words 'and commercial' and delete '(including the location and hierarchy of centres and the net lettable area of shops)'. -inserting the words 'likely employment requirements of the population residing within the structure plan area, measures proposed to establish a framework to encourage and retain local employment,' at the start of (h) in Part A. - modify (i) in Part A by inserting 'locations,' after the words 'together with', and after the words 'retail floor space' insert 'and the maximum retail net lettable area to be developed'.
				<ul style="list-style-type: none"> - insert '(preparation of a drainage strategy)' after the words 'main drainage' in (j) in Part A. - insert the words 'the proposed' at the start of (k) in Part A. - modify (m) in Part A by inserting the words 'the proposed' at the start, replace the words 'down to the level of local distributor roads' with the words 'and hierarchy,', and replace the words 'and proposed bus routes' with ', traffic modelling/strategies'. - replace (n) in Part A with the words 'existing and proposed public transport routes, stops, corridors and transit stations'. - replace (p) in Part A with the words 'strategies, structure plans and policies of the Council'. - insert the word 'strategies,' before the words 'structure plans' in (q) in Part A. - insert the word 'structure' between the words 'by the' and 'plan' in (r) in Part A. - insert the words 'estimates for the staging of subdivision and development including' before the words 'the timeframe' in (v) in Part A. - insert 'and detailed area plans' after the word 'provisions' in (w) in Part A. - replace (x) in Part A with the words 'advice as to the appropriate Scheme zoning and provisions that should be contemplated for the land, when the Agreed Structure Plan is revoked by the Council under Clause 9.7 of the Scheme and upon the replacement of the Agreed Structure Plan by an amendment to the Scheme;' - insert 'and other Government agencies' after the word 'authorities' in (a) in Part B. - insert 'and/or details and results of any other public consultation process' after the word 'submissions' in (c) in Part B. Schedule 8 – delete '.....Chairperson, Western Australian Planning Commission'. Schedule 8 – insert under 'Commission on.....' 'Signed for an on behalf of the Western Australian Planning Commission.....' and 'an officer of the Commission duly authorised by the Commission pursuant to section 57 of the Western Australian Planning Commission Act 1985 for that purpose, in the presence of:Witness' and '.....Date'. Schedule 8 – inserting '.....Date' under 'Chief Executive Officer, City of Wanneroo'. Part 3 – modify clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3 and 3.23.2 by deleting the words 'should be' in the first sentence. Part 3 – in Clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3 and 3.23.2 replace the word 'shall' with 'should' in the first sentence. Part 3 – insert the words 'which is in existence at the time the application for approval of the subdivision or other development is received by the responsible authority.' at the end of the last sentence in Clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3. Part 3 – modify the last sentence of Clause 3.23.2. Part 6 – delete the word 'The' at the start of Clause 6.1.3 and insert 'Except in the case of the Marina Zone, the Centre Zone, the Urban Development Zone, the Industrial Development Zone and the Rural Community Zone in respect of land for which no Agreed Structure Plan is in place, the'.

41	3/12/04	Map & text updated		<p>Rezones portions of lots 118 and 807 and 'A' Class Reserve 27575 Clarkson from unzoned and General Rural to Urban Development</p> <p>Rezones portions of land abutting the Mitchell Freeway reservation at Clarkson, Ridgewood, Butler and Alkimos from unzoned and General Rural to Urban Development.</p> <p>Rezones portions of land abutting the Wanneroo Road reservation at Nowergup, Neerabup and Carramar from unzoned to Rural Resource, General Rural, Special Residential and Special Rural.</p> <p>Amends Schedule 12 to include Environmental Conditions relating to Lots 118 and 807 and 'A' Class Reserve 27575, Clarkson.</p>
47	3/12/04	Map updated		Recodes Lot 279 Penola Court, Clarkson from R20 to R40.
44	24/12/04	3/1/05	DH	Schedule 2 (Section 1) – including “1-30 (Lot 500) Prindiville Drive, Wangara with an additional use “Office”. (A30)
40	31/12/04	Map updated		<p>Recodes Lot 941 Belhaven Terrace, Quinns Rocks, from Residential R20 to Residential R40;</p> <p>Recodes Lots 933, 934, 935 & 936 Belhaven Terrace, Lots 954 & 955 Agnes Way, Lots 949, 950, 951 & 965 Meringa Crescent and Lot 971 Hampshire Drive, Quinns Rocks, from R20 and R40 to R20.</p>
17	21/1/05	24/1/05	DH	<p>Part 3 – modifying subclause 3.183(e) by replacing the words “Clause 4.7” with “Clause 4.2”.</p> <p>Part 4 – modifying Clause 4.2 heading and subclause 4.2.1 by replacing the term “design standards” with the term “development standards” in the Clause 4.2 heading (and including Contents page) and subclause 4.2.1.</p> <p>Part 4 – modifying Clause 4.2 by replacing “Clause 3.13.4 and 3.13.5” with “Subclause 3.13.5 and 3.13.6” in subclause 4.2.1.</p> <p>Part 4 – modifying clause 4.2.1 by replacing the term “the density requirements of the Residential Planning Codes” with the term “housing density requirements of the Residential Design Codes”.</p> <p>Part 4 – modifying subclauses 4.5.1 and 4.6.3.2 by deleting the phrase “Minimum area of lot per dwelling prescribed in Column 3, Table 1 of” and replace it with “housing density requirements”.</p> <p>Part 4 – modifying Clause 4.8 by adding the phrase “of a high standard of architectural design and” following “non-residential development shall be”.</p> <p>Part 4 – modifying Clause 4.23 in subclause 4.23.5 by adding at the end of the last sentence “or other location on the lot as approved by Council under subclause 4.23.6.”</p> <p>Part 4 – modifying in subclause 4.23.6 by replacing the words “subclause 4.23.3(b), (d) and (l)” with “subclause 4.23.3 (b), (d), (e), (k) and (l)”, and replacing the words “in writing” with “upon application for planning approval”.</p> <p>Schedule 1 – amend definition for “commercial vehicle” by moving the sentence commencing with the phrase “The term shall not include...” to the end of the definition.</p> <p>Table 1 – modify by –</p> <ul style="list-style-type: none"> - introducing the use class “Market Garden Sales” into the table as a discretionary (D) use in the General Rural and Resource Zones only and an “X” use in all other zones; - by adding “3.23 The Rural Community Zone” to the list at the end of the Table. <p>Schedule 1 – adding statement “this Schedule comprises two sets of definitions, 1. General Definitions and 2. Land Use Definitions” after the title Schedule 1 – Interpretations.</p> <p>Schedule 1 – adding “1.” before the heading “General Definitions” and “2.” before the heading “Land Use Definitions”.</p> <p>Schedule 1 – adding a new definitions “market garden sales” and “wood yard” in Land Use Definitions.</p> <p>Schedule 1 – amending the definition for “Bed and breakfast”.</p> <p>Schedule 1 – deleting the definitions of “communication antenna – domestic” and “Communication antenna – commercial”.</p> <p>Schedule 1 – deleting the definition of “consulting rooms” and replacing it with new definition “consulting room”.</p> <p>Schedule 1 – amending definition of “storage yard” and “marina wall”.</p>

				<p>Table 1 & Table 2 – modifying by amending the land use “consulting rooms” to read “consulting room”.</p> <p>Table of Contents – modifying table of contents to refer to Schedule 1 – Interpretations as comprising two sets of definitions, “1. General Definitions and 2. Land Use Definitions”.</p> <p>Schedule 2 – modifying Section 1 by deleting the listings under reference numbers “1.10, 1.11, 1.12, 1.13 and 1.22”.</p> <p>Schedule 9 – modifying clause 2.0, point 3 by adding “, or in the administration of Part 10 of the Scheme” at the end of the clause.</p> <p>Schedule 9 – modifying clause 2.0, point 4 by adding the words “treatments and” following the word “intersection”.</p> <p>Schedule 9 – modifying clause 3.0, first paragraph by adding the words “intersection treatments,” following “dual use paths,”.</p> <p>Part 10 – modifying subclause 10.6.5 by deleting the following “which are zoned for General and Light Industry and Mixed Business purposes”.</p> <p>Part 10 – modifying subclause 10.5.6 by replacing the words “shall only” with “may” and including the text “,or at a time as the Council determines having regard to the principles outlined in Clause 10.3 and within a 5 year period from the date of the contribution from the owner under Clause 10.10.6.”</p>
				<p>Part 10 – modifying subclause 10.5.3 by deleting existing formula “$S = G \div H \times 100$” and inserting “$S = (G \div H) \times V$”.</p> <p>Part 10 – modifying subclause 10.5.3 by inserting “V = value of the reserve, subject to subclause 10.5.3(b)” after the description of value G.</p> <p>Part 10 – modifying subclause 10.5.3 by deleting the words “...that the” and inserting the phrase “..., subject to subclause 10.5.3(b), that the area of the ...” after “...the reserve” in line 5.</p> <p>Part 10 - modifying subclause 10.5.3 by inserting the phrase “..., subject to subclause 10.5.3(b),...” after “...a Reserve” in the description of values.</p> <p>Part 10 - modifying subclause 10.5.3 by deleting the description of value G and insert “G =- the area of the owner’s land within the historic subdivision area.”</p> <p>Part 10 - modifying subclause 10.5.3 by denoting the last sentence of the subclause, commencing “the area of a reserve...” as subclause (b), and the preceding section of the subclause as subclause (a).</p> <p>Schedule 2 – including the eastern portion of Lot 888 Prindiville Drive, Wangara in site reference number 1.17 – Additional use (Markets) of Section 1.</p> <p>Part 3 – renumbering subclause 3.16.3(a) and 3.17.3(a) as subclauses 3.16.3 and 3.17.3 , and renumbering the remainder of subclauses 3.16.3(b), (c), (d) and (e) and 3.17.3 (b), (c), (d) and (e), including the preambles, as subclauses 3.16.4 (a), (b), (c) and (d) and 3.17.4 (a), (b), (c) and (d).</p> <p>Note: there are no clauses 3.16.4 or 3.17.4.</p> <p>Part 10 – modifying subclause 10.10.4 by deleting the words commencing in line two “final approval by the Minister for Planning and publication of Amendment No. 816 in the Government Gazette and”.</p> <p>Part 10 – modifying subclause 10.10.4 by deleting the words “Amendment 816 and” from the seventh line.</p> <p>Part 10 – modifying subclause 10.10.4 by replacing the word “come” in the eighth line with the word “came”.</p> <p>Part 10 – modifying subclause 10.10.4 by deleting the words “Amendment No. 816 and” from the twelfth line and replacing the words “have come” in the thirteenth line with the word “came”.</p> <p>Part 10 – modifying subclause 10.10.5 by deleting the words “Amendment No. 816 and”.</p> <p>Part 10 – modifying clause 10.11 by deleting the phrase “Upon final approval by the Minister for Planning and publication of Amendment No. 816 in the Government Gazette and...”.</p> <p>Schedule 9, section 2.0 point 8 – modify by replacing the words “Scheme Amendment Nos 773 and 816 introducing these provisions” with “East Wannon planning and developer contribution arrangement provisions either under this scheme or former Town Planning Scheme No. 1”.</p> <p>Schedule 15, Rural Community Zone 1 – modify by deleting current Special Provision 1.1.2(l) and adding “Nutrient attenuating onsite effluent disposal systems shall be required within this zone to the satisfaction of the City of Wannon.”.</p>

				Schedule 14 - deleting Special Provision No. 2 to Special Residential Zone No. 2.
45	3/5/05	Map updated		Recodes Lot 3 (60) Hainsworth Avenue, Girrawheen from R20 to R40.
38	21/10/05	1/11/05	DH	Part 4 – including new Clause “4.24 Protection and Relocation of Native Fauna”.
49	11/11/05	14/11/05	DH	Table 1 – modifying the use class “Ancillary Accommodation” from not permitted (X) to a discretionary (D) use in the General Rural, Rural Resource, Special Rural and Special Residential zones.
50	9/12/05	Map updated		Rezones a portion of Lot 34 Lancaster Road, Wangara from Business to Service Industrial zone.
54	6/1/06	11/1/06	DH	Schedule 2, Section 1 – deleting the listing under reference number 1.14. Schedule 3 – Centre & Commercial Zones – modifying by inserting “Wanneroo Local Centre (Villanova Street), Lot 5 Villanova Street, Wanneroo, NLA(m2) 700”
46	7/2/06	8/2/06	DH	Schedule 2, Section 1 – adding additional use “Portion of Lot 6278, 2632 Wanneroo Road, Nowergup”. (A31)
56	17/2/06	Map updated		Rezones a portion of Lot 34670 Wanneroo Road, Wangara from Local Reserve – Parks and Recreation to Service Industrial.
35	17/2/06	23/2/06	DH	<p>Part 10 – deleting the words “Gross” from the title of Clause 10.4, Clause 10.4 in Table of Contents, Clauses 10.4.1, 10.4.2, 10.51(a), 10.6.2, 10.6.3(a) and Schedule 9, Section 2.0, Point 2.</p> <p>Part 10 – modify clauses 10.4.(a), 10.7 and 10.11.2(c) by deleting the word ‘Agreed’ and replacing with the word ‘Local’ before the words ‘Structure Plan’ in each of the clauses.</p> <p>Part 10 – delete the words ‘or owners’ from Clauses 10.5.3(a), 10.5.4 and 10.5.5.</p> <p>Part 10 – modify Clause 10.4 by:</p> <ul style="list-style-type: none"> - deleting the word ‘regional’ from Clause 10.4.1(a). - inserting the words ‘for the relevant Cell’ after the words ‘Structure Plan’ in Clause 10.4.1(a). - inserting after the third dot point in Clause 10.4.1(a) “. The public open space depicted on the Local Structure Plan for the relevant Cell;” - deleting the word ‘Any’ and replace with the words ‘The land areas of any’ at the start of Clause 10.4.1(b). - deleting the word ‘Agreed’ and replace with the words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.4.2. <p>Part 10 – modify clause 10.5 by inserting after the first sentence in Clause 10.5.1(a) the words “For the purpose of calculating public open space contributions for Cells 1 to 6 the area of public open space referred to in Clause 10.4.1 shall not be deducted from the area of a Cell.”</p> <p>Part 10 deleting the words ‘an Agreed’ and replace with words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.5.1(b).</p> <p>Part 10 – modify Clause 10.5.3 by deleting words ‘paid a sum for the value of the Reserve’ and insert ‘allowed an appropriate adjustment in the Infrastructure Cost payable in respect of that landholding’.</p> <p>Part 10 – delete the words ‘an Agreed’ and replace with the words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.5.1(b).</p> <p>Clause 10.5.3(a) – deleting the words ‘paid a sum for the value of the Reserve’ and insert ‘allowed an appropriate adjustment in the Infrastructure Cost payable in respect of that landholding’.</p> <p>Clause 10.5.3(a) – delete the word ‘sum’ and insert the word ‘allowance’.</p> <p>Clause 10.5.3(a) – delete the words “subclause 10.5.3(b)” and insert “the provisions of paragraphs (b), (c) and (d) of this subclause,” in the first paragraph and ‘S’ of Clause 10.5.3(a).</p> <p>Clause 10.5.3 (a) – delete the word ‘are’ and replace with ‘is’ in ‘S’ of Clause 10.5.3(a).</p> <p>Clause 10.5.3(a) – delete the words ‘market value’ and replace with ‘Assessed Value’ in ‘S’ of Clause 10.5.3(a).</p> <p>Part 10 – insert new subclauses 10.5.3(c) and (d).</p> <p>Part 10 – modify clause 10.5.4 by deleting the words ‘entitlement of the present owner or owners to be paid for the value of the</p>

			<p>Credit for that Reserve' and inserting 'allowance due to the present owner' before the word 'may'.</p> <p>Part 10 – modify Clause 10.5.6(a) and (b).</p> <p>Part 10 – modify Clause 10.6.3 by deleting '6' and replacing with '12' in Clause 10.6.3(a).</p> <p>Clause 10.6.3 – insert the word 'inclusive' after the 'Cells 1 to 6; and delete the words 'and/or potential lots to be produced (as contemplated by subclause 10.6.4)' in Clause 10.6.3(b).</p> <p>Clause 10.6.3 – delete Clause 10.6.3(c).</p> <p>Clause 10.6.3 – renumber Clause 10.6.3(d) to Clause 10.6.3(c).</p> <p>Part 10 – modify Clause 10.6.4 by deleting words 'Number of' and insert 'Potential' after the words 'Determination of'.</p> <p>Part 10 – modify first paragraph of Clause 10.6.4 .</p> <p>Part 10 – deleting words from Clause 10.6.4(a) 'Except where Council is satisfied that the maximum subdivision potential of land for a given area or lot will not be achieved,' and 'Residential'.</p> <p>Clause 10.6.4(a) – insert the word 'density' after 'R20' .</p> <p>Part 10 – delete Clause 10.6.4(b) and renumber Clause 10.6.4(c) to (b), Clause 10.6.4(d) to (c) and Clause 10.6.4(e) to (d).</p> <p>Part 10 – delete 'and (c)' from the new Clause 10.6.4(c).</p>
			<p>Part 10 – modify new clause 10.6.4(d) by changing reference to '10.6.4(d) to '10.6.4(c)' and inserting the word 'subclause' after the word 'this'.</p> <p>Clause 10.7 – modify by:</p> <ul style="list-style-type: none"> - inserting the words 'and/or density' after the words 'any use' and 'for the purpose'. - delete the words 'proposed to be'. - Following the phrase "...Cell Costs have previously been paid" add the phrase "under clause 10.6 hereof". <p>Clause 10.10 modify by:</p> <ul style="list-style-type: none"> - delete "10.10.6" and insert "10.10.5" in Clause 10.10.3. - Delete "10.10.6(d) and insert "10.10.5(d)" in the last sentence of Clause 10.10.4. - Delete the words "Agreed" in Clause 10.10.4. - Delete Clause 10.10.5 and renumber Clause "10.10.6" to 10.10.5". - Delete the word 'the' and insert the words 'a conventional green title, survey strata or strata' before the 'subdivision' in the new Clause 10.10.5. - insert the words 'deposited plan' before the word 'diagram' and include the words 'diagram of survey' in brackets '(diagram of survey)' in the new Clause 10.10.5. - Delete the word 'of' and insert the word 'to' before 'Regulation' in the new Clause 10.10.5. - delete "10.10.6(d)" and insert "10.10.5(d)" in the new Clause 10.10.5(d). <p>Part 10 – insert a new Clause "Clause 10.10.6".</p> <p>Part 10 – modify by:</p> <ul style="list-style-type: none"> - deleting first two paragraphs between the title of Clause 10.11 and Clause 10.11.1. <p>Part 10 – modify Clause 10.11.3 by:</p> <ul style="list-style-type: none"> - deleting the words 'to be acquired' and 'fair market'. - inserting the words "The Council may also apply a further among above the Assessed Value to recognize any compulsory taking of land and/or acquisition of structures." after the last sentence. <p>Part 10 – modify Clause 10.11.6 by:</p> <ul style="list-style-type: none"> - after the word 'review' inserting " , other than the Assessed Value which shall be dealt with under Clause 10.14. An owner who lodges an objection under this clause shall submit with the objection supporting evidence from a suitably qualified person in the specific field of the cost revision being objected to and can only object to those elements that have been altered as part of the review." - between the words 'Council' and 'during' insert the words 'in accordance with this subclause'. - between the words 'Council' and 'during' insert the words 'in accordance with this subclause'. - after the last sentence in Clause 10.11.6 insert the words "The arbitrator shall be bound by the provisions of Part 10 and Schedule 9 of the Scheme and the Local Structure Plan for that Cell." <p>Part 10 – modify Clause 10.12 by:</p> <ul style="list-style-type: none"> - modifying the last sentence of Clause 10.12.2 to read "Council

				<p>will endeavour to respond to an owner's claim within 60 days."</p> <ul style="list-style-type: none"> - deleting Clause 10.12.6(b) and renumbering Clause "10.12.6(a)" to "10.12.6". <p>Clause 10.14 modify by:</p> <ul style="list-style-type: none"> - modify Clause 10.14.2 by replacing the word 'shall' with 'may' between the words 'the Council' and 'claim compensation'. - modifying Clause 10.14.2 by deleting words 'Land Acquisition and Public Works Act 1902' and inserting 'Land Administration Act 1997'. - delete Clause 10.14.3(a) and renumber the subclause 10.14.3(b) to (a). <p>Part 10 – modify new Clause 10.14.3(a) by:</p> <ul style="list-style-type: none"> - deleting the words 'the carrying out of Cell Works' and insert 'any purpose'. - deleting the words 'a licensed valuer' and inserting 'two licensed valuers'.
				<ul style="list-style-type: none"> - deleting the word 'Council' and insert 'City'. - deleting the words 'Council Valuer' and inserting 'Valuation Panel'. - moving the last two sentences of the new Clause 10.14.3(a) to a new subclause 10.14.8(c). - inserting words at the end of the new Clause 10.14.3(a) to read "The members of the Valuation Panel may confer as to value, and if they are unable to arrive at a consensus value, they shall confer with the Chief Executive Officer of the City ("CEO") or the officer to whom the CEO delegates that function from time to time. If the valuers with the officer cannot arrive at a consensus value then the officer shall select a value which represents the median value between the two values nominated by the valuers on the Valuation Panel and will be advertised under the next following paragraph ("the Proposed Value")." <p>Part 10 – inserting new Clauses 10.14.3(b) to (e).</p> <p>Part 10 – inserting new Clause 10.14.4 (a) to (f).</p> <p>Part 10 – inserting new Clause 10.14.5.</p> <p>Part 10 – modify existing Clause 10.14.4 by renumbering existing Clause "10.14.4", to "10.14.8(a)", Clause "10.14.4(a)" to "10.14.8(a)(i)", Clause "10.14.4(b)" to "10.14.8(a)(ii)" and Clause "10.14.4(c)" to "10.14.8(a)(iii)".</p> <p>Part 10 – inserting new Clause 10.14.8.</p> <p>Part 10 – in new Clause 10.14.8(a) – deleting the words 'When the Council acquires land for any of the Cell Works the'.</p> <p>In new Clause 10.14.8(a)(ii) – inserting the words 'or Special Rural' after the words 'is zoned Rural'.</p> <p>Part 10 – modify existing Clause 10.14.5 by:</p> <ul style="list-style-type: none"> - renumber existing Clause 10.14.5 to 10.14.8(b), Clause 10.14.5(a) to 10.14.8(b)(i) and Clause 10.14.5(b) to 10.14.8(b)(ii). - deleting the words 'preceding subclause' and insert the words 'Clause 10.14.8(a)' in the new Clause 10.14.8(b). - deleting the words 'in Cells 1 to 8' in the new Clause 10.14.8(b). <p>Part 10 – insert new subclause 10.14.8(d).</p> <p>Schedule 9 – delete the word 'PLANNING' after the word 'ARRANGEMENTS' in the title.</p> <p>Schedule 9 – modify Schedule 9, Section 2.0, Point 2 by deleting the words 'a minimum of' and inserting the word 'approximately' and by inserting the words '(including Community Purpose sites)' between the words 'public open space' and 'or the public open space'.</p> <p>Schedule 9 – deleting the word 'PLANNING' after the word 'ARRANGEMENTS' in the title of Schedule 9 in Contents Page.</p>

37	14/3/06	3/4/06	DH	<p>Part 9 – inserting new Clause “9.14 Detailed Area Plans”. Table of Contents:</p> <ul style="list-style-type: none"> - Insert ‘AND DETAILED AREA PLAN’ after the words ‘STRUCTURE PLAN’ IN 9.9. - INSERT ‘9.14 DETAILED AREA PLANS’ at the end of Part 9. <p>Part 6 – amending Clause 6.1 – Application for Planning Approval by:</p> <ul style="list-style-type: none"> - inserting the words ‘an Agreed Detailed Area Plan or’ after the words ‘Part 9 of the Scheme or’ in the second paragraph of Clause 6.1.3(b). - insert the words ‘an Agreed Detailed Area Plan or’ after the words ‘Part 9 of the Scheme or’ in the last paragraph of Clause 6.1.3(b). <p>Part 9 – amend Clause 9.9 – Compliance with Agreed Structure by:</p> <ul style="list-style-type: none"> - inserting the words ‘AND AGREED DETAILED AREA PLAN’ after the words ‘STRUCTURE PLAN’ in the title of Clause 9.9. - inserting the words ‘an Agreed Detailed Area Plan or’ after the word ‘under’. <p>Part 9 – amending Clause 9.10 = Copyright and Ownership by:</p> <ul style="list-style-type: none"> - inserting the words ‘and Detailed Area Plans’ between the words ‘Plans’ and ‘together’. - inserting the words ‘Agreed Detailed Area Plans and’ between the words ‘and’ and ‘Agreed’. <p>Part 9 – amending Clause 9.12 – Reconsideration and Appeal by:</p> <ul style="list-style-type: none"> - inserting the words ‘or a Detailed Area Plan’ between the words ‘Plan’ and ‘in the exercise’ in Clause 9.12.3. - inserting the words ‘or the Detailed Area Plan’ between the words ‘Plan’ and ‘is dissatisfied’ in Clause 9.12.3. - inserting the words ‘or the Detailed Area Plan’ between the words ‘Structure Plan’ and ‘is’ in Clause 9.12.6. <p>Schedule 1 – amending the definition of ‘Proponent’ by:</p> <ul style="list-style-type: none"> - inserting the words ‘or a Detailed Area Plan’ between the words ‘Plan’ and ‘or’. - inserting the words ‘or a Detailed Area Plan’ between the words ‘Plan’ and ‘under’. <p>Schedule 1 – after the definition of ‘density code’ inserting definition “Detailed Area Plan”.</p> <ul style="list-style-type: none"> - inserting definition ‘Agreed Detailed Area Plan’ after the definition of ‘advertising device’.
7	28/3/06	Map updated		Rezones the portion of Lot 10 (275) Flynn Drive, Carramar that is zoned Urban under the Metropolitan Region Scheme from Special Rural Zone to Urban Development Zone; and modifies the Development Guide Plan for Special Rural Zone No. 1 by deleting Lot 10 (275) Flynn Drive, Carramar.
11	21/4/06	Map updated		Rezones Swan Location 8654 (8) High Road, Wanneroo from Local Scheme Reserve – Public Purpose to Residential zone with a density of R20.

52	16/6/06	26/6/06	DH	<p>Part 3 – modifying subclause 3.7.1 by inserting words 'or proposed' following words 'is intended to accommodate existing'.</p> <p>Part 3 – modifying subclause 3.7.2(a) by inserting the words 'or proposed' following words 'make provision for existing'.</p> <p>Part 4 – renumbering clause 4.8 to subclause 4.8.1.</p> <p>Part 4 – inserting new subclause 4.8.2.</p> <p>Part 4 – modifying subclause 4.23.3(b) by inserting the zone 'Special Residential,' before the zone 'Special Rural'.</p> <p>Part 6 – modifying subclause 6.10.1 by deleting ', or the Minister' and replacing the words 'Town Planning Appeal Tribunal' with the words 'State Administrative Tribunal'.</p> <p>Part 6 – modifying subclause 6.11 by deleting the words 'the Minister or' after the words 'given by' and 'imposed by' and replacing the words 'Town Planning Appeal Tribunal' with 'State Administrative Tribunal'.</p> <p>Part 9 – modifying subclause 9.12.3 by replacing the words 'Town Planning Appeal Tribunal' with words 'State Administrative Tribunal'.</p> <p>Part 9 – modifying subclause 9.12.2 by replacing '35' days with '60' days.</p> <p>Part 11 – modifying subclause 11.4.6.2 by replacing word 'must' with the word 'should'.</p> <p>Table 1 – modifying use class 'Pharmacy' from an 'X' use in the Mixed use and Business zones to a 'D' use.</p> <p>Table 1 – renaming use class 'Mast and Antenna' to 'Mast or Antenna'.</p> <p>Table 2 – modifying number of on-site car parking spaces in use class 'Primary School' to read "A minimum of 46 car bays for staff and visitor parking for the first 475 students and then ten (10) car bays for every 100 students or part thereof afterwards, plus fourteen (14) pickup/set down bays for every 100 students or part thereof which may be provided in the road reserve."</p> <p>Table 2 – modifying use class 'Secondary School'.</p> <p>Table 2 – modifying number of on-site car parking spaces from 'see Child Care Centre' for use class 'Kindergarten' to read "Provision of a drive-in pickup/set down facility plus eight (8) bays."</p> <p>Schedule 1 – deleting "(See "communications antenna".)" from definition of 'mast or antenna'.</p> <p>Schedule 1 – amending definition 'medical centre' by deleting the phrase 'and may include ancillary uses such as a pathologist, radiologist and pharmacy.'</p> <p>Schedule 1 – renaming definition of 'markets (retail)' to "market (retail)".</p> <p>Schedule 1 – renaming definition of 'motor vehicle repair' to 'motor vehicle repairs'.</p> <p>Modifying clauses and subclauses 1.9.1, 1.9.2, 1.9.3, 3.4.2, 4.2.1, 4.4, 4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.6, 4.4.7, 4.5 and 4.21.1 by replacing the word 'Planning' before the word 'Codes' with the word 'Design'.</p> <p>Part 4 and 5 – modifying titles of Clauses 4.4 and 4.5 and titles in contents page of Clauses 4.4 and 4.5 by replacing the word 'Planning' before the word 'Codes' with the word 'Design'.</p>
52	16/6/06	26/6/06	DH	<p>Schedule 1 – replacing the word 'Planning' before the word 'Codes' with the word 'Design' in the definition of 'Residential building' and 'Codes'.</p> <p>Schedule 4 (a) – amending by replacing words 'provisions of the Signs Local Law' with 'requirements of the City's Signs Local Planning Policy'.</p> <p>Schedule 4 (c) – amending by replacing the figure '1.2m²' with '2m²'.</p> <p>Schedule 4 (g) – amending by inserting the words 'not exceeding 50% of the glazed area of any one window or 10m² in aggregate area per tenancy, whichever is the lesser,' after the word 'window'.</p> <p>Schedule 4 (m) – inserting words 'measuring up to 3m in height and 3m² in area,' after the words 'rural producer's sign'.</p> <p>Schedule 4 – adding additional exemptions (t) and (u).</p> <p>Schedule 13 – amending Special Provision 11 by adding the words 'with the exception of a post and wire boundary fence,' after the word 'zone'.</p> <p>Schedule 15 – modifying special provision No. 1.1.3 of Rural Community Zone No. 1 by inserting words 'Ancillary Accommodation,' after the phrase 'Home Business – Categories</p>

				1, 2 & 3, '.
55	25/8/06	31/8/06	DH	Schedule 3 - modifying description of land for "Lot 566, Lot 991 (127) and Lot 978 (21) The Broadview, Landsdale" to read "Lot 566, Lot 991 and Lot 978 the Broadview, Landsdale". Schedule 2 - Section 3 - adding Special use Zone "2-1 Portion of 9006, 154 Lagoon Drive, Yanchep" together with relevant conditions. Schedule 2 - Section 3 - Special use Zone "2-2 Lot 530, 2 Viridian Drive" together with relevant conditions. Schedule 3 - adding: Centre & Commercial zone "Lot 530 on Plan 23714 (2) Viridian Drive, Banksia Grove". Schedule 3 - adding Centre & Commercial zone "Portion of Lot 9018 (NE6)". Schedule 3 - adding Centre & Commercial zone "Portion of Lot 9509, Banksia Grove".
63	9/1/07	Map updated		Rezones a portion of Reserve 45553 Hidden Valley Retreat, Clarkson from Local Scheme Reserve – Parks and Recreation to Local Scheme Reserve – Public Use.
70	20/2/07	Map updated		Rezones Lots 1, 6, 21-23, 26-28, 32-36, 83, 90-91, 103 & 300 Wanneroo Road, Woodvale from General Rural zone to Urban Development zone.
57	1/5/07	Map updated		Rezones Lot 1 Yanchep Beach Road, Yanchep from Local Authority Reserve – Parks and Recreation to Urban Development zone.
64	4/12/07	10/12/07	DH	Schedule 2 - Section 1 (Additional uses) - inserting Additional use 32 "Lot 2 (857) Wanneroo road, Wanneroo" together with relevant additional uses and conditions.
72	4/12/07	Map updated		Recodes Lot 7 (12) Dimitrios Court, Hocking from R20 to R40.
69	18/12/07	Map updated		Recodes Lots 282 – 284 Clarkside Court, Wanneroo from R20 to R40.
68	16/5/08	Map updated		Rezones areas of Alkimos-Eglinton, Butler and Banksia Grove from Centre, General Rural, Private Clubs/Recreation and unzoned to Urban Development zone.
67	6/6/08	13/8/08	DH	Schedule 2 (Section 1) - including additional use "Lot 19 Welwyn Avenue"
78	3/10/08	Map updated		Recodes Lots 611, 700 & 701 Hadlow Place and Lots 612 & 702 Dover Court, Marangaroo from R20 to R40.
62	24/10/08	Map & text updated		Rezones Lot 51 (275) Flynn Drive, Carramar from General Rural Zone to Special Residential Zone and amends Schedule 14 to include Special Provisions for this area.
74	9/12/08	Map updated		Recodes Lot 1321 (2) Pannell Way, Girrawheen from R20 to R40.
83	9/12/08	Map updated		Rezones Lot 12 (2) Fowey Loop, Mindarie from Civic and Cultural to Residential R40.
25	31/3/09	21/4/09	DH	Rezones the land collectively known as "East Landsdale Precinct 64" to Urban Development and amends Part 10 and Schedule 9 as below: Part 10 delete number '8' and insert number '9' in title of Part 10, Clause 10.1 and Clause 10.11.3 and Table of contents to reflect change. Part 10 - modifying Clauses 10.5.1(a), 10.5.2(b), 10.6.1 to 10.6.3, 10.6.3(b) 10.6.4 and 10.11.2(a) and (b). Schedule 9 - delete number 8 in title and insert '9' and amend table of contents to reflect change. Schedule 9 - modify Section 1 by deleting number '8' and inserting '9' before the word 'inclusive' and delete 'eight (8)' and insert 'nine (9)' before the word 'Urban'. Schedule 9 - modify Section 2 by inserting 'and 9' after the words 'Cells 1 to 6' in Point 2, in point 8 insert the words 'and any Amendments to Part 10 and Schedule 9' after 'Scheme No. 1 and replacing word 'eight' with 'nine'. Schedule 9 - modify Section 2 by inserting new Point 6 and renumber existing points 6 to 10 as 7 to 11. Schedule 9 - insert references to 'Cell 9' at the end of section 3.0.

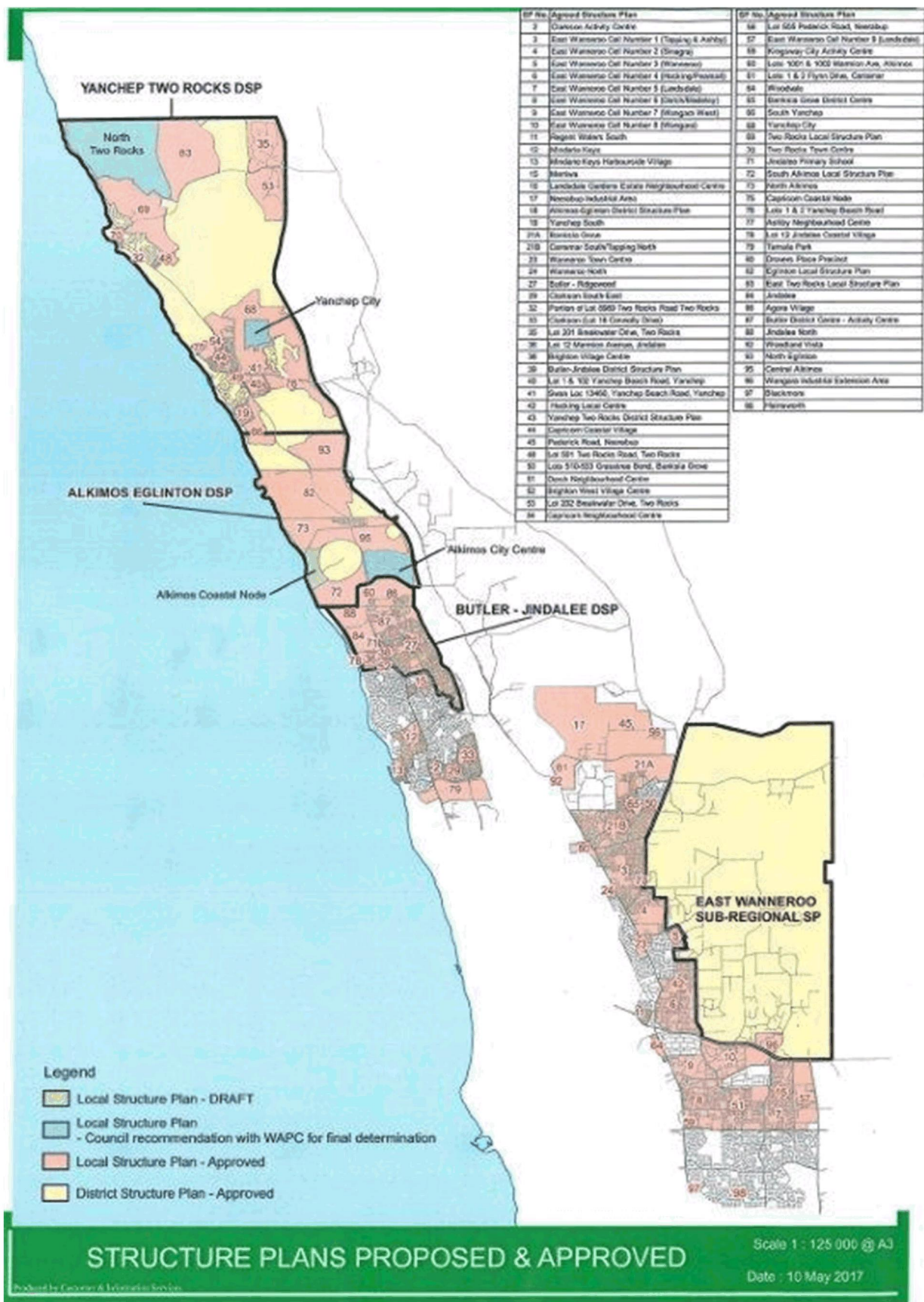
92	12/5/09	Map updated		Recodes Lot 8 (94) Greenfields Circle, Hocking from Residential R20 to R40.
88	12/5/09	2/6/09	DH	Schedule 3 - deleting description of land "Lot 1769 on Diagram 90122 (241) Baltimore Parade and Lot 1768 on Diagram 90121 (235) Baltimore Parade" and substituting with "Lot 1769 on Diagram 90122 (16) Hughie Edwards Drive and Lot 1768 on Diagram 90121 (22) Hughie Edwards Drive". Retaining allocation of 500m ² NLA for these properties in the third column. Schedule 3 - adding new additional description for the above reading "Lot 6 on Deposited Plan 48043 (12) Hughie Edwards Drive" and providing an allocation of 500m ² NLA in the third column.
89	29/5/09	9/6/09	DH	Schedule 2 - Section 1 - adding Additional use Area 1-33 "Lots 243 and 244 Dellamarta Road, Wangara".
43	20/11/09	14/12/09	DH	Schedule 15 - modifying Special Provision 1.1.1. Schedule 15 - modifying Special Provision 1.2.1. Schedule 15 - deleting Special Provision 1.3 (cluster Subdivision). Schedule 15 - modifying special Provisions 1.1.1, 1.1.2(f) and 1.1.3.
73	20/11/09	14/12/09	DH	Schedule 3 - amending to include Centre & Commercial Zone "Portion of Lot 478 Prestige Parade and Lot 479 Vision Street, Wangara".
81	20/11/09	14/12/09	DH	Schedule 3 - modifying locality and description of land relating to Pt Lot 614, Lagoon Drive by replacing with "Pt Lot 1126 (154) Lagoon Drive, Yanchep" with NLA (m ²) of "350".
97	8/12/09	Map updated		Recodes Lot 26 Brunswick Circuit, Banksia Grove from Residential R20 to Residential R40.
71	19/3/10	01/4/10	NM	Edited Subclause 3.19.1 and 3.19.3. Replaced all the special provisions relating to Special Residential Zone No. 5 with the following provision - "As per the provisions of the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan".
100	25/06/10	29/06/10	NM	Deleted "Tapping - Portion of Lot 9018 (NE6) - 200m ² NLA".
101	16/07/10	30/07/10	NM	Inserted "60 Seagrove Boulevard, Merriwa" into Schedule 2 - Section 3 (Clause 3.22) - Special Use Zone.
103	17/09/10	22/09/10	NM	Inserted "Higgins Road, Pinjar" into Schedule 2 - Section 1 - Additional Uses.
94	21/12/10	Map updated		Recodes the land bounded by Marangaroo Drive, Balgonie Avenue and Templeton Crescent in the locality of Girrawheen from Residential R20 to R60.
110	8/2/11	Map updated		Rezones Reserve 38075 (16) Harford Way, Girrawheen from Local Reserve - Public Use (Primary School) to Urban Development Zone.
112	8/3/11	Map updated		Rezones Lot 10460 (64) Allinson Drive, Girrawheen from Local Reserve - Public Use (Primary School) to Urban Development Zone.
116	2/9/11	Map updated		Rezones Lots 1 and 2 Flynn Drive, Carramar from Special Residential and Local Scheme Reserves - Parks and Recreation to Urban Development.
113	11/10/11	Map & text updated		Rezones Lot 3 Franklin Road, Wanneroo from Rural Resource Zone to Special Rural Zone and includes that lot in Special Rural Zone No. 3.
120	13/7/12	30/7/12	NM	Deleted 'Yanchep Beach Road' from the Street/Locality column within Additional Use 1-19 of Schedule 2. Deleted 'Portion of Lot 302' from the particulars of Land column within Additional Use 1-19 of Schedule 2.
82	2/11/12	Map updated		Rezones the lots within the Local Structure Plan No. 80 area that are zoned Urban under the Metropolitan Region Scheme to Urban Development zone (refer WAPC Amending plan no. 4.1580).
123	19/4/13	29/4/13	NM	Inserted Special provision No. 2 into Schedule 15. Inserted No. 2-3 into Schedule 2 - Section 2.

117	11/6/13	24/6/13	NM	Inserted 'Hardware Store' into Schedule 1 – interpretations, Land Use definitions. Inserted 'no. 1-35' into Schedule 2 – Additional uses and Conditions.
115	23/7/13	30/7/13	NM	Deleted '1-26' '2-1' and '2-2' from Schedule 2. Inserted 'Smart Growth Community' into subclause 3.1.1. Inserted clause 3.25 'Smart Growth Community Centre'. Modified clauses 6.1.3 and 9.11.1. Inserted '3.25 The Smart Growth Community Zone' to the list at the end of table 1. Inserted Table 3 – Transect Zone Descriptions. Inserted the following to Schedule 1 – Interpretations; <ul style="list-style-type: none"> • Calibration • Civic space • Control plan • Smart code • Special district • Transect • Transect based code • Transect plan • Transect zone Inserted Schedule 16 – Smart Growth Community Zone Special Provisions.
127	7/2/14			Rezoned Lots 134 and 135 Village Row, Yanchep from 'Centre' to 'Commercial'; Rezoned Lot 133 Village Row, Yanchep from 'Residential' to 'Commercial'; Applies a residential density code of R40 to Lots 133, 134 & 135 Village Row, Yanchep; and Modifies Schedule 3 – Centre & Commercial Zones.
125	26/8/14	Map updated		Zones portion of Lot 9474 (48) Casserley Avenue, Girrawheen (Crown Reserve 34068 – Casserley Park) from 'Local Scheme Reserve – Parks and Recreation' to 'Private Clubs/Recreation'.
134	26/8/14	12/2/15	MLD	Amend Scheme Map to rezone Lot 478 Prestige Parade and Lot 479 Vision Street and a portion of the Gnarag Road and Prestige Parade reservations, Wangara from 'Centre' zone to 'General Industrial' zone. Delete text – Schedule 3
122	9/09/14		CH	Incorporate Development Contribution Plans for the Alkimos Eglinton and Yanchep Two Rocks localities to collect cost contributions towards the construction of future community facilities.
114	12/9/14	Map updated		Zones two portions of Lot 9502 (formerly Lot 9003) Marmion Avenue, Alkimos, as Centre Zone.
126	12/9/14	15/12/14	MD	Delete – Special Provisions No. 1 – Special Rural Zone No. 18 within Schedule 13 – insert new text Delete text – Special Provision No. 7 of Special Rural Zone No. 18.
131	28/11/14	Map updated		Recodes Lots 141 (no. 14), 142 (no. 15) and Lot 143 (no. 7) Clyde Court, Wanneroo from Residential R5 to R20.
133	5/12/14	Map updated		Rezoned Lot 9001 Mullingar Way, Darch from Urban to Industrial and rezoned a portion of Lot 1 Franklin Road, Jandabup from MRS Parks and Recreation reservation to General Rural.
137	30/01/15	31/03/15	MLD	Amending Schedule 2 - Section 3 (Clause 3.22) - Special Use Zone No 2-3, 60, Seagrove Boulevard, Merriwa, Part Lot 1803, Land uses to include Educational Establishment and Place of Worship.
130	22/05/15	25/05/15	MLD	Insert into Schedule 2 - Section 3 (Clause 3.22) - Special Use Zones: 2-4 Lot 435 (263) Gibbs Road, Nowergup.

128	11/09/15		CH	<p>Rezones Lots 4, 5 and 888 Prindiville Drive, Wangara and Lots 897 and 898 Irwin Road, Wangara to 'Special Use'.</p> <p>Modifies Schedule 2 – Section 1 by deleting Additional Use No. 1-17 relating to Lot 5 and eastern portion of Lot 888 Prindiville Drive for Market use.</p> <p>Modifies Schedule 3 by deleting the entry relating to Lot 4 Prindiville Drive, Wangara.</p> <p>Modifies Schedule 2 – Section 3 by including Special Use and Conditions for Lots 4, 5 and 888 Prindiville Drive Wangara and Lots 897 and 898 Irwin Road, Wangara</p>
138	15/09/15	14/12/15	CH	Amends Schedule 2 – Section 1 by including Additional Use and Conditions for Lot 908 (869) Connolly Drive, Merriwa
109	11/12/15	14/12/15	CH	Introduces a new local reserve classification titled 'Conservation' and applies the 'Conservation' reserve classification to various local reserves throughout the City of Wanneroo, as depicted on the Scheme (Amendment) Maps.
151	1/4/16	4/4/16	CH	Rezones Lot 5483 (41) Park Lane, Alexander Heights from Civic and Cultural zone to Parks and Recreation Reserve in accordance with the Scheme (Amendment) map.
119	29/4/16	3/5/16	CH	<p>Amends the Scheme maps to recode lots in the Wanneroo and Girrawheen-Koondoola housing precincts to R20/R40 and R20/R60; and</p> <p>Inserts the following new clauses:</p> <p>4.5.4 Split Density Code – Development</p> <p>4.5.5 Split Density Code – Subdivision</p> <p>4.5.6 Provision for land with a split density code directly abutting Wanneroo Road or Mirrabooka Avenue</p>
121	31/5/2016	2/6/2016	CH	<p>Amends 3.1.1 to include 'Landscape Enhancement' zone</p> <p>Inserts a new clause '3.26 Landscape Enhancement Zone'</p> <p>Inserts the Landscape Enhancement zone in Table 1 (Zoning Table) with corresponding permissibility's.</p> <p>Applies the Landscape Enhancement zone to areas of Carabooda and Nowergup as shown on the Scheme Amendment map.</p>
132	15/7/2016	18/7/2016	CH	<p>Aligns DPS 2 with the deemed provisions contained in Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>Deletes those scheme provisions that ceased to have effect from 19 October 2015 due to them being inconsistent with deemed provisions that took effect on that date.</p> <p>Inserts a new Schedule A – Supplemental Provisions, which supplements the new deemed provisions and re-numbers the various parts and clauses of the Scheme to account for the above changes.</p>
102	6/9/2016	20/9/2016	CH	Amends Part 9 (<i>previously Part 10</i>) and Schedule 6 (<i>previously Schedule 9</i>) to include some provisions relating to East Wanneroo Cell 9 – East Landsdale.
158	21/10/2016	24/10/2016	CH	<p>Recodes 11 Hawley Place, Marangaroo, 71 Mirrabooka Avenue, Girrawheen and 14 Dallas Crescent, Wanneroo from R20 to R20/40; and</p> <p>Amends Clause 4.5.4(b) to provide for an additional vehicle access point on corner lots in split coded areas.</p>

148	28/10/2016	31/10/2016	CH	Amends "Table 1 (Clause 3.2) – The Zoning Table" by modifying the use class 'Liquor Store' to a discretionary use requiring advertising ('A') in the Commercial and Business Zones, and modifying the use class 'Tavern' to a discretionary use requiring advertising ('A') in the Business, Commercial and Private Clubs/Recreation Zones.
156	12/5/2017	Map Updated		Rezones a portion of Lot 886 (4) St Andrews Drive, Yanchep from Public Use (Local Reserve) to Residential with a density coding of R40.

APPENDIX 3



APPENDIX 4

Preliminary approval - Number of lots

Financial year	Residential	Rural	Commercial	Industrial	Rural residential & Special residential	Other	Total
2001/02	4,500	9	4	87	12	16	4,628
2002/03	4,246	2	9	26	317	7	4,607
2003/04	6,988	6	22	193	4	5	7,218
2004/05	4,481	12	12	170	171	1	4,847
2005/06	4,036	33	100	128	5	4	4,306
2006/07	1,684	4	7	135	5	15	1,850
2007/08	2,047	16	6	206	7	6	2,288
2008/09	2,387	21	12	79	168	6	2,673
2009/10	4,560	6	3	64	464	60	5,157
2010/11	5,031	4	19	50	1	3	5,108
2011/12	3,933	11	7	104	8	16	4,079
2012/13	5,082	6	5	59	4	16	5,172
2013/14	6,799	7	13	141	14	2	6,976
2014/15	6,079	138	14	101	2	0	6,334
2015/16	3,538	2	19	44	2	22	3,627
2016/17	1,241	5	15	40	19	59	1,379
TOTAL	66,632	282	267	1,627	1,203	238	70,249

Final approval - Number of lots

Financial year	Residential	Rural	Commercial	Industrial	Rural residential & Special residential	Other	Total
2001/02	2,142	8	10	20	0	5	2,185
2002/03	2,898	20	6	29	36	2	2,991
2003/04	2,832	8	13	32	112	3	3,000
2004/05	3,921	2	3	6	2	9	3,943
2005/06	4,057	3	57	33	0	13	4,163
2006/07	3,081	6	21	33	2	5	3,148
2007/08	1,828	6	26	37	10	0	1,907
2008/09	1,228	7	10	129	0	11	1,385
2009/10	1,470	12	0	40	5	4	1,531
2010/11	2,118	2	2	29	1	7	2,159
2011/12	1,802	2	2	41	34	4	1,885
2012/13	2,408	6	2	18	30	34	2,498
2013/14	3,236	5	6	23	23	17	3,310
2014/15	3,907	91	3	51	5	23	4,080
2015/16	2,109	87	13	42	16	65	2,332
2016/17	1,041	6	15	32	10	58	1,162
TOTAL	40,078	271	189	595	286	260	41,679

Source: DPLH State Lot Activity

APPENDIX 5

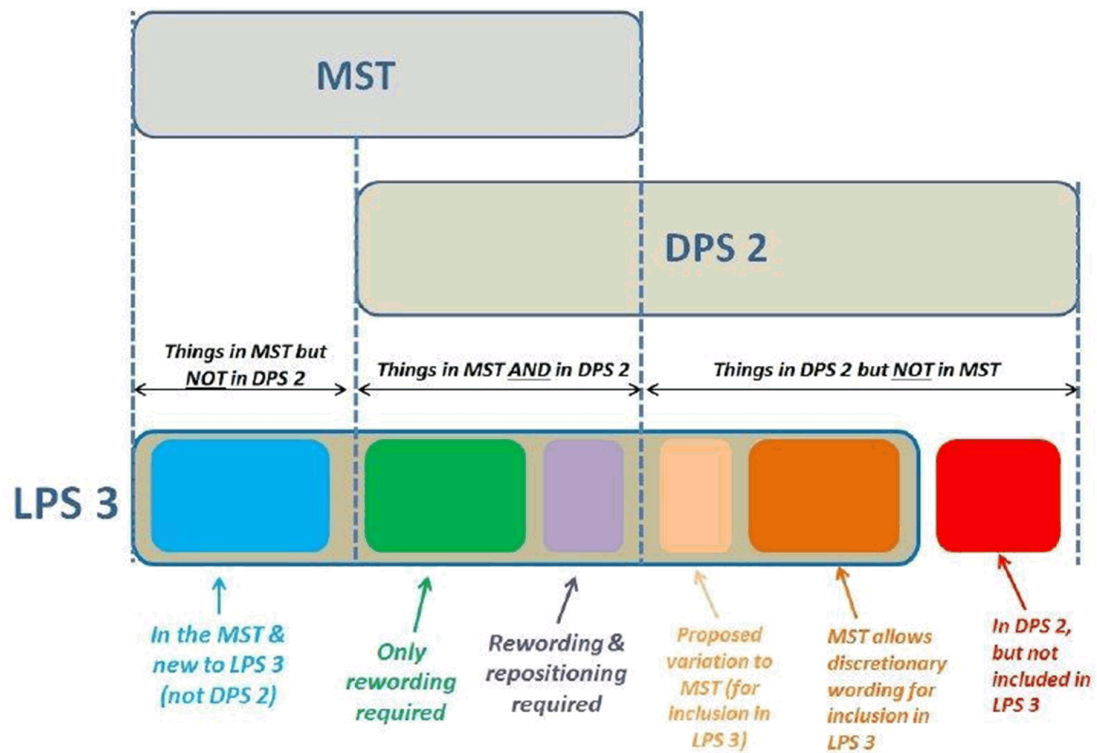
Population summary

City of Wannon	Forecast year							Change between 2011 and 2041	
Area	2011	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
City of Wannon	160,262	198,689	238,730	280,886	324,289	368,089	411,006	+250,744	+3.19
Alexander Heights	8,171	7,956	7,973	8,138	8,217	8,322	8,431	+260	+0.10
Alkimos	100	7,910	18,051	26,627	33,574	38,610	39,221	+39,120	+21.99
Ashby - Sinagra	4,407	5,419	6,290	7,633	8,925	9,920	10,828	+6,421	+3.04
Banksia Grove	4,926	9,398	12,564	13,544	13,386	13,084	12,902	+7,976	+3.26
Butler	10,120	14,606	16,136	17,644	18,246	18,078	17,847	+7,727	+1.91
Carramar	6,775	7,327	7,345	8,166	8,389	8,266	8,160	+1,385	+0.62
Clarkson	12,290	14,144	16,827	19,117	19,380	19,103	18,871	+6,581	+1.44
Darch	6,488	7,135	7,544	8,161	8,796	8,690	8,569	+2,082	+0.93
Eglinton	62	2,365	6,983	11,973	18,853	26,735	31,469	+31,407	+23.07
Girrawheen	8,774	8,885	9,323	10,152	11,018	11,874	12,709	+3,935	+1.24
Gnangara - Jandabup - Mariginiup	2,477	2,599	2,392	5,108	12,540	20,915	31,863	+29,386	+8.88
Hocking - Pearsall	8,519	10,276	11,452	12,483	12,358	12,191	12,067	+3,548	+1.17
Jindalee	1,207	2,806	5,968	8,385	9,338	9,495	9,237	+8,030	+7.01
Koondoola	4,147	4,108	4,197	4,395	4,644	4,907	5,154	+1,007	+0.73
Landsdale	7,888	12,668	16,766	18,339	17,920	17,551	17,256	+9,368	+2.64
Madeley - Wangara - Woodvale	5,687	6,472	7,405	7,761	7,794	7,661	7,576	+1,889	+0.96
Marangaroo	11,208	11,011	10,920	11,075	11,281	11,529	11,773	+565	+0.16
Merriwa	5,848	5,880	5,907	5,923	5,921	5,908	5,903	+55	+0.03
Mindarie - Tamala Park	7,819	8,192	8,346	8,806	9,343	9,784	9,760	+1,941	+0.74
Neerabup - Pinjar - Nowergup - Carabooda	839	862	1,048	1,290	1,431	1,461	1,449	+610	+1.84
Quinns Rocks	9,419	9,202	9,249	9,397	9,582	9,787	10,007	+588	+0.20
Ridgewood	4,210	4,621	4,774	5,312	5,502	5,426	5,355	+1,145	+0.80
Tapping	9,430	9,822	9,711	9,562	9,281	9,086	8,956	-474	-0.17
Two Rocks	2,242	3,146	4,734	6,693	9,094	12,990	20,092	+17,849	+7.58
Wannon	12,559	12,659	13,332	17,036	24,594	32,539	40,235	+27,676	+3.95
Yanchep	4,649	9,220	13,490	18,163	24,881	34,177	45,316	+40,666	+7.88

Population and household forecasts, 2011 to 2041, prepared by [.id](#), the population experts, August 2016.

APPENDIX 6

Local Planning Scheme No. 3 Preparation - Model Scheme Text (MST) Alignment



PS02-11/17 Appointment of Community Representatives to the Environmental Advisory Committee

File Ref: 1441 – 17/343528
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To appoint community representatives to the Environmental Advisory Committee (EAC).

Background

Prior to the 2017 Local Government Elections, Council sought nominations for community representatives on its various advisory committees, including the EAC. The main role of the EAC is to provide a forum for community participation in the preparation of the City's environmental policies, strategies and other such matters referred to it by the City.

The EAC's Terms of Reference provide for a maximum of eight members, comprising three elected members and a maximum of five community representatives.

As all advisory committees were disbanded prior to the 2017 Council elections in accordance with Section 5.11 of the Local Government Act 1995 (the Act), it is now necessary to consider nominations for the five vacant community representative positions.

Detail

The City advertised on 17 October 2017 for new community representatives to sit on the EAC, for a period of 10 days, closing on 27 October 2017. A total of six nominations were received for the five positions available. A summary of the nominations is provided in the table below:

Table 1: Summary of Nominee Experience and Qualifications

Nominee	Previous appointment to EAC	Summary of Qualifications and Experience
John Kelly (Ballajura)	2005 to 2017	<ul style="list-style-type: none"> Has been involved in the preparation and review of City documents as a long standing member of the EAC. Member of Marangaroo Conservation Reserve and Emu Swamp and Lake Groups
Kevin McLeod (Kallaroo)	2009 to 2017	<ul style="list-style-type: none"> Organises and runs turtle monitoring programs in Yellagonga Regional Park; Current Chairman of Friends of Yellagonga; Conducted a meet and greet tour with Minister for the environment Hon Stephen Spender MLA, Jessica Stovkoski MLA, Emily Hamilton MLA and Margaret Quirk MLA to do an inspection of the midge mitigation project in Lake Goollelal; Organized a turtle information day which was very successful.

Anita Marriott (Wanneroo)	N/A	<ul style="list-style-type: none"> • Has practiced as a veterinarian from 2002 to 2007; • Trainee Horticulturalist for the Botanic Gardens and Parks Authority from 2008 to 2011; • Sustainability Officer for the City of Vincent from 2011 to 2017; • Volunteers on the Earth Carers stalls at local events such as the Wanneroo Show.
Rob Phillips (Wanneroo)	2015 to 2017	<ul style="list-style-type: none"> • Spent three months as a volunteer caretaker at the Eyre Bird Observatory on the Nullabor; • Management Committee member for The Wilderness Society of WA; • Committee member and Policy Group convenor for Sustainable Energy Now; • Volunteer with the 'Our Outback, Our Story' campaign; • Member of the Helena and Aurora Range Advocates; • Member of Birdlife WA; • Member of the Yanchep National Park Community Advisory Committee in the early 90's.
Kadambii Barnao (Mariginiup)	2015 to 2017	<ul style="list-style-type: none"> • Founding member of local organisation 'Clear Water Survival East Wanneroo'; • Has advised and communicated with Local, State and Federal Government on relevant issues since 2002. • Undertaken botanical research with local Aboriginal Elders
Renata Zelinova (Mindarie)	2015 to 2017	<ul style="list-style-type: none"> • Has worked with Local Governments in Western Australia for over 10 years, facilitating biodiversity planning, natural area management and environmental education. • Currently works with Local Governments in her role as Business Development Officer for the Western Australian Local Government Association (WALGA). • Has worked as a Project Officer for non-government organisations, advocating for better environmental management and addressing a range of environmental issues. • Has over 20 years' experience in on-ground bushland management. • Member of Quinns Rocks Environmental Group Inc. since 1994-95 and current Committee Member.

Comment

A total of six nominations were received for community representative positions on the EAC. As the EAC Terms of Reference allow a maximum of five community representatives, not all of the nominations can be supported.

Administration has reviewed each nomination and recommends that the following nominees be appointed to represent the community on the EAC:

- Mr Kevin McLeod – Actively involved in local environmental issues in and around the City and was the previous chair of the EAC;

- Mrs Anita Marriot – Has a strong understanding of the impacts of development on the natural environment, the impacts of climate change and the importance of tree canopy in the built environment;
- Dr Rob Phillips – Has an ongoing interest in environmental sustainability and has a firm understanding of the key environmental issues in the City of Wanneroo.
- Dr Kadambii Barnao – Has a strong understanding of biodiversity, wetlands and bushland maintenance and interface issues with urban development. Has experience in botanical research with local Aboriginal Elders.
- Mrs Renata Zelinova – Highly qualified in biodiversity planning and on-ground bushland management and has considerable experience working with Local Government.

Administration's recommendation is based on the relevant experience and qualifications of each of their nominations, and Administration is of the view that they would bring valuable experience and knowledge to the EAC.

While Administration acknowledges and appreciates the nomination received by Mr Kelly, this particular nomination is respectfully not recommended in this instance.

Statutory Compliance

Pursuant to Section 5.10(1)(a) of the Act, a local government is required to have its members appointed to a committee by absolute majority.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community”

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **BY ABSOLUTE MAJORITY, APPOINTS to the City of Wanneroo Environmental Advisory Committee Mr Kevin McLeod, Mrs Anita Marriott, Dr Rob Phillips, Dr Kadambii Barnao and Mrs Renata Zelinova as community representatives;**

2. **ACKNOWLEDGES** the nomination received by Mr John Kelly; and
3. **THANKS** Mr John Kelly for his contribution to the Environmental Advisory Committee.

Attachments: Nil

Approval Services

PS03-11/17 Consideration of Development Application for Recreation Centre at Lot 48 (3) Avon Road, Yanchep

File Ref:	DA2017/406 – 17/297753
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider a development application for a Recreation Centre (24 Hour Gym) and associated Signage at Lot 48 (3) Avon Road, Yanchep.

Applicant	John Zafiropoulos
Owner	Topfield Holdings Pty Ltd
Location	Lot 48 (3) Avon Road, Yanchep
Site Area	744m ²
DPS 2 Zoning	Urban Development
ASP 40 Zoning	Business

Background

On 23 March 2017, the City received an application for a Recreation Centre (24 Hour Gym) and associated Signage at Lot 48 (3) Avon Road, Yanchep (subject site). A location plan of the subject site is included as **Attachment 1**.

The subject site is zoned Urban Development under the City's District Planning Scheme No. 2 (DPS 2) and Business under the Lot 1 and Lot 102 Yanchep Beach Road, Yanchep Agreed Structure Plan No. 40 (ASP 40).

The subject site is abutting land zoned for Mixed Use to the east and south and land zoned Business to the north and west. The Mixed Use zoned land abutting the subject site to the east has been developed for Single Houses.

Detail

The development application proposes a Recreation Centre which is a 'D' discretionary land use within the Business zone under DPS 2. The application proposes the following:

- Operating hours to be 24 hours per day;
- A maximum of 40 persons will be present on-site at any one time; and
- 11 car parking bays provided on-site.

Plans depicting the proposal are included in **Attachment 2**.

The application as originally submitted was modified by the applicant following a number of objections received during the advertising period as well as issues raised by Administration. The modifications made are as follows:

- Reducing the height of the eastern boundary wall from 5.5m to 3.6m;
- Modifying the internal layout of the development to locate the amenities such as toilets, change rooms, store room and reception along the eastern wall so as to reduce the

impact of noise resulting from the Recreation Centre activities on the residential properties to the east;

- Improving the façade of the building fronting Avon Road by incorporating windows and articulation of the building;
- Adding car parking bays on-site to increase the total number provided from nine to 11; and
- Reducing the size of the signage to remain in accordance with the City's Signs Local Planning Policy 4.6 (LPP 4.6). On this basis, the proposed signage is now exempt from requiring development approval, however the signage is intended to be approved as part of this development application as it has been proposed with the overall development.

Consultation

Public consultation was undertaken by way of a sign erected on site, letters sent to the owners and occupiers of 17 properties located within 200m of the subject site and a notice placed on the City's website. Public consultation was undertaken for a period of 21 days, commencing on 20 July 2017 and concluding on 10 August 2017.

At the conclusion of the comment period, six submissions were received and one petition with 64 signatures, all objecting to the proposal. A summary of the submissions received, the issues raised in the petition and Administration's responses are shown in **Attachment 3**.

The main issues raised during the advertising period and following detailed assessment by Administration relate to:

- Noise;
- Traffic;
- Car parking; and
- Acceptability of the proposed use.

A more detailed discussion of the major issues considered in the assessment of the application is provided in the Comment section below.

Comment

Noise

A number of submissions were received which raised concerns regarding the potential for excessive noise to be generated from the proposed Recreation Centre. The applicant has submitted an Acoustic Report to address this concern.

The Acoustic Report contains an assessment based on the noise expected to be generated from the following:

- Breakout from general noise within the proposed Recreation Centre, including typical weights use and background music;
- Noise emissions from the mechanical plant including air-conditioning and exhaust fans; and
- Noise emissions from car movements and door closes.

The Acoustic Report concludes that the noise associated with the proposed development can achieve compliance with the *Environmental Protection (Noise) Regulations 1997 (the Regulations)* provided a number of recommendations are followed. Some of these recommendations include:

- A 2.4m high solid wall is constructed to the eastern boundary of the proposed car parking area;
- The internal noise level of background music is not to exceed 70dB(A);
- Any speaker system located within the ceiling system must be mounted with a backing box of at least equivalent acoustic performance to the surrounding plasterboard ceiling system. Additionally, speakers can be wall mounted, provided they are not installed directly on the common wall with the adjacent residence to the east; and
- Doors/windows to remain closed at all times (excluding the use of doors for entry and exit).

Based on the conclusions of the Acoustic Report, it has been determined that the noise emissions generated from the proposed development would comply with the *Environmental Protection (Noise) Regulations 1997 (the Regulations)* at all times subject to the assumptions and recommendations within the Acoustic Report being met. Administration recommends that a condition be placed on any notice of approval for the subject development requiring the proposed Recreation Centre to be developed and operated in accordance with the recommendations and assumptions of the Acoustic Report. The City's Health Services have assessed the Acoustic Report and confirm the acceptability of the Acoustic Report and proposed development with regard to noise emissions.

Further, it is noted that should the City receive any noise complaints regarding the proposed development, the City's Health Services will investigate and should the complaint be substantiated, it is the operator's responsibility to ensure compliant noise levels are reached through implementation of any necessary noise abatement measures.

Traffic

Concerns were raised during the public consultation period regarding the potential traffic increase on the surrounding road network as a result of the proposed development.

The applicant has provided a Traffic Impact Statement (TIS) in accordance with the Western Australian Planning Commission's (WAPC) Transport Impact Assessment Guidelines in order to address the traffic concerns raised. The TIS indicates that there will be an expected daily traffic increase on the surrounding road network of 134 vehicle trips as a result of the proposed development, with 15 of these trips occurring within the PM peak time (5pm to 6pm). The traffic impact is concluded to be negligible and easily accommodated within the current and future road network in accordance with the indicative traffic volume ranges as indicated in the WAPC's Liveable Neighbourhoods Policy.

Further to the above, at the time that ASP 40 was adopted, a detailed Traffic Assessment was undertaken which determined the amount of traffic expected within the ASP 40 area at ultimate build out. These future traffic numbers were determined having regard for the zoning of the land and the resultant expected land uses which would occupy the land. These traffic numbers then formed the basis for determining the required road network and road design to accommodate the expected traffic in the area at ultimate build out. On this basis, the road network surrounding the subject site has been constructed to accommodate the expected traffic that would be associated with land uses likely to be developed within the Business and Mixed Use zone such as the subject proposal. In this regard, the surrounding road network

will be able to accommodate the additional traffic generated from the proposed Recreation Centre.

Submitters also raised issues regarding the potential traffic impact of the proposed development on the Yanchep Beach Road and Kakadu Road intersection. The TIS concludes that of the 15 vehicle trips expected to be generated by the proposed development in the PM peak time, four of these vehicle trips are expected to utilise the Yanchep Beach Road and Kakadu Road intersection for access or egress to the site. An increase in four vehicle trips within the PM peak time can be easily accommodated within the capacity of the left-in and left-out intersection of Yanchep Beach Road and Kakadu Road. This increase does not trigger the need for this intersection to be upgraded and the City's Traffic and Transport service unit has confirmed that it is likely that the upgrade of this intersection will occur when Yanchep Beach road is upgraded to a dual carriageway.

The proposal and accompanying TIS were referred to the City's Traffic Services team for comment. Traffic Services confirmed the findings of the TIS and agreed that the expected traffic to be generated by the proposed development will be able to be accommodated within the surrounding road network. Further to this, Traffic Services requested additional information be provided by the applicant to demonstrate that adequate sight lines and stopping distances can be achieved for the vehicles reversing out of the car parking bays onto the right of way and other vehicles utilising the right of way. On this basis, a condition has been recommended on any approval which states as follows:

A plan shall be submitted to the City for its approval prior to the commencement of works which details traffic management measures to ensure adequate sight lines and stopping distances for the site are achieved. Traffic management measures shall be implemented in accordance with approved plan and shall be completed prior to occupation of the development.

Car parking

Concerns were raised during the advertising period regarding the number of car parking bays that have been provided for the subject site.

Table 2 of DPS 2 which stipulates car parking standards, requires a Recreation Centre to provide 1 car parking bay for every four people accommodated. The proposal intends to accommodate a maximum of 40 people and as such, a total of 10 car parking bays are required to be provided on-site.

The application as originally submitted, proposed a total of nine car parking bays on-site which equated to a shortfall of one car parking bay. Following conclusion of the public consultation period and a full assessment being undertaken, the applicant agreed to increase the number of car parking bays on-site to 11. The proposed development now provides a surplus of one car parking and is compliant with the car parking requirements within DPS 2.

In addition to the car parking bays provided, the proposal incorporates three bicycle bays and end of trip facilities in order to encourage patrons to use alternative means to commute to the premises.

On this basis, Administration considers that sufficient car parking has been provided to cater for the expected patrons visiting the premises.

Further to the above, the location of the car parking gaining access from the rear right of way is considered safe and acceptable as the right of way has a narrow street width which creates a slow speed environment designed for a speed of approximately 15km per hour. This will ensure that vehicles utilising the right of way are provided adequate stopping time

and distance to respond to cars reversing out of the proposed car parking bays for the subject development.

Acceptability of Proposed Land Use

Concerns were raised during the public consultation period regarding the acceptability of the proposed land use and its proximity to residential properties.

The subject site is zoned Business under DPS 2. The objectives and intent of the Business zone as outlined in DPS 2 is to accommodate, warehouses, showrooms, trade and professional services, as well as providing for retail and commercial business which require large areas whilst also ensuring that development creates an attractive façade to the street.

A Recreation Centre is a 'D' discretionary land use within the Business zone and the proposal is considered to meet the objectives of the Business zone as it is a commercial business which requires a large area and also ensures an attractive façade with passive surveillance to the surrounding streets of Avon Road and Kakadu Road.

Furthermore, whilst there have been Single Houses developed to the east of the subject site, these lots are zoned Mixed Use under DPS 2 and not intended to be used solely for residential development. The intent of the Mixed Use zone is instead to accommodate a mixture of residential development with small scale businesses whilst also providing an intermediate stage between Residential and Commercial or Business zone areas. On this basis, the location of a Recreation Centre within the Business zone adjoining a Mixed Use zoned area is considered acceptable and in accordance with the intent of both the Business and Mixed Use zones within DPS 2.

Whilst this proposal is considered acceptable in this instant, each application needs to be considered on its merits having regard to surrounding land uses and zoning of land. In this regard, there have been some complaints in the past about the operation of certain Recreation Centres in other parts of the City. The consideration of the proximity of such uses to residential properties may be warranted in the future to determine appropriate land use permissibility in locations close to residential uses.

Conclusion

The development application for a Recreation Centre (24 Hour Gym) and associated Signage at Lot 48 (3) Avon Road, Yanchep has been assessed against the relevant provisions of DPS 2, ASP 40 and LPP 4.6. The proposal is considered to meet the requirements of these documents and Administration is of the view that the development is acceptable. Therefore, it is recommended that the development application be approved subject to Administration's recommended conditions.

Statutory Compliance

This application has been assessed in accordance with DPS 2, ASP 40 and LPP 4.6.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

"1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles"

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

Recommendation

That Council:-

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2, APPROVES the Development Application (DA2017/406), as shown in Attachment 2, for a Recreation Centre (24 Hour Gym) and Signage at Lot 48 (3) Avon Road, Yanchep subject to the following conditions:

- a) The use of the premises shall conform to the District Planning Scheme No. 2 definition of a Recreation Centre which states:

“Recreation Centre: means any premises used for physical exercise or sports including swimming, ice skating, ten pin bowling, cricket, tennis, squash, soccer, billiards and similar activities.”




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

- b) A maximum of 40 persons shall be accommodated within the Recreation Centre at any one time.
- c) The development shall be constructed and operated in accordance with the recommendations of the Architectural Acoustics Development Approval Report for 3 Avon Road, Yanchep prepared by Gabriels Hearne Farrell (dated 25 July 2017).
- d) A plan shall be submitted to the City for its approval prior to the commencement of works which details traffic management measures to ensure adequate sight lines and stopping distances for the site are achieved. Traffic management measures shall be implemented in accordance with approved plan and shall be completed prior to occupation of the development.
- e) Planting and landscaping shall be carried out in accordance with the plans as submitted prior to the occupation of the building and thereafter maintained to the satisfaction of the City.
- f) Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for

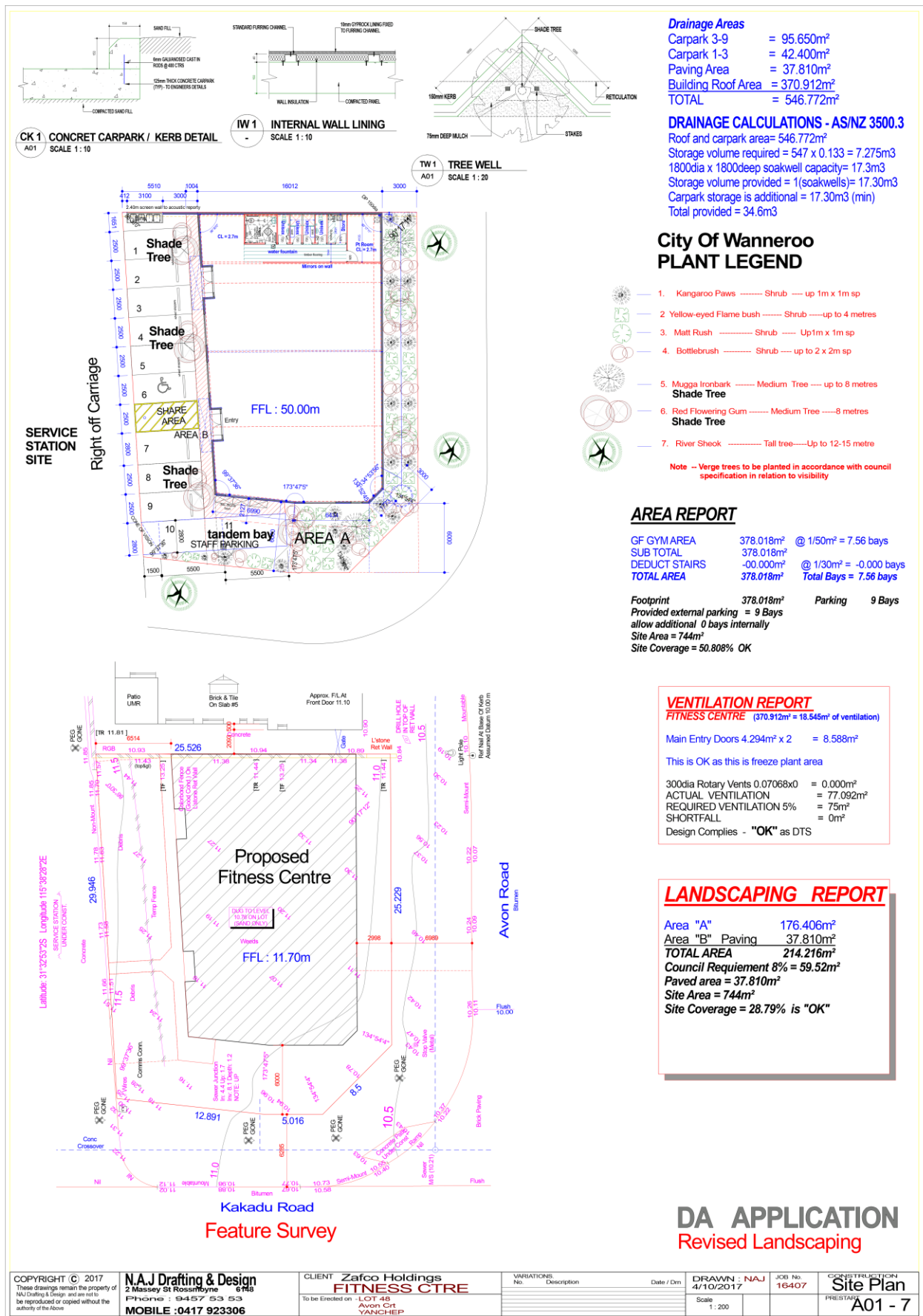
Offstreet Carparking (AS 2890) and shall be drained, sealed, marked and maintained to the satisfaction of the City.

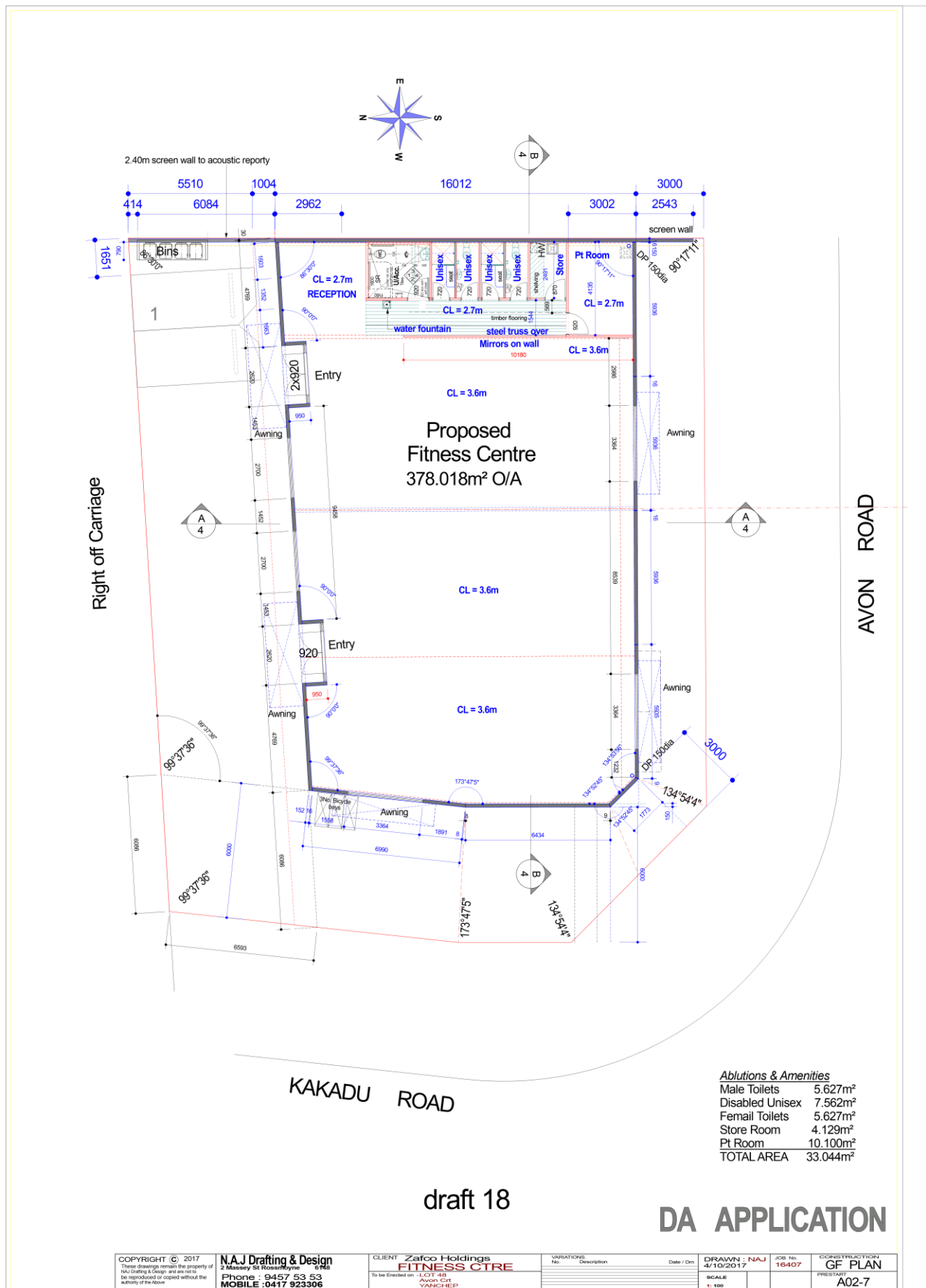
- g) The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
 - h) All staff car parking bays shall be marked and permanently set aside as such.
 - i) Stormwater and any other water run-off from buildings or paved areas shall be collected and retained on site.
 - j) The applicant shall undertake adequate measures during construction to minimise any adverse impacts caused by sand drift and dust from the site.
 - k) All refuse shall be stored within the designated bin enclosure and shall be collected from the site by a private contractor at the cost of the landowner/occupier.
 - l) All signage is to be kept in accordance with the City's Signs Local Planning Policy 4.6 and/or Signs Local Law (1999) as amended from time to time.
 - m) The applicant/owner shall ensure that all illuminated signage shall have any boxing or casing in which it is enclosed constructed of incombustible materials, shall not comprise of flashing, pulsating, chasing or running lights and shall not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries.
2. **ENDORSES** Administration's responses to the submissions as provided in Attachment 3; and
3. **ADVISES** the submitters of its decision.

Attachments:

1 	Attachment 1: Location Plan - 3 Avon Road, Yanchep (DA2017/406)	17/342568	
2 	Attachment 2 - Proposed Plans - Recreation Centre - 3 Avon Road, Yanchep (DA2017/406)	17/340525	Minuted
3 	Attachment 3 - Schedule of Submissions - Recreation Centre - 3 Avon Road, Yanchep (DA2017/406)	17/343160	Minuted

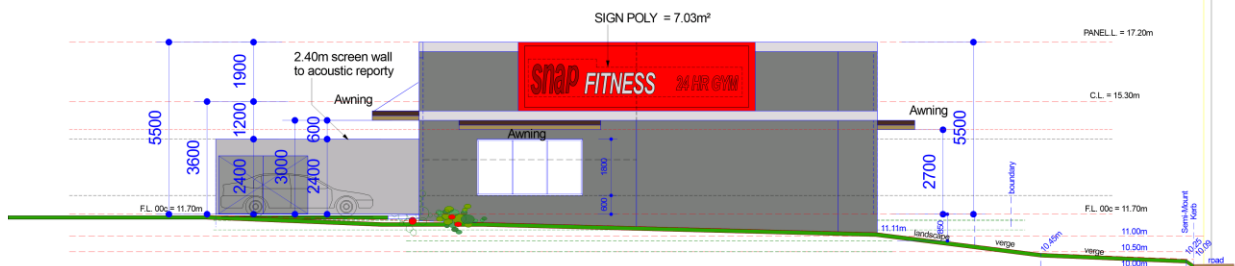




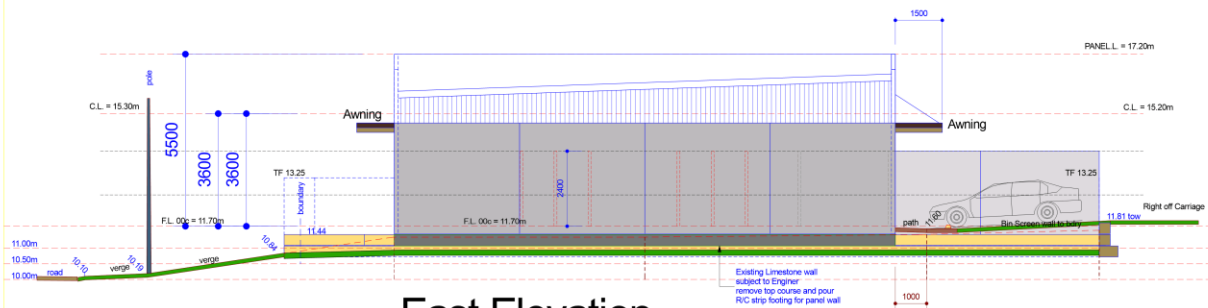




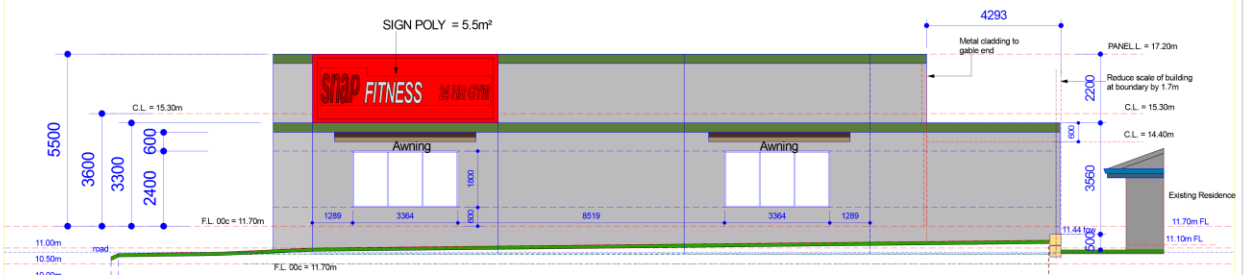
North Elevation



West Elevation (Kakadu Rd)



East Elevation

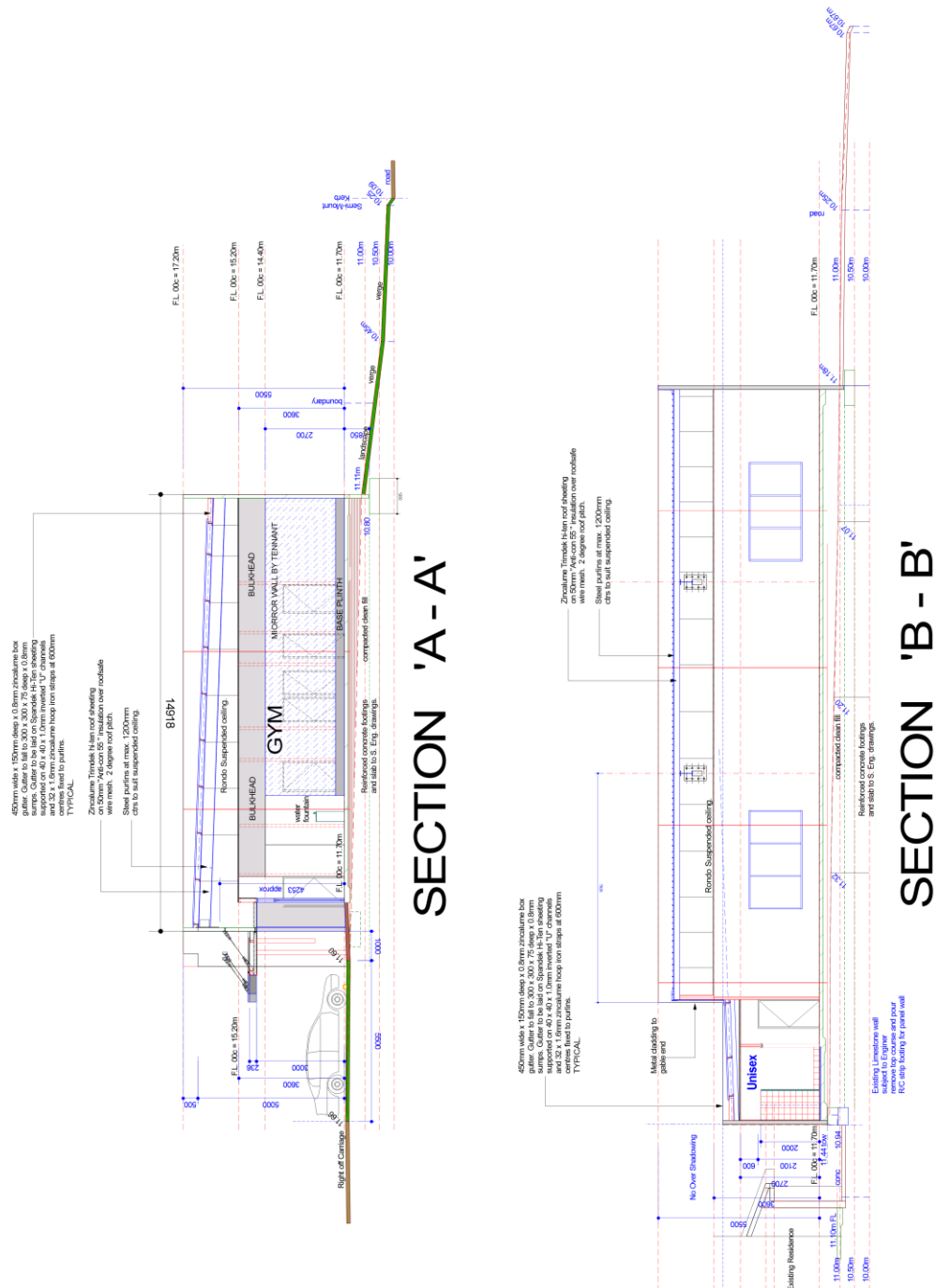


South Elevation (Avon Rd)

DA APPLICATION

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COPYRIGHT © 2017 These drawings remain the property of N.A.J. Drafting & Design and are not to be reproduced or copied without the authority of the owner.	N.A.J. Drafting & Design 2 Massiey St Ross/Byrne Phone : 9457 53 53 MOBILE : 0417 923306	CLIENT Zafco Holdings FITNESS CTRE To be erected on LOT 148 Avon Crt VANDERBEEK	VARIATIONS No. Description Date / Dm	DRAWN : NAJ 4/10/2017	JOB No. 16407	CONSTRUCTION ELEVATIONS PREPARED A03-7
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CITY OF WANNEROO
DA2017/406 RECREATION CENTRE (24 HOUR GYM)
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 10 August 2017)

No.	Summary of Submission	Administration Comment	Recommendation
1.	Adrienne Munroe Avon Road YANCHEP		
1.1	Residents in the immediate vicinity should have received notification directly.	The proposal was advertised directly in writing to the owners and occupiers of 17 properties within 200m, a sign was erected on-site and notice was placed on the City's website of the proposal. This is in accordance with the Clause 64(3) of the Deemed Provisions of the City's District Planning Scheme No. 2 (DPS 2).	No modification required.
1.2	Council has provided misleading information in the past regarding Lot 9034 (141) Yanchep Beach Road, Yanchep (located to the rear of the subject lot).	It is unclear what this relates to and notwithstanding this, it is not relevant to the subject proposal.	No modification required.
1.3	Since construction of the Puma Service Station on 7 Kakadu Road, Yanchep, the left-in/left-out intersection of Yanchep Beach Road and Kakadu Road there has been drivers breaking road rules attempting to access the Service Station.	Persons breaking road rules is a matter for the Western Australian Police who can enforce and infringe where non-compliance with the law occurs.	No modification required.
1.4	Has any consideration been made for a traffic assessment to be carried out for the proposed Recreation Centre? What increase in traffic volume is expected? If the intersection of Yanchep Beach Road and Kakadu Road is not changed to a four-way intersection, there will be detrimental traffic impacts to the Booderee Road/Yanchep Beach Road intersection.	The applicant has submitted a Traffic Impact Statement (TIS) for the proposed development. The TIS determines that there is expected to be an increase of 134 vehicular trips per day with an expected 15 vehicular trips in the PM peak time (expected to be 5pm – 6pm). This increase in traffic has been demonstrated to have a negligible impact on the traffic within the area and can be accommodated within the surrounding road network in accordance with the indicative traffic volumes as	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
		<p>specified in the Western Australian Planning Commission's Liveable Neighbourhoods Policy.</p> <p>With regard to the intersection of Yanchep Beach Road and Kakadu Road, the TIS concludes that there is expected to be a total of four vehicular trips during the PM peak time which will utilise this intersection for access or egress to the subject site. An increase in four vehicle trips within the PM peak time can be easily accommodated within the capacity of the current left-in and left-out intersection of Yanchep Beach Road and Kakadu Road. This increase does not trigger the need for this intersection to be upgraded and the City's Traffic and Transport service unit has confirmed that it likely that the upgrade of this intersection will occur when Yanchep Beach road is upgraded to a dual carriageway.</p>	
1.5	The Structure Plan for Lot 1 and 102 Yanchep Beach Road, Yanchep Agreed Structure Plan No. 40 (ASP 40) indicates that upon completion of a traffic plan for Yanchep Beach Road, a four-way intersection may be supported for the Kakadu Road and Yanchep Beach Road intersection. What traffic controls have been considered to make sure that Avon Road does not become a race track?	<p>See response 1.4.</p> <p>With regard to Avon Road, there is a designated speed limit of 50km per hour in place to control the speed of vehicles. Persons not obeying the speed limits is outside the control of the local government, and is a matter for the Western Australian Police.</p>	No modification required.
1.6	The proposed Recreation Centre is less than 500m away from Powerplay 24/7 Health and Fitness Centre. Why would Council approve a second 24 hour fitness centre so close to a newly established business and abutting Residential homes?	The subject site is zoned Business under DPS 2. A Recreation Centre is a 'D' discretionary land use within the Business zone under DPS 2, which allows Council to exercise discretion as to whether to approve the proposed use at this site. The use of Recreation Centre is considered to be consistent with the objectives of the business zone which aim to facilitate retail and	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
		<p>commercial business which require large areas whilst also ensuring that development creates an attractive façade to the street.</p> <p>Further, whilst there have been Single Houses developed on the lots to the east of the subject site, this land is zoned Mixed Use under DPS 2 which is intended to provide a mixture of residential development and small scale businesses whilst also providing an intermediate stage between Residential and Commercial or Business zone areas. On this basis, the location of a Recreation Centre within the Business zone adjoining a Mixed Use area is considered acceptable and in accordance with the intent of the Business and Mixed Use zone within DPS 2.</p> <p>The quantity and location of Recreation Centres is driven by market demand and there are no provisions within DPS 2 which limit the number of Recreation Centres within an area.</p>	
1.7	There are only 8 car spaces. Where will the cars park?	<p>The car parking requirements for Recreation Centres within DPS 2 mandates 1 car parking bay to be provided per four people accommodated. The applicant is proposing a maximum of 40 people accommodated at any one time and as such, the total number of car parking bays required to be provided on-site is 10.</p> <p>Following advertising of the original proposal, the applicant has modified the proposal to incorporate a total of 11 car parking bays in lieu of the nine originally proposed which now brings the application in compliance with the car parking requirements of DPS 2. On this basis, the car parking provided on-site is considered to</p>	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
		be sufficient to accommodate the expected number of patrons on-site.	
1.8	Comments can be made but they are moot when approval has already been given for the Recreation Centre.	Approval had not been granted for the proposed Recreation Centre prior to advertising commencing. Public comment was invited and is considered in the determination of the proposal.	No modification required.
1.9	The intersection of Yanchep Beach Road and Kakadu Road needs to be designed into a four-way intersection with slip lanes to anticipate large traffic volume increase.	See response 1.4.	No modification required.
2.	Matthew Young 7 Ravensbourne Street YANCHEP		
2.1	Although the land is zoned Business/Mixed Use, a 24 hour fitness centre is an inappropriate business type for this land as it will be operating outside of business hours and next to a row of 25 residential houses.	See response 1.6.	No modification required.
2.2	Submitter has considered the application with regard to the matters to be considered in Section 67 of the Deemed Provisions of DPS 2.	Noted.	No modification required.
2.3	<p><i>Clause 67(m):</i></p> <p>a. Orientation: located next to residential land. No commercial businesses reside on this road and parking congestion will be a concern for residents.</p> <p>b. Height: the height of the building in excess of 5m impacts the light and overshadows the surrounding residential buildings.</p> <p>c. Appearance: the 5.5m tilt panel structure</p>	<p>a. See response 1.6 with regard to location and response 1.7 with regard to car parking;</p> <p>b. DPS 2 does not include any provisions relating to overshadowing of commercial buildings onto adjacent lots. Furthermore, ASP 40 indicates that should a Single House be developed on this lot, there is no limit to the amount of overshadowing onto an adjoining property. Notwithstanding this, the overshadowing from the proposed development will fall predominantly onto Avon Road which is located to</p>	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	<p>would be unsightly and not consistent with street aesthetics. This may lead to diminished resale opportunity of surrounding dwellings.</p> <p>d. Surrounding aesthetics: the bulk box structure does not maintain the consistency of the street and existing housing design.</p>	<p>the south of the subject site and any overshadowing onto the adjoining property to the east will be negligible and will not impact on sunlight and ventilation to the adjoining properties.</p> <p>c. The proposal has been modified so that its height ranges from 3.6m to 5.5m. Whilst the adjoining properties to the east of the subject site have been developed as single storey houses, the requirements of ASP 40 allow a two storey dwelling with boundary walls to a height of 6.5m to be developed on the subject site. Furthermore, the vacant land on the opposite side of Avon Road (to the south of the subject property) is zoned Mixed Use and is intended to incorporate commercial and business type land uses that may be constructed to a similar standard and design as the proposed development. On this basis, it is considered that the proposed development is consistent with the intent for the future development of the area.</p> <p>The devaluation of properties is not a planning concern, and is not considered to be a valid planning objection.</p> <p>d. See response 2.3(c).</p>	
2.4	<p><i>Clause 67(n):</i></p> <p>a. The facility will have vehicles attending after hours. The sound will travel further at night.</p> <p>b. The volume of people and traffic will only increase with the expansion of Yanchep.</p> <p>c. The constant dropping of weights and dumbbells is a deep resonating sound that cannot be sound proofed.</p> <p>d. There will be constant noise from music</p>	<p>a. An Acoustic Report submitted by the applicant concludes that the noise emissions that will be generated from the proposed development would comply with the <i>Environmental Protection (Noise) Regulations 1997</i> at all times subject to the assumptions and recommendations within the Acoustic Report being met. Further to this, should the City receive any noise complaints regarding the proposed development, the City's Health Services will investigate and should the complaint be</p>	<p>A condition being placed on the approval letter which states as follows:</p> <p><i>"The development shall be constructed and operated in accordance with the recommendations of the Architectural Acoustics</i></p>

No.	Summary of Submission	Administration Comment	Recommendation
	<p>playing 24 hours a day, 7 days a week.</p> <p>e. The air-conditioning systems will be constant and loud operating during the early morning and evenings which will affect residents.</p> <p>f. The constant slamming of car doors in the car park will be heard along Avon Road.</p> <p>g. Anti social behaviour will occur due to the gathering of young people.</p> <p>h. Crime will be increased with the 24 hour facility.</p>	<p>substantiated, it is the operator's responsibility to ensure compliant noise levels are reached through implementation of any necessary noise abatement measures.</p> <p>b. During the structure planning stage for the Yanchep area, detailed Traffic Assessments were submitted which estimated the expected number of residents and vehicular traffic that would be generated within the area at ultimate build out. The road network within the area was designed and constructed based on the area at ultimate build out. On this basis, the road network is designed to accommodate the increasing volume of people and traffic as Yanchep continues to grow and expand.</p> <p>c. See response 2.4(a).</p> <p>d. See response 2.4(a).</p> <p>e. See response 2.4(a).</p> <p>f. See response 2.4(a).</p> <p>g. Anti-social behaviour or criminal activity is a matter for the Western Australian Police who can enforce and infringe where non-compliance with the law occurs.</p> <p>h. See response 2.4(g).</p>	<p><i>Development Approval Report for 3 Avon Road, Yanchep prepared by Gabriels Hearne Farrell (dated 25 July 2017)."</i></p>
2.5	<p><i>Clause 67(r)</i></p> <p>a. Yanchep experiences high degrees of hooning along main arteries. This hooning will be experienced as a result of more commercial spots near Avon Road.</p> <p>b. Children will be at increased risk due to increased traffic.</p> <p>c. Traffic congestion will be increased and safety issues by patrons reversing out of the car park and onto a main street.</p>	<p>a. Hooning is outside the control of the local government, and is a matter for the Western Australian Police.</p> <p>b. With regard to traffic increase, see response 1.4. Furthermore, drivers are still required to maintain the speed limit of the surrounding roads which for Avon Road and Kakadu Road is 50km per hour. The speed limit of these roads has not increased and as such, there is not considered to be any additional safety risks to children and pedestrians as a result of the</p>	<p>No modification required.</p>

No.	Summary of Submission	Administration Comment	Recommendation
		<p>proposed development.</p> <p>c. See response 1.4 regarding traffic.</p> <p>Patrons will be reversing out of the proposed development onto a Right of Way and not a gazetted road.</p>	
2.6	<p><i>Clause 67(s)</i></p> <p>a. There is a 24 hour fitness centre located within 200m from the proposed development. During the peak time there can be up to 50 people in the gym at one time. There are 21 car bays provided.</p> <p>b. 9 car bays will not be ample parking to accommodate the proposed patrons and staff.</p> <p>c. Overflow parking will be on the verges of the dwellings on Avon Road.</p>	<p>a. See response 1.7.</p> <p>b. See response 1.7.</p> <p>c. See response 1.7.</p>	No modification required.
3 & 4.	Nicole Davidson No address provided	John and Erin Lindley Avon Road YANCHEP	
3.1 & 4.1	Although the land is zoned Business/Mixed Use, a 24 hour fitness centre is an inappropriate business type for this land as it will be operating outside of business hours and next to a row of 25 residential houses.	See response 1.6.	No modification required.
3.2 & 4.2	Ground thumping of dumbbells, 24 hour music, car doors and talking in the carpark, vehicles coming and going at all hours will impact residents on Avon Road.	See response 2.4(a).	See recommendation 2.4.
3.3 & 4.3	Unwanted gatherings of young people and anti-social behaviour will create a higher degree of crime that would not occur if the business operating during standard hours.	See response 2.4(g).	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
3.4 & 4.4	Increased hooning and members looking for parking will disrupt the communal peace.	See response 2.5(a) with regard to hooning. See response 1.7 with regard to car parking.	No modification required.
3.5 & 4.5	Avon Road will be used as a short-cut road for when members can't find parking and cause safety issues for children in the street.	See response 1.7 with regard to car parking. See response 2.5(b) with regard to safety.	No modification required.
3.6 & 4.6	9 bays will not be compliant with minimum parking requirements. Overflow cars will have to park on Avon Road residents lawns.	See response 1.7.	No modification required.
3.7 & 4.7	Vehicles reversing out of the car park onto Kakadu Road will cause major congestion.	See response 2.5(c).	No modification required.
3.8 & 4.8	The height of the building will block out natural light and overshadow surrounding residents.	See response 2.3(b).	No modification required.
3.9 & 4.9	The development will block resident's views and is not consistent with the existing street design.	<p>The proposed development has a height ranging from 3.5m to 5.5m. Whilst DPS 2 does not specify any height restrictions for non-residential development, the proposed development is compliant with the requirements of the R-Codes which, should a house be built on the subject lot in lieu of the proposed Recreation Centre, would allow a maximum wall height of 6m and a maximum roof height of 9m.</p> <p>Further to the above, there are not considered to be any views of significance within the immediate surrounding area.</p> <p>With regard to consistency with the existing street design, see response 2.3(c).</p>	No modification required.
5.	Toni Jones No address provided		
5.1	Although the land is zoned Business/Mixed Use, a 24 hour fitness centre is an	See response 1.6.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	inappropriate business type for this land as it will be operating outside of business hours and next to a row of 25 residential houses.		
5.2	Ground thumping of dumbbells, 24 hour music, car doors and talking in the carpark, vehicles coming and going at all hours will impact residents on Avon Road.	See response 2.4(a).	See recommendation 2.4.
5.3	Unwanted gatherings of young people and anti-social behaviour will create a higher degree of crime that would not occur if the business operating during standard hours.	See response 2.4(g).	No modification required.
5.4	Increased hooning and members looking for parking will disrupt the communal peace.	See response 2.5(a) with regard to hooning. See response 1.7 with regard to car parking.	No modification required.
5.5	Avon Road will be used as a short-cut road for when members can't find parking and cause safety issues for children in the street.	See response 1.7 with regard to car parking. See response 2.5(b) with regard to safety.	No modification required.
5.6	9 bays will not be compliant with minimum parking requirements. Overflow cars will have to park on Avon Road residents lawns.	See response 1.7.	No modification required.
6.	Matthew and Sharon Morrison 49 Avon Road YANCHEP		
6.1	The proposal is not needed as there is a gym 150m behind our home.	See response 1.6.	No modification required.
7.	PETITION		
7.1	Although the land is zoned Business/Mixed Use, a 24 hour fitness centre is an inappropriate business type for this land as it will be operating outside of business hours and next to a row of 25 residential houses.	See response 1.6.	No Modification required.
7.2	Petition includes objections with regard to the matters to be considered in Section 67 of the	Noted.	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	Deemed Provisions of DPS 2.		
7.3	<p><i>Clause 67(m):</i></p> <ul style="list-style-type: none"> a. Orientation: located next to residential land. No commercial businesses reside on this road and parking congestion will be a concern for residents. b. Height: the height of the building in excess of 5m impacts the light and overshadows the surrounding residential buildings. c. Appearance: the 5.5m tilt panel structure would be unsightly and not consistent with street aesthetics. This may lead to diminished resale opportunity of surrounding dwellings. d. Surrounding aesthetics: the bulk box structure does not maintain the consistency of the street and existing housing design. 	See response 2.3.	No modification required.
7.4	<p><i>Clause 67(n):</i></p> <ul style="list-style-type: none"> a. The facility will have vehicles attending after hours. The sound will travel further at night. b. The volume of people and traffic will only increase with the expansion of Yanchep. c. The constant dropping of weights and dumbbells is a deep resonating sound that cannot be sound proofed. d. There will be constant noise from music playing 24 hours a day, 7 days a week. e. The air-conditioning systems will be constant and loud operating during the early morning and evenings which will 	See response 2.4.	See modification 2.4.

No.	Summary of Submission	Administration Comment	Recommendation
	<p>affect residents.</p> <p>f. The constant slamming of car doors in the car park will be heard along Avon Road.</p> <p>g. Anti social behaviour will occur due to the gathering of young people.</p> <p>h. Crime will be increased with the 24 hour facility.</p>		
7.5	<p><i>Clause 67(r)</i></p> <p>d. Yanchep experiences high degrees of hooning along main arteries. This hooning will be experienced as a result of more commercial spots near Avon Road.</p> <p>e. Children will be at increased risk due to increased traffic.</p> <p>f. Traffic congestion will be increased and safety issues by patrons reversing out of the car park and onto a main street.</p>	See response 2.5.	No modification required.
7.6	<p><i>Clause 67(s)</i></p> <p>d. There is a 24 hour fitness centre located within 200m from the proposed development. During the peak time there can be up to 50 people in the gym at one time. There are 21 car bays provided.</p> <p>e. 9 car bays will not be ample parking to accommodate the proposed patrons and staff.</p> <p>f. Overflow parking will be on the verges of the dwellings on Avon Road.</p>	See response 2.6.	No modification required.

PS04-11/17 Support to Amendment No.149 to District Planning Scheme No.2 and Recommend approval of Amendment No. 2 to Banksia Grove Approved Structure Plan No.21A

File Ref: 22761 – 17/296165
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 5

Issue

To consider the submissions received during the public advertising of Amendment No. 149 to District Planning Scheme No. 2 (DPS 2) and Amendment No. 2 to Banksia Grove Approved Structure Plan No. 21A (ASP 21A).

Applicant	CLE Town Planning and Design
Owner	Housing Authority
Location	Lot 9164 and Portion of Lot 9176 Flynn Drive, Banksia Grove
Site Area	8.2262 Hectares (ha)
MRS Zoning	Urban
DPS 2 Zoning	Special Residential
ASP 21A Zoning	Special Residential

Background

In April 2015, the applicant on behalf of Banksia Grove Nominees (acting on behalf of the former Department of Housing) submitted Amendment No. 149 to DPS 2 to rezone the amendment area from Special Rural Zone No.2 (SR2) to Urban Development Zone and to amend Schedule 14 of DPS 2 by deleting the amendment area from SR2.

Council, at its meeting of 8 December 2015, considered the DPS 2 amendment proposal and resolved as follows (refer Item PS02-12/15):

That Council:-

- 1 Pursuant to Section 75 of the Planning and Development Act 2005 PREPARES Amendment No. 149 to District Planning Scheme No. 2 to:
 - a) Rezone Lot 9164 and portion of Lot 9176 Flynn Drive, Banksia Grove from Special Residential to Urban Development and amend the scheme map accordingly as shown on Attachment 6 to this report; and
 - b) Replace the 'Special Residential Zone No.2' provisions of Schedule 14 - Special Residential Provisions with the following table:

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
SRes2 2 (formerly SRP No. 3 under TPS1)	Lots 2111 – 2115 Carramar Road, Carramar Lots 3186 – 3193 Golf Links Drive, Carramar, Portion of Lot 9176 Flynn Drive, Banksia Grove, Lots 5001 – 5006 Peridot Turn, Banksia Grove,	1) Subdivision is restricted to a minimum lot size of 5000m ² in accordance with the Development Guide Plans for this zone and that all development shall be contained within the building envelopes as specified on these plans.

	<i>Lots 70 – 78 Turquoise Loop, Banksia Grove, and Lots 398 – 401 Harbour Elbow, Banksia Grove.</i>	
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2. *RESOLVES, pursuant to the Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), that Amendment No. 149 of the District Planning Scheme No. 2 is a standard amendment pursuant to Regulation 34(c) of the Regulations as it proposes to rezone the amendment area to Urban Development to be consistent with the Metropolitan Region Scheme wherein the amendment area is zoned Urban;*
3. *Pursuant to Section 81 of the Planning and Development Act 2005, REFERS Amendment No. 149 of the District Planning Scheme No. 2 to the Environmental Protection Authority (EPA); and*
4. *Subject to EPA approval ADVERTISES Amendment No. 149 of the District Planning Scheme No. 2 pursuant to Regulation 47 of the Regulations for a period of 42 days.*

It is noted that the modified Schedule 14 – Special Residential Provisions in Resolution 1 above excludes the amendment area and describes the remaining Special Residential Zone No.2.

The amendment area is located within ASP 21A, wherein it is zoned Special Residential. Considering the DPS 2 amendment proposal to rezone the amendment area from Special Residential to Urban Development, in March 2015, the applicant submitted Amendment No.2 to ASP 21A to rezone the amendment area as Residential with a density coding of R10.

Both amendments were advertised for a period of 42 days ending on 15 March 2016.

However, no further action could be taken on the subject matter as the amendment area was affected by the Department of the Premier and Cabinet's draft Green Growth Plan (GGP). The applicant has since provided further information relating to GGP.

Detail

Amendment No. 149 to DPS 2

The proposal seeks to amend DPS 2 by:

1. Rezoning Lot 9164 and a portion of Lot 9176 Flynn Drive, Banksia Grove from Special Residential to Urban Development and amending the scheme maps accordingly; and
2. Modifying the description of SR 2 in Schedule 11 – Special Residential Provisions by excluding the amendment area.

Attachment 1 contains the proposed Scheme Amendment maps.

Amendment No. 2 to ASP 21A

It is proposed to,

- a) Rezone the amendment area from Special Residential to Residential with a density coding of Residential R10 and amend the Structure Plan, Zoning Map and the R-Code Map accordingly; and

- b) Introduce in Part 1 a new sub-clause 10.7 – Development Controls for R10 Coded Lots with the following provisions:
- i. A minimum lot size of 1,500m² as against 875m² prescribed in the Western Australian Planning Commission's (WAPC) State Planning Policy 3.1 - Residential Design Codes (R-Codes);
 - ii. No building shall be constructed closer than 15 metres to the primary street boundary or within 10 metres of the rear boundary instead of 7.5 and 6 metres prescribed in the R-Codes, the primary street being the future Moort Rise along the western boundary of the amendment area; and
 - iii. No vehicular access from Pinjar Road.

Attachment 2 contains the statutory section of the amendment document.

Consultation

In accordance with the Council's decision, Amendment No.149 was referred to the Environmental Protection Authority (EPA) for comment. On 11 January 2016, the EPA advised the City that the scheme amendment did not warrant an environmental assessment. The WAPC's consent to advertise was not required in this case.

On 29 January 2016, Administration sent out a memorandum to all Elected Members notifying them of Administration's intention to advertise Amendment No. 2 to ASP 21A concurrently with Amendment No. 149 to DPS 2.

A 42-day public advertising period was carried out for both amendment proposals between 2 February and 16 March 2016 by way of on-site signs, an advertisement in the local newspaper, a notice in Council offices and the City's website, and letters to the affected and nearby landowners. The City received four submissions on Amendment No.149 to DPS 2 all objecting to the proposal. One of the submissions was a collective submission by nine residents of Carramar Special Rural Estate, located to the west of the Amendment area.

Only one submission was received on Amendment No. 2 to ASP 21A from the former Department of Planning (DoP) providing comments. Although no public submission was received on the structure plan amendment, the submissions on the DPS 2 amendment had a bearing on the structure plan amendment.

Attachment 3 contains the Schedule of Submissions and Administration's response on the DPS 2 amendment and **Attachment 4** contains the Schedule of Submission and Administration's response on the structure plan amendment.

Comment

Amendment No.149 to DPS 2

Carramar Special Rural Estate Residents

Council at its meeting of 8 December 2015, while considering the amendment proposal, noted the applicant's pre-consultation with seven directly adjoining landowners. This consultation identified that these adjoining landowners of the Carramar Special Rural Estate were generally supportive of the proposal, subject to providing further details relating to boundary fencing and traffic.

Upon formal consultation, these same residents from the Carramar Special Rural Estate have raised concerns regarding potential loss of native bush, an appropriate rural fence along the rear boundary of the special rural lots and street lights on Moort Rise shining on their properties. These issues are discussed below:

Loss of native bush

Attachment 5 contains a Building Envelope Plan (BEP) of the amendment area depicting the proposed 1,500m² lots. These lots are separated from the Carramar Special Rural Estate to the west by a proposed 14-metre wide road (Moort Rise) that has already been approved by the Western Australian Planning Commission (WAPC) in its subdivision approval 154562 dated 27 February 2017. The BEP proposes a building envelope of approximately 500m² in area for each lot, which is setback 15 metres from Moort Rise and 29 metres from Pinjar Road. While it is acknowledged that there will be some loss of vegetation within the building envelope, natural bushland within the setback areas is proposed to be retained excepting for a driveway off Moort Rise. Considering the setback areas together with the 14-metre wide Moort Rise, the amendment area will act as a transition zone between the Carramar Special Rural Estate to the west and the Urban areas to the east.

EPA has advised that clearing of vegetation within the amendment area does not require any further State environmental approvals, as Ministerial Statement No. 280 is an implementation agreement which makes the project exempt from requiring a clearing permit under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

In order to identify any Carnaby's Cockatoo habitats within the amendment area, on 21 September 2017, the applicant undertook a tree survey. The survey was based on significant tree criteria applied under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC) with respect to black cockatoos. Three significant trees were identified during the survey. The applicant has advised that these significant trees represent the only suitable black cockatoo potential breeding trees and they will be retained during development of the amendment area. **Attachment 5** is a plan locating the significant trees.

Boundary Fence

Currently there is a post and wire rural fence along the rear boundary of the special rural lots. The developer has a subdivision approval 154562 dated 27 February 2017 granted by the WAPC to subdivide the amendment area to create 5,000m² special residential lots in area as per the current provisions of DPS 2 and ASP 21A. This approval requires the construction of uniform fencing along the boundaries of all the proposed lots abutting Pinjar Road (Subdivision Condition 4). The WAPC has not imposed a condition requiring the developer to replace the said rural fence with another fence. The City's uniform fence policy only applies to lots abutting a regional road, public open space or a drainage sump. Therefore the developer is not required to replace the said fence with another fence. Despite this, considering the concerns raised by the Carramar Special Rural Estate residents, the applicant has advised that at the subdivision stage it is intended to replace this fence with an appropriate fence in consultation with the adjoining residents.

Street lights

Moort Rise is a north-south road which is partly constructed, and currently terminates at the northern boundary of Lot 9164, and will ultimately be connected to Harden Park Trail to provide access to Pinjar Road. The subdivision approval 154562 requires the construction of this road.

The provision of street lights is a function of Western Power. The subdivision approval does not impose a condition on the location of the street lights. Yet, at the subdivision clearance

stage, the City can request Western Power to install street lights on the western side of Moort Rise to minimise light shining onto the adjacent properties.

Draft Green Growth Plan

The draft GGP delivers a comprehensive environmental program for the protection of both Commonwealth matters of national environmental significance and State environmental values. The draft GGP identifies the amendment area in its entirety as an area subject to broad commitments and values. Therefore the future development of the amendment area needs to give due regard to Commonwealth and State environmental matters.

The EPA has advised that Ministerial Statement 280 issued on 21 August 1992, which also relates to the amendment area, remains a valid approval for urban development and that all requirements of the Ministerial Statement 280 had been complied with. Therefore clearing of vegetation within the amendment area does not require any further State environmental approvals, as Ministerial Statement No. 280 is an implementation agreement which makes the project exempt from requiring a clearing permit under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

In regard to Commonwealth matters considered under EPBC Act 1999, the applicant has provided further information after consulting with the Commonwealth Department of Environment and Energy (DEE). The applicant had advised the DEE that currently the Special Residential Zone proposes 5,000m² lots and it is proposed to create minimum 1,500m² lots following rezoning of the amendment area to Urban Development in DPS 2. In response the DEE has advised the applicant that '*the DEE has formed the view that the Banksia Grove Urban Development is an action with prior authorisation and is exempt for approval requirements of the Environment Protection and Biodiversity Conservation Act 1999 under section 43A of the Act*'. Therefore no further assessment is required to be undertaken by the applicant.

The Department of Planning Land & Heritage officers have advised Administration that GGP is still a draft and it is for the Western Australian Planning Commission to resolve the issues relating to GGP.

Amendment No. 2 to ASP 21A

Only one submission was received, which was from the Department of Planning requiring justification for the proposed Residential R10 coding and the basis for minimum 1,500m² area lots as against 875m² minimum prescribed in the R-Codes. The amendment area is 75 metres in depth. As per the R-Codes the minimum frontage of a R10 lot is 20 metres. Therefore a minimum area of 75x20=1,500m² is considered appropriate. By allowing 1,500m² lots and limiting the development within the building envelope as explained in the following section, enables an opportunity to retain more vegetation within the lots.

Building Envelope Plan

The proposed subsection 10.7.2, as a variation, recommends a front and rear setback of 15 and 10 metres respectively as against 7.5 and 6.0 metres prescribed in the R-Codes for R10 lots.

Following further discussions, the applicant has submitted a Building Envelope Plan (BEP) depicting the building envelopes, building protection zone, retained natural bushland and three significant trees (**Attachment 5**). Building Protection Zone refers to an area around a building wherein fuel loads are managed and reduced. At the time of subdivision, the developer will be required to undertake a Bushfire Attack Level (BAL) assessment to provide a BAL rating for each lot.

The amendment area being proposed to be coded R10 requires a side setback minimum of 1.0 metre depending on the length and height of the wall without major openings under the R-Codes. Therefore the building envelopes are setback 1.0 metre from the side boundary to reflect this requirement.

The building envelopes are setback 15 metres from Moort Rise and more than 29 metres from Pinjar Road as shown on the typical site layout in the BEP. The front setback area 20 metres of the rear setback area for part of the Building Protection Zone. Since the rear setback shown in the BEP is contrary to the provisions of 10.7.2, it is recommended that section 10.7.2 be replaced with the following provision.

10.7.2 Building Envelope Plan

Building Envelope Plan depicts the building envelopes, building protection zone, retained natural bushland and three significant trees. Development of R10 lots shall be contained within the building envelopes. Averaging of the front setback is not permitted. A person shall not without development approval of the Council remove, cut down or damage any vegetation outside the building envelope.

This matter has been discussed with the applicant who has agreed to this modification.

The rezoned amendment area will still act as a transition zone between the Carramar Special Residential Estate to the west and the Urban areas to the east.

Conclusion

CLE Town Planners has requested the City to consider Amendment No.149 to DPS 2 and Amendment No.2 to ASP 21A. Considering the matters noted above in regard to both amendment proposals, it is recommended that the DPS 2 as well as the ASP 21A amendment proposals be supported.

Statutory Compliance

Amendment No. 149 to DPS 2

Amendment No. 149 to DPS 2 has been processed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. In accordance with Regulation 50(3), Council is required to consider the submissions received and must resolve to either support or not support the amendment. Administration recommends that Council supports the amendment without modification.

Amendment No. 2 to ASP 21A

Amendment No.2 to ASP 21A is processed under the provisions of Clause 20 of the deemed provisions of DPS 2 recommending approval with modification to include the Building Envelope Plan.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

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

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1 Pursuant to Section 50(3)(a) of Planning and Development (Local Planning Schemes) Regulations 2015 SUPPORTS Amendment No. 149 to District Planning Scheme No. 2 WITHOUT MODIFICATION to:

- a) Rezone Lot 9164 and portion of Lot 9176 Flynn Drive, Banksia Grove from Special Residential to Urban Development and amend the scheme map accordingly as shown on Attachment 1 to this report; and
- b) Replace the 'Special Residential Zone No.2' provisions of Schedule 14 - Special Residential Provisions with the following table:

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
SRes2 2 (formerly SRP No. 3 under TPS1)	Lots 2111 – 2115 Carramar Road, Carramar Lots 3186 – 3193 Golf Links Drive, Carramar, Portion of Lot 9176 Flynn Drive, Banksia Grove, Lots 5001 – 5006 Peridot Turn, Banksia Grove, Lots 70 – 78 Turquoise Loop, Banksia Grove, and Lots 398 – 401 Harbour Elbow, Banksia Grove.	1) Subdivision is restricted to a minimum lot size of 5000m ² in accordance with the Development Guide Plans for this zone and that all development shall be contained within the building envelopes as specified on these plans.

- 2 AUTHORISES the Mayor and Chief Executive Officer to SIGN and SEAL Amendment No. 149 to District Planning Scheme No. 2 documents in accordance with the City's Execution of Documents Policy;

- 3 Pursuant to subclause 20(2)(e) of the deemed provisions of the District Planning Scheme No. 2 **RECOMMENDS** to the Western Australian Planning Commission that the proposed Amendment No. 2 to Banksia Grove Approved Structure Plan No. 21A to rezone Lot 9164 and portion of Lot 9176 Flynn Drive, Banksia Grove from Special Residential to Residential with a residential density of R10 and to amend the Structure Plan, Zoning Map and the R-Code Plan accordingly be approved as contained in Attachment 2 to this report **WITH MODIFICATION** to replace the proposed subsection 10.7.2 with the following:

10.7.2 Building Envelope Plan

Building Envelope Plan depicts the building envelopes, building protection zone, retained natural bushland and three significant trees. Development of R10 lots shall be contained within the building envelopes. Averaging of the front setback is not permitted. A person shall not without development approval of the Council remove, cut down or damage any vegetation outside the building envelope; and

- 4 **ADVISES** the submitters of its decision.

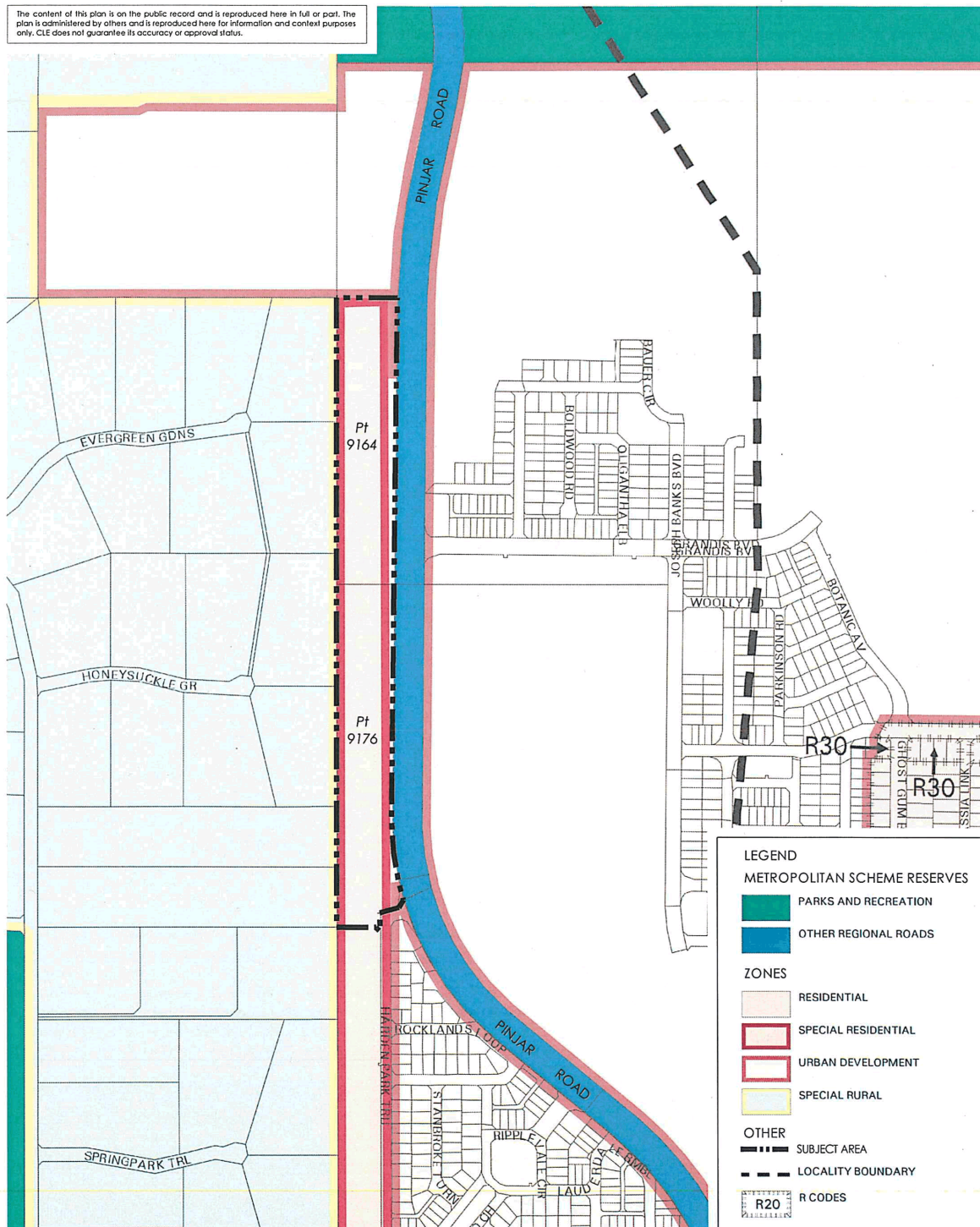
Attachments:

<u>1</u>	Attachment 1 - Amdt 149	17/376495	
<u>2</u>	Attachment 2 - Amendment No.149 to DPS 2	17/346094	Minuted
<u>3</u>	Attachment 3 - Amdt No. 149	17/346595	
<u>4</u>	Attachment 4 - Amdt 149	17/372666	
<u>5</u>	Attachment 5 - Amdt 149	17/375016	

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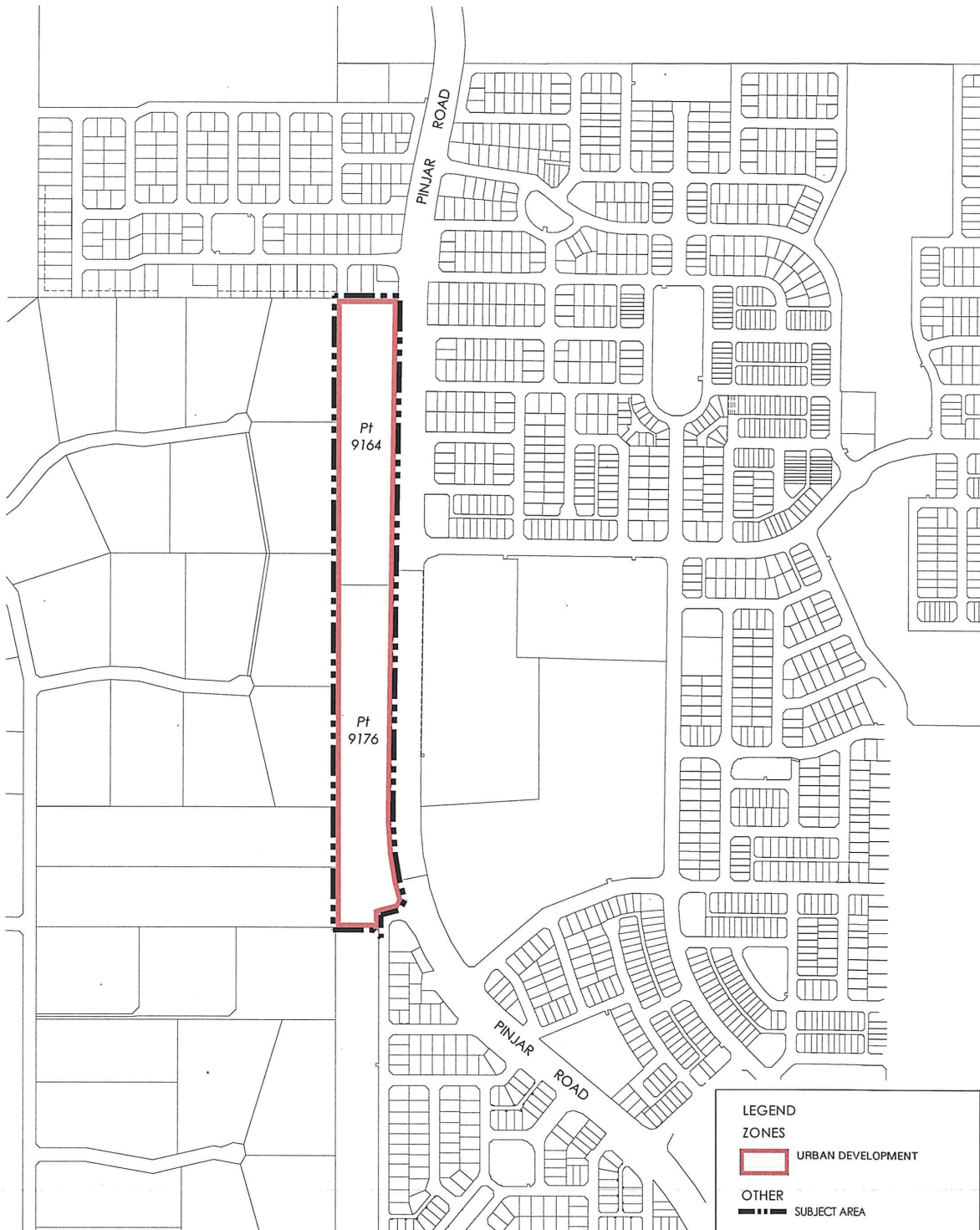
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DISTRICT PLANNING SCHEME No.2 (EXISTING)

Portion of Lots 9164 & 9176 Flynn Drive, Banksia Grove

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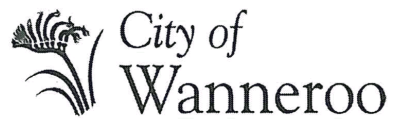


981-448A-01 (11.12.2015), 1:7500@A4



DISTRICT PLANNING SCHEME No.2 (PROPOSED)

Portion of Lots 9164 & 9176 Flynn Drive, Banksia Grove



AMENDMENT NO. 2

TO THE

BANKSIA GROVE

AGREED STRUCTURE PLAN NO. 21A

This Amendment to the Agreed Structure Plan has been prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

RECORD OF AMENDMENTS MADE TO THE BANKSIA GROVE

AGREED STRUCTURE PLAN NO. 21A

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
1	Relocates the eastern Primary School site to the west and collocates it with a new active Public Open Space Site; Consolidates the central and eastern local centres into one local centre zoned 'Commercial' and recodes the two former Local Centre areas from R60 to R30/R60; and Rezones the 'Commercial' land directly west of Glasshouse Drive from 'Commercial' to 'Mixed Use'.	26.6.12	17.10.12
2	Modifies Map 1 'Agreed Local Structure Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential'; Modifies Map 2 'Zoning Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential'; Modifies Map 3 'R-Code Plan' by recoding a portion the 'Special Residential (SR2)' area from 'Special Residential (SR2)' to 'R10'; and Inserts Clause 10.7 'Development Controls for R10 Coded Lots' into the Part 1 Statutory Planning Section.		

**AMENDMENT NO. 2 TO THE
BANKSIA GROVE AGREED STRUCTURE PLAN NO. 21A**

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

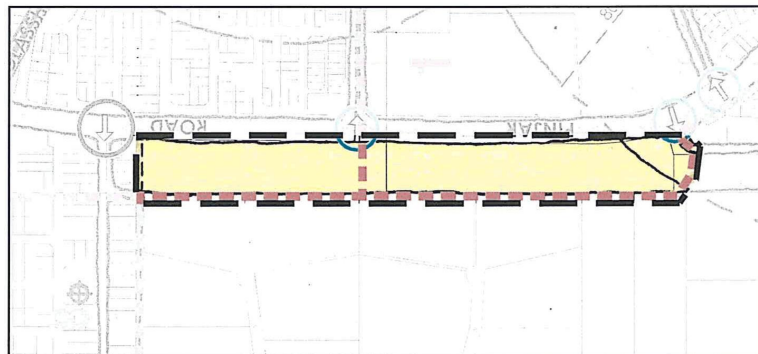
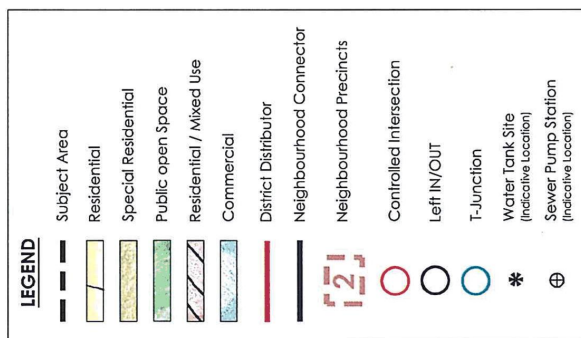
1. Modifying Map 1 'Agreed Local Structure Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential';
2. Modifying Map 2 'Zoning Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential';
3. Modifying Map 3 'R-Code Plan' by recoding a portion the 'Special Residential (SR2)' area from 'Special Residential (SR2)' to 'R10'; and
4. Inserting an additional Clause 10.7 'Development Controls for R10 Coded Lots' into the Part 1 Statutory Section.

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EXISTING



PROPOSED

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981-532-01 (11.10.2017), Not to scale

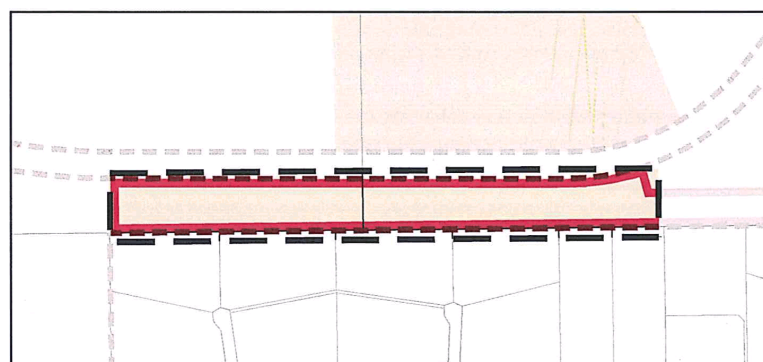


LOCAL STRUCTURE PLAN (21A) - MAP 1

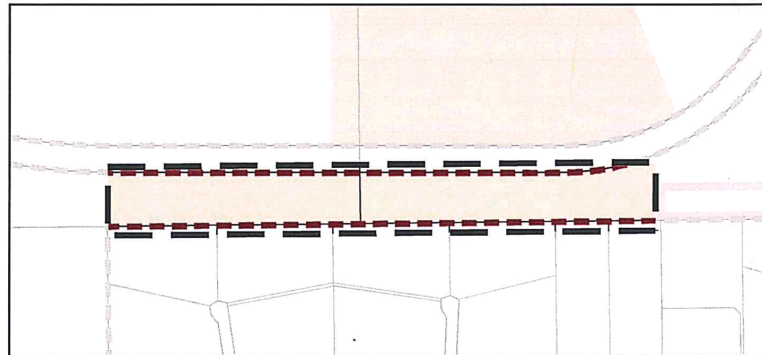
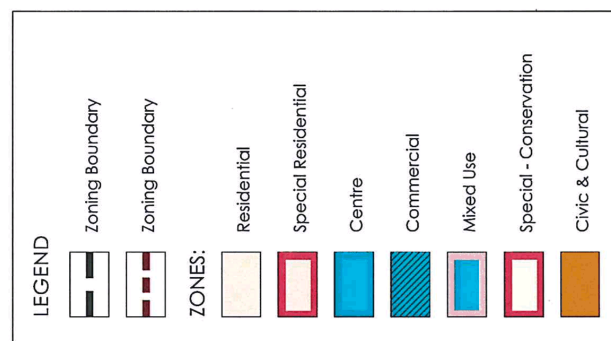
Banksia Grove

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EXISTING



PROPOSED

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TOWN PLANNING • DESIGN



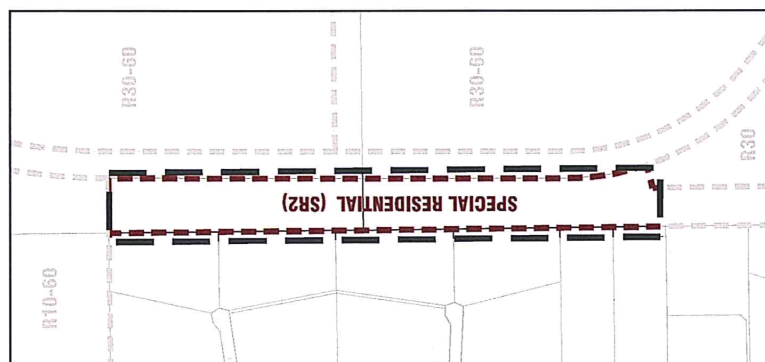
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LOCAL STRUCTURE PLAN (21A) - MAP 2 : ZONING

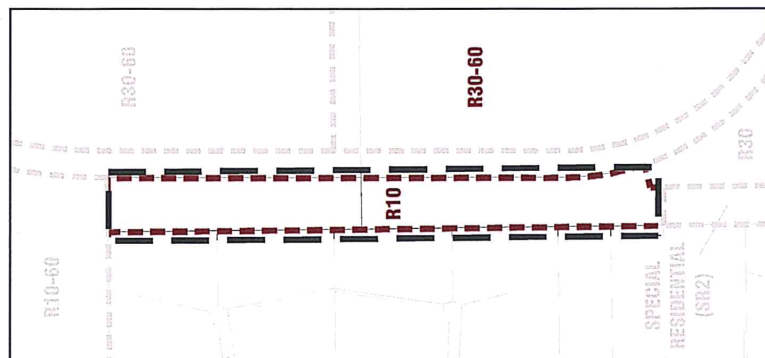
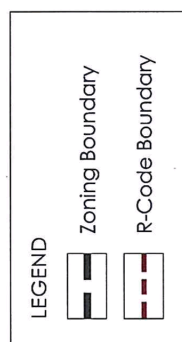
Banksia Grove

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EXISTING



PROPOSED

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TOWN PLANNING + DESIGN



981-534-01 (11.10.2017), Not to scale

LOCAL STRUCTURE PLAN (21A) - MAP 3 : R-CODE

Banksia Grove

This amendment to Agreed Structure Plan No.21A inserts the following clauses into the Part 1 – Statutory Planning Section:

10.7 Development Controls for R10 Coded Lots

The following development controls are only applicable to lots designated by a single R10 coding as per Map 3: R-Code Plan and do not apply to lots with a coding range of R10 – R60.

10.7.1 Minimum Lot Sizes

Notwithstanding the provisions of Table 1 of the R-Codes, the minimum lot size shall be 1,500m².

10.7.2 Building Setbacks

Notwithstanding the provisions of Table 1 of the R-Codes, no building shall be constructed closer than 15 metres to the primary street boundary or within 10 metres of the rear boundary.

10.7.3 Frontage Requirements

All dwellings shall have their primary frontage to the western boundary.

10.7.4 Vehicle Access

No vehicle access shall be permitted from Pinjar Road.

10.7.5 Bushfire Protection

A Bushfire Management Plan shall be prepared at subdivision stage. Bushfire protection zones and construction standards shall be in accordance with the Bushfire Management Plan endorsed by the City. Compliance with the Bushfire Management Plan is to be demonstrated through the building permit process.

CERTIFIED THAT AMENDMENT NO. 2 TO THE BANKSIA GROVE AGREED STRUCTURE PLAN NO.
21A
WAS ADOPTED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....
Signed for and on behalf of the Western Australian Planning Commission

.....
an officer of the Commission duly authorised by the Commission pursuant to section 24 of
the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under Section 8.1 of its Delegated Authority Register)

ON

Signed for and on behalf of the City of Wanneroo in accordance with the Local
Government Act 1995, Clause 9.49 A. (1) (b)

.....
Director, Planning and Sustainability, City of Wanneroo

..... Date

SCHEDULE OF SUBMISSIONS - AMENDMENT No. 149 District Planning Scheme No.2			
No.	Name of Submitter	Summary of Submissions	Administration Response
1.0	Mr Fredericks 5 Redheart Road Carramar		
1.1		<p>The submitter purchased the lot as it adjoins bush land. If the rezoning takes effect, it would allow the construction of homes within 5 metres of the rear boundary. A 2-storey dwelling could provide a clear view into the rear of the submitter's dwelling.</p> <p>If the amendment goes ahead the northern lot should be 5,000m² in size to allow a 14-metre wide buffer between the rear boundary of the submitter's lot and the future dwelling on the 5,000m² lot.</p>	<p>The amendment area is proposed to be rezoned to Urban Development in DPS 2 and to Residential in ASP 21A with a density coding of Residential R10.</p> <p>Under the provisions of the Residential Design Codes (R-Codes), in order to ensure visual privacy, major openings and unenclosed outdoor habitable spaces, which have a floor level of more than 0.5 metre above natural ground level and overlook any part of any other residential property behind its street setback line, are required to be setback a minimum of 4.5 and 7.5 metres respectively..</p> <p>Considering the R-Codes provisions a 14-metre wide buffer suggested by the submitter is not supported.</p>
1.2		<p>With the possible removal of trees there could be a high impact on the current flora and fauna. A lot of small native bird life, black cockatoos and small number of kangaroos are in the area. With the decrease in lot size it would be sad to see them go or number reduced.</p>	<p>Prior to advertising the amendment proposal, it was referred to the EPA for comment. The EPA advised that the amendment did not warrant an environmental assessment. However, at the subdivision stage the developer will be required to take measures to ensure the identification and protection of any vegetation worthy of retention.</p> <p>In regard to Commonwealth matters considered under Environmental Protection and Biodiversity Conservation (EBPC) Act 1999, the applicant has provided further information after consulting with the Commonwealth Department of Environment and Energy (DEE). The applicant had advised the DEE that currently the Special Residential Zone proposes 5,000m² lots and it is proposed to create minimum 1,500m² lots following rezoning of the amendment area to Urban Development in DPS 2. In response</p>

			the DEE has advised the applicant that <i>'the DEE has formed the view that the Banksia Grove Urban Development is an action with prior authorisation and is exempt for approval under section 43A of the EPBC Act'</i> . Therefore no further assessment is required to be undertaken by the applicant.
1.3		Increase in traffic. Moort Rise needs to be connected to Harden Park to allow efficient traffic flow.	<p>The amendment proposal is likely to result in the creation of 38 lots. At the rate of 8 vehicle trips per day per dwelling, these dwellings could generate 304 vehicles per day (vpd).</p> <p>Moort Rise is a north-south road partly constructed and is proposed to be extended to provide access to the amendment area along its western boundary. The road currently terminates at the northern boundary of Lot 9164. This road is an Access Street capable of carrying an indicative traffic volume of 1,000 vpd. Although there are no traffic counts available, as no lots currently have direct vehicle access onto this road, and it does not lead anywhere at present, it is considered that road is unused, except for vehicles undertaking a 'u-turn' manoeuvre. Therefore it is considered that the traffic generated is within the acceptable volume for an Access Street, and the proposal will not impact on the normal flow of traffic around the amendment area.</p> <p>Moort Rise is proposed to be connected to Harden Park Trail, which is currently connected to Pinjar Road.</p>
2.0	Mr & Mrs Woodland 7 Redheart Road CARRAMAR		
2.1		The submitter purchased the lot as it adjoins bush land. If the rezoning takes effect, it would allow the construction of homes within 5 metre of the rear boundary. A 2-storey dwelling could provide a clear view into the rear of the	See response for item 1.1 above.

		<p>submitter's dwelling.</p> <p>If the amendment goes ahead the northern lot should be 5,000m² in size to allow a 14-metre wide buffer between the rear boundary of the submitter's lot and the future dwelling on the 5,000m² lot.</p>	
2.2		With the possible removal of trees there could be a high impact on the current flora and fauna. A lot of small native bird life, black cockatoos and small number of kangaroos are in the area. With the decrease in lot size it would be sad to see them go or number reduced.	See response for item 1.2 above.
2.3		Increase in traffic. Moort Rise needs to be connected to Harden Park to allow efficient traffic flow.	See response for item 1.3 above.
2.4		If the amendment were to be approved, the proposed lots are likely to have a rear fence abutting Pinjar Road. It is considered appropriate that this is a brick fence and not a colour bond fence, to minimise damage and vandalism.	This matter can be considered at the subdivision stage.
3.0	Mr & Mrs Giuseppe 121 Rustic Gardens Carramar And Others		
3.1		The main and virtually the only market for 1 to 2 hectare lots in Carramar Special Rural area is prospective purchasers seeking secluded bush setting. The	Property values are not a planning issue for consideration.

		proposed amendment would remove this sense of seclusion and therefore significantly reduce property values by \$475,000 per property.	
3.2		Significant increase in new neighbours. Instead of 2, there will be 10 neighbours opposite the rural property.	Noted.
3.3		Loss of native bush	See response to item 1.2 above.
3.4		Currently the rear fence is a rural wire fence. Therefore there would be a direct overlooking into their properties.	<p>Currently there is a post and wire rural fence along the rear boundary of the special rural lots. Under the City's <i>Fencing Local Law 2016</i>, a sufficient fence is considered to be between 1.75m and 1.85m high, and be constructed of:</p> <ul style="list-style-type: none"> • Corrugated fibre-reinforced pressed cement sheeting; • Timber pickets; • Brick, stone or concrete; • Factory coloured sheet metal post and panelled fence; or • A combination of the above. <p>It is noted that no permit or approval is required from the City for the construction a dividing fence between privately owned properties, as this is a civil matter between the landowners. Notwithstanding, fencing is required to be in accordance with the <i>Fencing Local Law 2016</i> requirements. The applicant has advised that this fencing is intended to be replaced in consultation with the adjoining residents through the subdivision stage.</p>
3.5		Currently there are no street lights in Carramar Special Rural estate which is preferred. The proposed development will let street lights into their properties.	<p>The extension of Moort Rise to provide access to Pinjar Road will be undertaken as part of a future subdivision approval. It is noted that the extension of Moort Rise will occur irrespective of whether the land is developed in accordance with its current zoning, or the proposed zoning.</p> <p>As part of the subdivisional works, street lighting would be installed along Moort Rise. Street lighting is required to be certified by an electrical engineer to ensure that it complies with the requirements</p>

			of <i>Australian Standard 1158: Lighting for Roads and Public Spaces</i> and Western Power. As part of this process, the street lights could be located on the western side of Moort Rise and/or design measures be implemented on the light poles to minimise light shining onto the adjacent properties.
3.6		Smaller lots next to large lots could result in significant increase in bush fire.	The applicant had prepared a Bush Fire Management Plan considering 5,000m ² lots. This plan has been approved by the City. The developer has also prepared another Bush Fire Management Plan considering 1,500m ² lots.
3.7		There could be possible tension between the neighbours as a result of burn-offs, motorbikes, quad bikes, livestock and other noisy equipment.	Noted.
4.0	Department of Environment Regulation		
4.1		A thorough site inspection by a competent environmental professional should be undertaken to determine whether fly-tipping or illegal dumping has occurred on the land proposed for development.	Illegal dumping and potential site contamination matters are unrelated to this amendment. Geotechnical matters and potential site contamination as a result of illegal dumping (if found to have occurred) can be addressed at the subdivision stage.

SCHEDULE OF SUBMISSION - AMENDMENT No. 2 Banksia Grove Agreed Structure Plan No. 21A			
No.	Name of Submitter Department of Planning	Summary of Submission	Administration Response
1.0			
1.1		Consideration is required in the determination of the appropriateness of R10 density. The basis for 1,500m ² lots is not clear as the minimum lot size in R10 area is 875m ² .	The amendment area is 75 metres in depth. As per R-Codes the minimum frontage of R10 lot is 20 metres. Therefore a minimum area of 1,500m ² is considered appropriate. Such a large lot will allow preservation of more vegetation than on a 875 or 1,000m ² lot.
1.3		Concerns are raised over the appropriateness of including in the Part 1 of ASP 21A variations to some of the R-Code provisions relating to building setback, frontage requirements and vehicle access. Local Development Plans (LDP) should be considered instead.	The applicant has submitted a Building Envelope Plan depicting the building envelopes, building protection zone, retained natural bushland and three significant trees (Attachment 5). The building envelope is setback minimum 15 metres from the primary street and more than 29 metres from Pinjar Road. It is recommended that this plan form part of the Part 1 of ASP 21A. Therefore requiring a LDP is not considered necessary.
1.4		The subject land is located within a designated Bushfire Prone Area and as such a Bushfire Management Plan is required.	A Bushfire Management Plan (BMP) has been prepared for the subject area considering 5,000m ² lots as per the current structure plan provisions. This BMP has been approved by the City. In view of the amendment proposal, the applicant has submitted an amended BMP considering the proposed 1,500m ² lots.

16/126785



Moort Rise
Banksia Grove



date: 30 October 2017

scale: 1:1500 @A3, 1:750 @A1

PS05-11/17 Proposed Amendment No. 160 to District Planning Scheme No. 2 - Introduce Short-Term Accommodation Land Uses and Permissibility and Draft Short-Term Accommodation Local Planning Policy

File Ref: 29980 – 17/277794
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 3

Issue

To consider:

1. Initiating Amendment No. 160 to the City of Wanneroo's District Planning Scheme No. 2 (DPS 2) (refer to **Attachment 1**) for the purpose of:
 - a. Inserting a definition for 'Short-Term Accommodation';
 - b. Inserting a land use definition for 'Holiday Accommodation' and 'Holiday House'; and
 - c. Inserting the land use permissibility for 'Holiday Accommodation' and 'Holiday House' land uses.
2. A Draft Local Planning Policy 4.21: Short-Term Accommodation (refer to **Attachment 2**) for the purpose of advertising for public comment.

In addition, a Draft Short Term Accommodation Local Law 2017 is also being presented to this Council Meeting for consideration. While it is subject to a separate report, its relationship to the Scheme Amendment and Draft Local Planning Policy is also considered.

Background

In September 2009, the Western Australian Planning Commission (WAPC) released *Planning Bulletin 99 – Holiday Homes Guidelines* (Planning Bulletin 99). This provides broad guidance to local governments on dealing with applications for short-term accommodation, although it was developed to deal with issues of purchasing or building homes to be used as a holiday home, rather than the current trend of 'Airbnb' and the like. While largely outdated, Planning Bulletin 99 does provide some relevant guidance, including:

- Relevant short-term accommodation land uses in the local planning scheme;
- Encouraging local governments to develop a local planning policy on short-term accommodation to deal with proposals (including requiring management plans to be provided);
- Differentiating between small-scale proposals, consisting of not more than six guests, and large-scale proposals, consisting of seven guests or more; and
- Time limiting approvals to an initial period of 12 months, with these capable of renewal on an ongoing basis.

Since December 2016, the City has received a number of development applications for short term accommodation proposals in existing dwellings, as well as a number of enquiries from residents and potential operators.

In response to this, Administration proposes a multi-faceted approach, which consists of:

- An amendment to DPS 2 to introduce specific short-term accommodation land uses;
- A local law, requiring small-scale short-term accommodation proposals, consisting of six guests or less, to register with the City; and
- A Local Planning Policy (LPP) to outline the requirements of large-scale short-term accommodation, consisting of more than six guests.

In light of this, Administration has prepared Amendment No. 160 to DPS 2, which is being presented to Council for initiation, and draft LPP 4.21 which is being presented for consent to advertise.

Detail

Amendment No. 160 to DPS 2

Current development applications for short term accommodation are being assessed in accordance with the definition of a Residential Building, which is defined in the Residential Design Codes (R-Codes) as:

“A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto, such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- *Temporarily by two or more persons; or*
- *Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or residential school.”*

While a Residential Building is a discretionary “D” use within a Residential zone, and can be considered, there is little other statutory requirements for Administration to assess a proposal against. The R-Codes outline parking requirements for a Residential Building, and DPS 2 requires regard to be given to the items listed under Clause 67 of the Deemed Provisions of DPS 2. This includes consistency with the objectives of the zone and the amenity of the locality. In light of this there is considered to be a gap in the statutory planning framework for these types of proposals to be adequately assessed.

On 19 October 2015, the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations 2015) came into effect. Amongst the changes, a definition of ‘short-term accommodation’ was introduced, as well as specific land uses and definitions for ‘Holiday Accommodation’ and ‘Holiday House’. Unlike the Deemed Provisions, which formed a part of every local planning scheme within Western Australia from the 19 October 2015, these definitions can only be implemented by the initiation of a scheme amendment.

Amendment No. 160 to DPS 2 proposes the following:

1. Amending “Schedule 1 (Clause 1.9) – Interpretations: 1. General Definitions” to insert the definition of short-term accommodation, consistent with the LPS Regulations, as follows:

“Short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.”

2. Amending “Schedule 1 (Clause 1.9) – Interpretations: 2. Land Use Definitions” to insert the definition of holiday accommodation and holiday house, consistent with the LPS Regulations, as follows:

“Holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.”

“Holiday house means a single dwelling on one lot used to provide short term accommodation but does not include a bed and breakfast.”

3. Amending “Table 1 (Clause 3.2) – The Zoning Table” to insert the land use permissibility for holiday accommodation and holiday house, with the following land use permissibility:

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
Holiday Accommodation	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House	D	D	D	D	X	D	X	X	D	X	D	D	D

Regulation 35(1) of the LPS Regulations requires a scheme amendment to be classed as basic, standard or complex by a local government to determine the advertising requirements. In accordance with Regulation 34, Amendment No.160 is deemed by Administration to be a standard amendment as:

- It is introducing use classes consistent with the LPS Regulations, and is including the permissibility of these uses in zones that is consistent with the objectives under DPS 2 for those zones;
- It does not result in any significant environmental, social, economic or governance impact on land in the scheme area; and
- It is not a complex or basic amendment.

If initiated by Council, Amendment No. 160 is required to be advertised for public consultation for a period of 42 days. Following this, a report will be presented to Council to provide a recommendation on the amendment to the WAPC for its final consideration.

Draft LPP 4.21: Short-Term Accommodation

A Draft LPP 4.21: Short-Term Accommodation has been prepared to guide discretionary planning decisions for large-scale short-term accommodation proposals, which consist of greater than six guests. This LPP is being prepared to outline the City’s requirements and expectations with regards to short-term accommodation proposals, which are currently assessed as a Residential Building.

This LPP provides guidance for the following matters to be considered in assessing development applications for large-scale short-term accommodation:

- The provision of on-site car parking;
- The provision of a management plan to identify how the short-term accommodation will be operated, and include details regarding the number of guests, expectations of guests, and complaints management procedures;
- The keeping of a guest register to maintain a record of persons occupying the short-term accommodation, including the date of arrival and departure of the occupants);
- Additional supporting information, such as justification identifying how the proposal is compatible with the locality;
- The period of approval for development applications;
- The size and amount of signage permitted, in accordance with the City's Signs Local Planning Policy 4.6 (LPP 4.6);
- Public consultation to be undertaken as part of the assessment of proposals; and
- Information required to be provided for proposals situated in bushfire prone areas, as per the *Planning in Bushfire Prone Areas State Planning Policy 3.7* (SPP 3.7).

If Council resolves to advertise Draft LPP 4.21, it is intended that this will be done concurrently with Amendment No. 160 for 42 days. Following this, a report will be presented to Council for its adoption.

In addition to the above requirements, the LPP also specifically exempts small-scale proposals from requiring development approval, provided that they are registered under the provisions of the *Draft Short-Term Accommodation Local Law 2017*.

Draft Short-Term Accommodation Local Law

A *Draft Short-Term Accommodation Local Law 2017* has been prepared to guide discretionary planning decisions for small-scale short-term accommodation proposals, which provides a framework for the registration of small-scale short-term accommodation proposals, being those with six (6) guests or less. This will provide a streamlined process for small-scale proposals to be registered with the City, without being required to obtain a development approval.

This Local Law outlines the following with respect to registering a short-term accommodation proposal with the City:

- The details of the application to be provided;
- The conditions of registration; and
- Enforcement of the Local Law.

This Local Law is being presented to this Council Meeting for consideration in a separate report.

Consultation

If Council resolves that Amendment No. 160 is a standard amendment as per Administration's recommendation and as outlined above, then in accordance with Regulation 47(2) of the LPS Regulations, a standard amendment to a local planning scheme must be subject to public consultation. The amendment will also need to be referred to the Environmental Protection Authority (EPA) to assess the environmental impacts of the proposal and to determine whether any formal environmental assessment is necessary.

The standard amendment must be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, consistent with the requirements of the LPS Regulations:

- Advertisement in a local newspaper for one week;
- Display notice of the proposal in Council offices;
- Referral in writing to affected persons/agencies.
- Display on the City's website;
- Placement of a sign on affected sites, giving notice of the proposal; and
- Any other way the local government considers appropriate.

With regards to the advertising of draft LPP 4.21, clause 4(2) of the Deemed Provisions of DPS 2 requires a draft Local Planning Policy to be advertised for a minimum of 21 days. Administration proposes to advertise draft LPP 4.21 concurrently with Amendment No.160 for a period of 42 days which will satisfy the advertising requirements of DPS 2.

Depending on when the EPA comment is received, advertising of Amendment No. 160 to Draft LPP 4.21 may occur over the Christmas and New Year period. Should this occur, Administration will extend the 42 day advertising period to account for public holidays and people on holidays. It is intended the Draft Short Term Accommodation Local Law will be advertised simultaneously with Amendment No. 160 and Draft LPP 4.21.

Following the 42 day advertising period, a summary of submissions received and Administration's responses to those submissions will be included in a report to Council to consider final adoption of the Amendment No.160 and draft LPP 4.21.

Comment

Amendment No. 160

Amendment No. 160 has been prepared in response to the City receiving an increasing number of development applications and enquiries from Elected Members and the public regarding the operation of short-term accommodation. Administration recommends Council initiate Amendment No.160 as it will provide Council with greater control over the assessment and location of short-term accommodation land uses in the City. The proposed use permissibility of Holiday House and Holiday Accommodation has been modelled on consistency with the current use permissibility of both Residential Building and Bed and Breakfast land uses, on the basis that there are similarities in the nature both of these uses with the proposed uses. A comparison of these permissibilities, and the proposed permissibility of Holiday House and Holiday Accommodation is outlined in the table below.

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
<i>Existing DPS 2 Uses</i>													
Bed and Breakfast	D	P	D	P	X	D	X	X	D	D	D	D	D
Residential Building	D	D	D	D	X	D	X	X	X	X	X	X	X
<i>Proposed DPS 2 Uses</i>													
Holiday Accommodation	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House	D	D	D	D	X	D	X	X	D	X	D	D	D

The use permissibility of Holiday Accommodation and Holiday House has been determined based on the uses consistency with the relevant objectives of the particular zones, which is outlined in **Attachment 3**.

The main difference between the existing permissibility of Bed and Breakfast and Residential Building, and the proposed permissibility of Holiday Accommodation and Holiday House is within the Rural Resource zone. Under DPS 2, a Bed and Breakfast is a discretionary “D” use within the Rural Resource zone, while a Residential Building is a not permitted “X” use. It is proposed that both Holiday Accommodation and Holiday House will be not permitted “X” uses within the Rural Resource zone. The reasons for this are outlined below:

- One of the main differences between a Bed and Breakfast and a Residential Building is the length of stay. The length of stay for a Bed and Breakfast is most typically for an overnight stay, while Holiday Accommodation and Holiday House proposals are typically for several nights or a week. Given there is a difference between the nature of these uses, it is not considered appropriate to base the use permissibility on Bed and Breakfast in this instance;
- Administration is supportive of tourism-based uses provided they are based in the right locations. Holiday Accommodation and Holiday House are discretionary “D” uses within the General Rural, Special Rural, and Landscape Enhancement zones as the use is consistent with the objectives of those particular zones. However, the Rural Resource zone is not considered appropriate, as the objectives of the zone are to protect intensive agriculture, horticultural, animal husbandry, and raw materials extraction areas from incompatible uses. Allowing Holiday Accommodation and Holiday House uses in the Rural Resource zone may undermine the viability and effective operation of agricultural, horticultural and/or extractive based uses on surrounding properties, and result in a sterilisation of this land; and
- It is noted that approximately one-third of the rural land within the City is zoned Rural Resource, and the uses are proposed to be discretionary “D” uses within the remaining two-thirds of this land. This is considered an appropriate balance based on the consistency with the objectives of each zone.

As outlined above and in **Attachment 3**, Administration considers that the proposed land use permissibility of Holiday Accommodation and Holiday House are consistent with the objectives of each of the relevant zones, and is appropriate on this basis.

Draft LPP 4.21

Draft LPP 4.21 has been prepared to provide a framework for the assessment of planning applications for large-scale short-term accommodation proposals, being those with greater than six guests. This will ensure that the requirements of short-term accommodation, information to be submitted with applications, and the criteria that proposals will be assessed against are clearly outlined for applicants and the community. Draft LPP 4.21 has been prepared with provisions to ensure that short-term accommodation proposals which are appropriately managed and do not impact upon the amenity of the surrounding area can be supported, while those which cannot demonstrate that adequate management measures will be implemented, will not be supported by Administration. Applications for development approval will be dealt with in accordance with the City's Delegated Authority Register. It is noted that a number of applications for short-term accommodation have been considered by Council and Administration, consistent with the proposed approach, and requirements proposed to be included in Draft LPP 4.21.

Draft LPP 4.21 outlines that initial approval will be granted for a period of 12 months, and will be required to be renewed thereafter. As part of considering an application for renewal, Administration will consider any substantiated complaints received against the property, as well the operation of the short-term accommodation in accordance with the conditions of approval. The renewal period for approval will be considered at the discretion of Administration when considering these factors. The imposition of a 12 month time limited approval will act as a trial to ensure that the property can be managed and operated appropriately. This approach enables flexibility for Administration to observe the use for a trial period and assess the effectiveness of the management measures. This approach is consistent with Planning Bulletin 99.

Draft LPP 4.21 also specifically exempts small-scale proposals from requiring development approval, subject to being registered in accordance with the *Draft Short-Term Accommodation Local Law 2017*, in accordance with 61(1)(i) of the Deemed Provisions of DPS 2. This is on the basis the small-scale proposals are less likely to impact on the amenity of the neighbourhood because of the relatively small number of occupants, and provides a more streamlined approach for dealing with these proposals.

It is noted that the final approval for Amendment No. 160 from the Minister may take longer than the final adoption of a Draft LPP 4.21 by Council. In this regard, Draft LPP 4.21 has been prepared to reference the land use 'Residential Building', which applications for short-term accommodation are currently assessed against. This will ensure that the provisions of the LPP (once approved) can still be applied while Amendment No. 160 to DPS 2 is considered. Once Amendment No. 160 has been gazetted, a review of the LPP can then be undertaken to remove the reference to the 'Residential Building' land use, and include reference to the 'Holiday Accommodation' and 'Holiday Home' land use, as per Amendment No. 160.

Draft Local Law

The Draft Short-Term Accommodation Local Law provides a framework for the registration of small-scale short-term accommodation proposals, being those with six guests or less. This Local Law outlines conditions of registration for short-term accommodation, which, if satisfied, means that the proponent does not have to apply for development approval. This Local Law also outlines penalties, which may be imposed for breaches of the conditions of registration. Repeated breaches can result in the revoking of registration.

Statutory Compliance

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

As per Regulation 34 Amendment No. 160 to DPS 2 is considered to be standard for the following reasons:

- a) The proposed amendment introduces use classes consistent with the LPS Regulations, and relates to including the permissibility of these uses in zones that is consistent with the objectives under DPS 2 for those zones;
- b) The proposed amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- c) The proposed amendment is not a complex or basic amendment.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 Environment (Built)

3.6 Housing Choice

3.6.1 Facilitate housing diversity to reflect changing community needs”

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 development of LPP 4.21: Short-Term Accommodation will provide guidance on how to respond to applications for short-term accommodation, and has been based on guidance provided in Planning Bulletin 99.

Financial Implications

The cost of advertising Amendment No.160 and draft LPP 4.21 will be met through the Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Recommendation

1. Pursuant to Section 75 of the Planning and Development Act 2005 PREPARES Amendment No. 160 to City of Wanneroo District Planning Scheme No. 2 as contained in Attachment 1 to amend:
 - a) “Schedule 1 (Clause 1.9) – Interpretations: 1. General Definitions” to insert the definition of Short-Term Accommodation, as follows:

“Short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.”

- b) **“Schedule 1 (Clause 1.9) – Interpretations: 2. Land Use Definitions” to insert the definition of Holiday Accommodation and Holiday House, as follows:**

“Holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.”

“Holiday house means a single dwelling on one lot used to provide short term accommodation but does not include a bed and breakfast.”

- c) **“Table 1 (Clause 3.2) – The Zoning Table” to insert the land use permissibility for Holiday Accommodation and Holiday House, with the following land use permissibility:**

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
Holiday Accommodation	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House	D	D	D	D	X	D	X	X	D	X	D	D	D

2. Pursuant to Section 47(2) of Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) ADVISES the Western Australian Planning Commission that Amendment No. 160 to DPS 2 is a standard Amendment for the following reasons:
 - a) The proposed amendment introduces use classes consistent with the LPS Regulations, and relates to including the permissibility of these uses in zones that is consistent with the objectives under DPS 2 for those zones;
 - b) The proposed amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
 - c) The proposed amendment is not a complex or basic amendment.
3. Pursuant to Section 81 of the Planning and Development Act 2005, REFERS Amendment No. 160 to the Environmental Protection Authority (EPA);
4. Subject to EPA approval, ADVERTISES Amendment No. 160 for public comment for a period of 42 days; and

5. Pursuant to clause 4(1) of the Deemed Provisions of City of Wanneroo District Planning Scheme No. 2 ADOPTS the draft Local Planning Policy 4.21: Short-Term Accommodation, as contained in Attachment 2 for the purpose of advertising, and ADVERTISES it for public comment for a period of 42 days by way of:
- a) Advertisement in all local newspapers circulating within the City of Wanneroo for two consecutive editions; and
 - b) Display at the City's Administration Centre Building and on the City's website.

Attachments:

<u>1</u>	<i>Attachment 1 - Amendment No. 160 to DPS 2 Scheme Amendment Report</i>	<i>17/300127</i>	<i>Minuted</i>
<u>2</u>	<i>Attachment 2 - Draft Short-Term Accommodation Local Planning Policy 4.21</i>	<i>17/300093</i>	<i>Minuted</i>
<u>3</u>	<i>Attachment 3 - Consistency of Land Use Permissibility with Objectives of DPS 2 Zones</i>	<i>17/324417</i>	



DISTRICT PLANNING SCHEME No. 2

Amendment No. 160

FORM 2A

*Planning and Development Act 2005***RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 160**

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

1. Amending "Schedule 1 (Clause 1.9) – Interpretations: 1. General Definitions" to insert the definition of Short-Term Accommodation, as follows:

"Short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period."

2. Amending "Schedule 1 (Clause 1.9) – Interpretations: 2. Land Use Definitions" to insert the definition of Holiday Accommodation and Holiday House, as follows:

"Holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot."

"Holiday house means a single dwelling on one lot used to provide short term accommodation but does not include a bed and breakfast."

3. Amending "Table 1 (Clause 3.2) – The Zoning Table" to insert the land use permissibility for Holiday Accommodation and Holiday House, with the following land use permissibility:

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
Holiday Accommodation	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House	D	D	D	D	X	D	X	X	D	X	D	D	D

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

- The definitions are consistent with the definitions for "Short-Term Accommodation", "Holiday Accommodation", and "Holiday House" in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the land use permissibility in the zoning table is consistent with the relevant objectives identified for the zones with the District Planning Scheme No. 2;

- It does not result in any significant environmental, social, economic or governance impact on land in the scheme area; and
- It is not a complex or basic amendment.

Dated this day of 20.....

.....
(Chief Executive Officer)

TEXT MODIFICATION PAGE

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 160

The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

1. Amending "Schedule 1 (Clause 1.9) – Interpretations: 1. General Definitions" to insert the definition of Short-Term Accommodation, as follows:

***"Short-term accommodation"** means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period."*

2. Amending "Schedule 1 (Clause 1.9) – Interpretations: 2. Land Use Definitions" to insert the definition of Holiday Accommodation and Holiday House, as follows:

***"Holiday accommodation"** means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot."*

***"Holiday house"** means a single dwelling on one lot used to provide short term accommodation but does not include a bed and breakfast."*

3. Amending "Table 1 (Clause 3.2) – The Zoning Table" to insert the land use permissibility for Holiday Accommodation and Holiday House as follows:

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
Holiday Accommodation	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House	D	D	D	D	X	D	X	X	D	X	D	D	D

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year]

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for [support with/without modification or not support] by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

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

DATE

Approval Granted

.....
MINISTER FOR PLANNING

DATE

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 160
SCHEME AMENDMENT REPORT

Purpose

Amendment No. 160 was prepared in response to a number of enquires and development applications received by the City for short-term accommodation proposals, such as 'Airbnb'.

The City's District Planning Scheme No. 2 (DPS 2) does not currently include a definition for land uses related to short term accommodation. Therefore, current applications are assessed as a Residential Building land use. There is also no policy in place to outline specific development standards applicable to these proposals, and there is considered to be a gap in the statutory planning framework to adequately assess these applications.

To address this, Amendment No. 160 to DPS 2 is proposed to do the following:

- Include a general definition of "Short-Term Accommodation", as per the *Planning and Development (Local Planning Scheme) Regulations 2015*. This will provide greater guidance for the land uses which are related to this definition;
- Include specific short-term accommodation land uses, being Holiday Accommodation and Holiday House. These land uses are consistent with the *Planning and Development (Local Planning Scheme) Regulations 2015*, and will provide a for more uses provides a more specific definitions for proposals for short-term accommodation to be assessed against, rather than the current Residential Building land use; and
- Include the Holiday Accommodation and Holiday House land uses and their respective permissibility within Table 1 (Clause 3.2) – The Zoning Table.

Currently, a Residential Building is a discretionary 'D' use within the Residential, Mixed Use, Business, Commercial and Private Clubs & Recreation zones, and a not permitted 'X' use within the other zones of DPS 2:

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
Residential Building	D	D	D	D	X	D	X	X	X	X	X	X	X

Amendment No. 160 proposes to include Holiday Accommodation and Holiday House land uses as discretionary 'D' uses use within the Residential, Mixed Use, Business, Commercial, Private Clubs & Recreation, General Rural, Special Rural, Special Residential, and Landscape Enhancement zones, and a not permitted 'X' use within the other zones of DPS 2:

Use Class	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs & Recreation	General Industrial	Service Industrial	General Rural	Rural Resource	Special Rural	Special Residential	Landscape Enhancement
Holiday Accommodation	D	D	D	D	X	D	X	X	D	X	D	D	D
Holiday House	D	D	D	D	X	D	X	X	D	X	D	D	D

The proposed land use permissibility for Holiday Accommodation and Holiday House is generally consistent with permissibility of Residential Building and Bed and Breakfast, as well as the relevant objectives of each zone as per DPS 2.

A draft Local Planning Policy 4.21: Short-Term Accommodation (LPP 4.21) is currently being prepared in accordance with Part 2 (Division 2) of the Deemed Provisions of DPS 2. This includes specific provisions and requirements applicable to short-term accommodation which consist of greater than six guests.

The City is also preparing a short-term accommodation local law in accordance with the *Local Government Act 1995*, requiring short-term accommodation proposals of six guests or less to register with the City.

Amendment Type

In accordance with Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Amendment No. 160 has been determined to be a standard amendment due to its compliance with point (a) of the definition of a standard amendment in that the proposed land use permissibility's for Holiday Accommodation and Holiday House are consistent with the objectives of those zones. It is also noted that the definitions are also consistent with the definitions in the *Planning and Development (Local Planning Schemes) Regulations 2015*. In addition, the Amendment does not result in any significant environmental, social, economic or governance impact on land in the scheme area, and is not a complex or basic amendment.

Planning and Sustainability
Local Planning Policy 4.21
Short-Term Accommodation



AUTHORISATION

Adopted [insert date of adoption]

REVIEW

Biennial. Next scheduled review 20....

PART 1 - POLICY OPERATION

Policy Development

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

Application and Purpose

The City of Wanneroo supports different types of accommodation to facilitate tourism and other activities within its boundaries. The purpose of this policy is to ensure that short-term accommodation is appropriately designed and managed to ensure that it does not adversely impact the amenity of the area and the nearby residents.

This policy applies to applications which propose short-term accommodation of greater than six guests, and will be assessed in accordance with the Residential Building land use, as defined in the Residential Design Codes.

The policy does not apply to short-term accommodation for six guests or less, which are subject to the requirements of the City's *Short-Term Accommodation Local Law 2017*, or where there is provision for meals for guests (such as a Bed and Breakfast).

Objectives

The objectives of this Policy are to:

- Encourage good quality, well managed short-term accommodation for use by visitors that does not compromise the amenity of residential areas or nearby residents;
- Provide guidance and development provisions for operators seeking to establish short-term accommodation within the City of Wanneroo; and
- Establish a clear framework for the assessment and determination of applications for short-term accommodation.

Relationship to Other Policies, Guidelines and Documents

This Policy should be read in conjunction with the following documents (where relevant):

State Government

Planning and Sustainability
Local Planning Policy 4.21
Short-Term Accommodation



- Planning and Development (Local Planning Schemes) Regulations 2015
- State Planning Policy 3.1: Residential Design Codes (R-Codes)
- Planning Bulletin 99: Holiday Homes Guidelines

Local Government

- District Planning Scheme No. 2 (DPS 2)
- Short-Term Accommodation Local Law 2017

Definitions

“Bed and Breakfast” as defined by DPS 2 means any dwelling in which the resident of the dwelling provides accommodation on an overnight or short-term basis, usually to the travelling public, and may include the provision of meals for guests.

“Residential Building” as defined by the R-Codes means a building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto, such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- Temporarily by two or more persons; or
- Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or residential school.

“Short-term Accommodation” as defined by *Planning and Development (Local Planning Schemes) Regulations 2015* means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totaling more than 3 months in any 12 month period.

PART 2 - POLICY PROVISIONS

1. General Requirements for Short-Term Accommodation

In addition to the relevant DPS 2 and R-Codes provisions for a Residential Building, applications for short-term accommodation shall satisfy the following requirements:

1.1 Car Parking

- On-site car parking shall be provided in accordance with the requirements of DPS 2 for a Residential Building.
- All car parking shall be provided on-site, and will not be supported within the verge or road reserve.
- On-site car parking is to be designed and constructed in accordance with AS2890.

Planning and Sustainability
Local Planning Policy 4.21
Short-Term Accommodation



- d. On-site car parking shall be provided in a manner which does not detract from the residential appearance of the dwelling, or the streetscape.

1.2 Management Plan

- a. A management plan is required to be submitted at the time of lodging a development application for short-term accommodation.
- b. The management plan shall include the following:
 - i. The maximum number of guests to be accommodated. This should also include information as to whether pets, or non-registered guests are permitted on the premises.
 - ii. Details regarding the expected behavior and obligations of guests, including the control of noise. This should include a complaints management procedure, which provides a contact telephone number for the owners/managing agents for the property. This number should also be made available for adjoining neighbours;
 - iii. Details regarding check-in and check-out procedures;
 - iv. Details regarding waste management. This should detail the expectations of guests with regards to general rubbish and bin collection; and
 - v. Any other matter considered relevant by the City.
- c. The short-term accommodation will be required to operate in accordance with the management plan, and this shall be included as a condition of any development approval. Non-compliance with the measures outlined in the approved management plan will be considered as a breach of development approval, and will be pursued in accordance with the City's Local Planning Policy 14: Compliance.

1.3 Guest Register

- a. A guest register of all persons occupying the short-term accommodation is required to be kept by the applicant/landowner and shall be made available for inspection by the City on request.
- b. This guest register shall include:
 - i. Name and address of every occupant staying within the premises; and
 - ii. The date of arrival and date of departure of the occupants.

1.4 Additional Information

Planning and Sustainability
Local Planning Policy 4.21
Short-Term Accommodation



- a. In addition to the requirements outlined above, and the normal development application submission requirements, justification outlining how the proposal is compatible with the adjoining area, and is consistent with the objectives of this Policy, be submitted with an application for development approval for short-term accommodation.

1.5 Approval Period

- a. Where development approval for short-term accommodation is granted, an initial 12 month time limited approval period shall be included as a condition of approval.
- b. Following this initial 12 month period, a subsequent development approval will be required to be submitted for the renewal of the approval for the short-term accommodation. As part of considering a renewal, the City will give regard to any substantiated complaints against the property, as well as the operation of the short-term accommodation in accordance with the conditions of its development approval. Should a subsequent approval be granted, this may be for a time limited period at the discretion of the City.

1.6 Signage

- a. Any signage associated with short-term accommodation shall be limited to one wall sign which does not exceed 0.2m² in area, in accordance with the City of Wanneroo Signs Local Planning Policy 4.6

1.7 Public Consultation

- a. Development applications for short-term accommodation may be advertised for public comment by the City, in accordance with the requirements of Clause 64 of the Deemed Provisions of District Planning Scheme No. 2.

1.8 Bushfire Prone Areas

- a. Where located in a bushfire prone area, as designated by the Department of Fire and Emergency Services, applications for short-term accommodation will be considered as a 'vulnerable land use', in accordance with the definition in the *Planning in Bushfire Prone Areas State Planning Policy 3.7* (SPP 3.7).
- b. Any application for short-term accommodation which is located in a bushfire prone area shall satisfy the requirements of SPP 3.7 for a 'vulnerable land use'.

Consistency of Land Use Permissibility with Objectives of DPS 2 Zones

Zone	Relevant Objective(s)	Proposed Permissibility	Comment
Residential	<i>Maintain the predominantly single residential character and amenity of established residential areas</i>	D - Discretionary	Short-term accommodation proposals do not typically require any physical alteration to existing dwellings to accommodate the proposed use, and therefore maintains the residential character of the area. Draft LPP 4.21 requires the preparation of a management plan, to outline how the use will be managed to minimise any disruption to the locality.
Mixed Use	<i>Allow appropriate businesses to locate and develop in close proximity to residential areas</i>	D - Discretionary	Short-term accommodation proposals are considered to operate as a business, and locating these within the Mixed Use zone will provide proximity to existing and future compatible services.
Business	<i>Provide for retail and commercial businesses which require large areas such as bulky goods and category/themed based retail outlets as well as complementary business services.</i> <i>Ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.</i>	D - Discretionary	Short-term accommodation proposals are considered to provide a complimentary business service to retail business, as the guests will be accommodated in close proximity to these uses. As these proposals do not typically require any physical alteration to existing dwellings to accommodate the proposed use, therefore the use will not impact on the visual amenity of the area.
Commercial	<i>Provide for a wide range of uses within existing commercial areas, including retailing, entertainment, professional offices, business services and residential.</i>	D - Discretionary	Short-term accommodation proposals are considered to operate as a business, and locating these within the Commercial zone will provide proximity to existing and future compatible services.
Civic and Cultural	<i>Make specific provision for public facilities such as government offices, halls, theatres and art galleries.</i>	X – Not permitted	Short-term accommodation proposals do not make provision for public facilities, and are therefore considered inappropriate within the Civic and Cultural zone.
Private Clubs and	<i>Accommodate uses such as private golf clubs, private educational,</i>	D - Discretionary	Short-term accommodation proposals provide additional opportunities for tourist accommodation.

Recreation	<i>institutional, recreational and tourist accommodation activities.</i>		
General Industrial	<i>Accommodate a wide range of industrial activities, including those generally involving production, processing, storage, wholesaling or distribution processes.</i>	X – Not permitted	Short-term accommodation proposals do not accommodate for industrial activities. Clause 3.11.3 of DPS 2 also states the non-industrial development is not favoured in the General Industrial zone. The use is therefore considered inappropriate within the General Industrial zone.
Service Industrial	<i>Accommodate a range of light industries, showrooms and warehouses, entertainment and recreational activities, and complementary business services which, by their nature, would not detrimentally affect the amenity of surrounding areas.</i>	X – Not permitted	Short-term accommodation proposals do not accommodate for light industrial activities or complimentary services, and is therefore considered inappropriate within the Service Industrial zone.
General Rural	<i>Maintain and enhance the rural character and amenity of the areas designated for rural use and to protect their ground water and environmental values.</i>	D - Discretionary	Short-term accommodation proposals do not typically require any physical alteration to existing dwellings to accommodate the proposed use. In the event that the dwelling is not existing, development is required to be undertaken in accordance with the requirements of DPS 2. It is considered that short-term accommodation proposals will be operated in accordance with respective management plans (to be assessed as part of the development application), and this will ensure that the use will not impact on the rural character of the area. This nature of use does not impact ground water or environmental values.
Rural Resource	<i>Protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use; and</i> <i>Protect from incompatible uses or subdivision basic raw materials priority areas and basic raw materials key extraction areas.</i>	X – Not permitted	Short-term accommodation proposals involve the provision of tourist accommodation. However given the introduction of a tourism-based land use has the potential to sterilise land identified for intensive agricultural, rural, and extractive areas, it is considered that tourist accommodation within these key rural areas is inappropriate. It is acknowledged that a Bed and Breakfast is a 'D' use, and a Residential Building is an 'X' use. A Bed and Breakfast provides a degree of permanency, as the landowners reside on the site while

			operating the Bed and Breakfast, while a Residential Building accommodates for different types of accommodation, which is can be either permanent or temporary. Given short-term accommodation involves temporary accommodation, it is considered this is the key difference in determining the appropriate permissibility.
Special Rural	<p><i>Designate areas where rural-residential retreats can be accommodated without detriment to the environment or the rural character; and</i></p> <p><i>Maintain and enhance the rural character and amenity of the locality.</i></p>	D - Discretionary	Short-term accommodation proposals do not typically require any physical alteration to existing dwellings to accommodate the proposed use. In the event that the dwelling is not existing, development is required to be undertaken in accordance with the requirements of DPS 2. It is considered that short-term accommodation proposals will be operated in accordance with respective management plans (to be assessed as part of the development application), and this will ensure that the use will not impact on the rural character or environmental value of the area.
Special Residential	<p><i>Accommodate a spacious style of living in a low density setting; and</i></p> <p><i>Maintain important environmental and landscape values through site-sensitive design and development.</i></p>	D - Discretionary	Short-term accommodation proposals do not typically require any physical alteration to existing dwellings to accommodate the proposed use. In the event that the dwelling is not existing, development is required to be undertaken in accordance with the requirements of DPS 2. It is considered that short-term accommodation proposals will be operated in accordance with respective management plans (to be assessed as part of the development application), and this will ensure that the use will not impact on the rural character or environmental and landscape values of the area.

Assets

Asset Operations & Services

AS01-11/17 Connolly Drive - Speed Limit Review

File Ref:	3120V03 – 17/349328
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the change of speed limit along Connolly Drive from 60km/h to 70km/h between Neerabup Road and Lukin Drive. Refer to **Attachment 1** for the location map of the area.

Background

The City received petition PT04-08/17, containing 759 signatures from the local community, in August 2017. The petition requested an increase to the speed limit on the northern section of Connolly Drive from 60 km/h to 70 km/h.

In November 2016, the City completed the upgrade of Connolly Drive to a four lane dual carriageway between Neerabup Road and Lukin Drive. In addition, Mitchell Freeway extension to Hester Avenue by Main Roads WA (MRWA) was completed in August 2017. Both of these projects have had significant impacts on the traffic flow on this section of Connolly Drive.

Detail

Connolly Drive runs between Exmouth Drive in Butler and Shenton Avenue within the City of Joondalup. It is classified as a District Distributor A road in the City's Functional Road Hierarchy with no direct property access permitted. Connolly Drive operates at a posted speed limit of 60 km/h between Exmouth Drive and Neerabup Road with a posted speed limit of 70 km/h south of Neerabup Road.

There are five schools located near or along Connolly Drive (Neerabup Road to Lukin Drive) being; Merriwa Primary School, Clarkson Primary School, Clarkson Community High School, Somerly Primary School and St Andrews Catholic Primary School. There are three warden controlled Children's Crossings servicing these schools as listed below;

1. Brooks Pass crossing servicing Clarkson Primary School;
2. Walyunga Blvd crossing servicing Clarkson Community High School; and
3. Somerly Drive crossing servicing Somerly Primary School and St Andrews

These Children's Crossings operate within designated School Zones where 40 km/h speed limits are in place between 7:30 and 9:00 AM and 2:30 and 4:00 PM on school days.

Administration undertook traffic counts on Connolly Drive in September 2017 to collect data about the traffic volume and operating speed in two separate sections. This data has been compared to data collected prior to the dualling of Connolly Drive and extension of the Mitchell Freeway as shown in the table below.

Connolly Drive Sections	2016 – pre freeway extension		2017 – post freeway extension	
	Traffic Volume	Operating Speed	Traffic Volume	Operating Speed
Neerabup Road to Hester Avenue	17,400 vpd	62 km/h	8,200 vpd	70 km/h
Hester Avenue to Lukin Drive	19,900 vpd	63 km/h	21,300 vpd	73 km/h

Traffic count data shows that traffic patterns have changed significantly since the dualling of Connolly Drive and the extension of the Mitchell Freeway to Hester Avenue. Since the Mitchell Freeway extension opening, the number of vehicles using Connolly Drive has:

- reduced by 52% between Neerabup Road and Hester Avenue; and
- increased by 7% in between Hester Avenue and Lukin Drive.

However, it is noted that the traffic volume in both sections can still change as motorists adjust their travel pattern with the modified road network.

There has also been a significant increase in the operating speed of vehicles on both sections of Connolly Drive. Although the speed limit on these sections of road has remained unchanged at 60 km/h, vehicle speeds have increased significantly. Administration considers that this is due to improvements to road geometry which have increased the speed at which motorists feel they can comfortably travel.

Based on the recent significant changes to traffic patterns on Connolly Drive, Administration wrote to MRWA on 27 September 2017, requesting a speed limit review on Connolly Drive between Neerabup Road and Lukin Drive to determine the appropriate speed limit. **Attachment 1** shows the area of Connolly Drive under consideration, along with a summary of changes to traffic volumes and vehicle speeds.

MRWA advised on 5 October 2017 that a speed zone assessment had been carried out and a speed limit change has been approved to implement a posted speed limit of 70km/h for the abovementioned section of Connolly Drive. MRWA base their assessment on a number of factors including, the function of the road, traffic volumes, other road users, adjacent roadside development (such as schools), the number and type of side junctions, the number of crossovers, reported crash data and the actual operating speed. No change to the current speed limit of 60 km/h is proposed for the two lane section of Connolly Drive, north of Lukin Drive.

The speed limit change requires formal endorsement from Council in order to be actioned by MRWA. As the supply, installation and maintenance of all road signage and linemarking is the responsibility of MRWA these works will be coordinated by MRWA within 4 weeks of the City advising MRWA of Council's endorsement.

Consultation

Though no formal consultation has been undertaken regarding the proposed speed limit change, the community has given feedback to the City via petition PT04-08/17, which contains 759 signatures. MRWA will also install 'New Speed Limit' warning sign on the road to advise motorists of the changed speed limit.

Comment

Research shows that road environment is the main factor in determining vehicle speeds. Motorists tend to drive at a speed which they feel is comfortable for the prevailing road conditions. Conversely, speed limit changes have a relatively small impact on actual vehicle speeds. In the case of Connolly Drive, traffic count data shows that motorists consider the

recently improved road environment to be suitable for vehicle speeds of 70 km/h. This is consistent with the existing portion of Connolly Drive, south of Neerabup Road which is constructed as a four lane dual carriageway operating with the speed limit of 70 km/h.

Administration agrees with the assessment carried out by MRWA and considers that the increase in speed limit is consistent with the function of Connolly Drive as a District Distributor Road and that the road has been constructed to a suitable standard to accommodate traffic travelling at 70 km/h.

The issue of pedestrian safety has been considered, particularly in relation to school crossings located between Neerabup Road and Hester Avenue. The change of speed limit is not expected to negatively impact on safety in these areas due to existing 40km/h school zones during school drop off and pick up times. Additionally, the number of vehicles using this section of Connolly Drive has more than halved following the opening of the Mitchell Freeway extension.

For the section of Connolly Drive between Hester Avenue and Lukin Drive, there has been 7% increase in vehicle volumes following the opening of the Mitchell Freeway extension. This increase is not expected to have a significant negative impact on pedestrian safety. In addition, the upgrade of this section of Connolly Drive from a two lane single carriageway to a four lane dual carriageway includes a pedestrian refuge in the median. Pedestrian refuge islands allow pedestrians to safely wait for a gap in the traffic and makes crossing the road easier by allowing them to cross in two stages and deal with one direction of traffic flow at a time.

Pedestrian volumes on this section of Connolly Drive are not high enough for MRWA to consider installation of traffic signals or a zebra crossing and the pedestrian refuge represents the safest available crossing. It is considered that the staged pedestrian crossings can continue to operate safely at the proposed speed limit of 70 km/h. It is considered that it is still early days for the traffic pattern to stabilise due to the modified road network and further reviews can be undertaken in future, as required.

Based on the assessment of Connolly Drive carried out by MRWA and further consideration of pedestrian issues by Administration, it is recommended that Council endorses the proposed change of speed limit on Connolly Drive from 60km/h to 70km/h between Neerabup Road and Lukin Drive. This change in speed limit represents an acceptable balance in reducing vehicle travel times while maintaining a safe road environment and is appropriate for a District Distributor A road such as Connolly Drive.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.5 *Connected and Accessible City*

3.5.1 *Deliver local transport infrastructure including roads, footpaths and cycle ways to improve accessibility”*

Risk Management Considerations

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

Policy Implications

Nil

Financial Implications

The installation of signage to reflect the new speed limit is the responsibility of MRWA. Hence there is no direct financial implication to the City.

Voting Requirements

Simple Majority

Recommendation

That Council:-

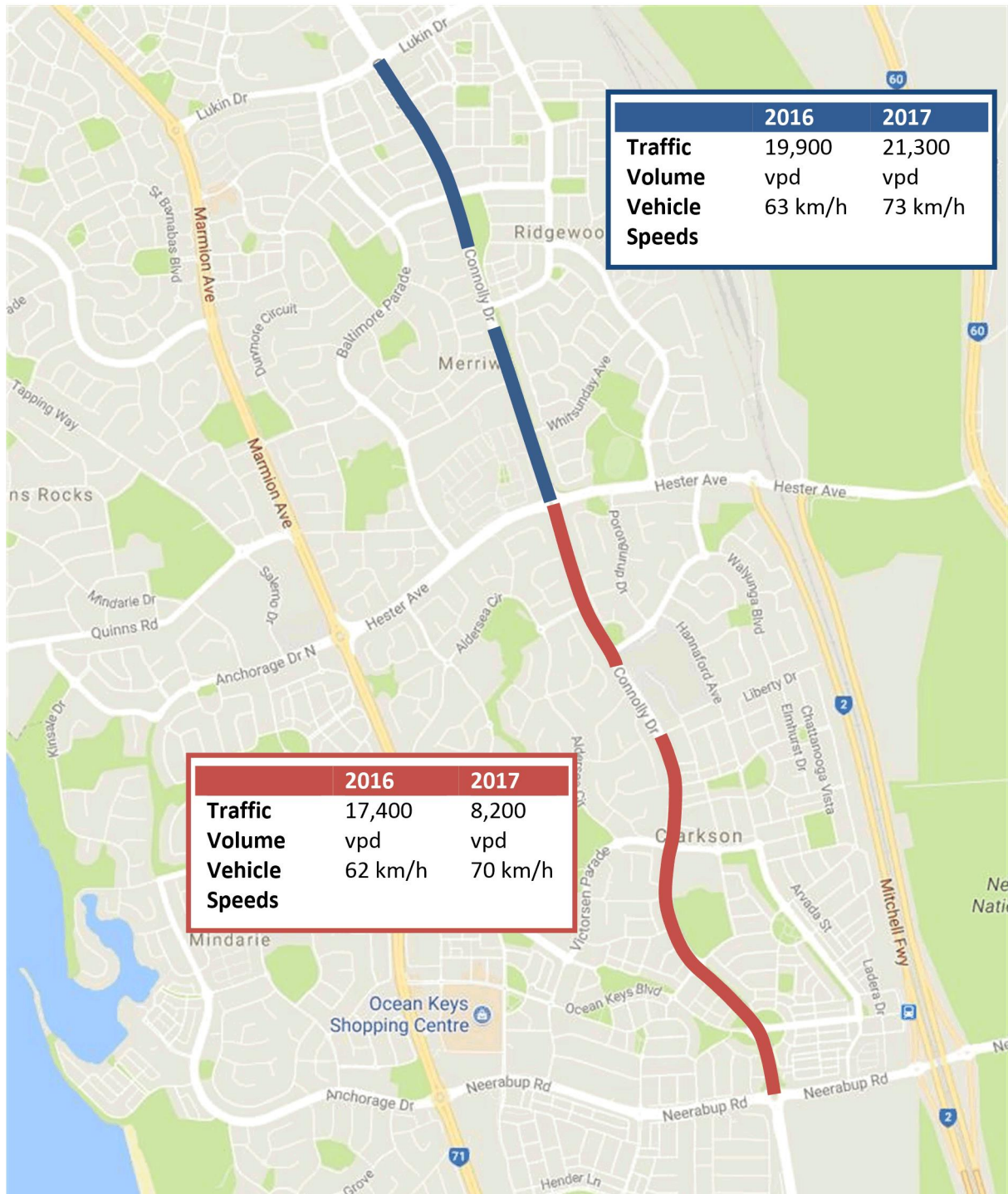
- 1. ENDORSES the speed limit change on Connolly between Neerabup Road and Lukin Drive as approved by Main Roads WA from 60km/h to 70km/h;**
- 2. REQUESTS Administration to advise Main Roads WA of Council's decision; and**
- 3. ADVISES the petition organizer of Council's decision.**

Attachments:

1 [!\[\]\(799877f5c2f906134441300079881630_img.jpg\) Connolly Drive Speed Limit Review - Location Map](#) 17/355833

CONNOLLY DRIVE – NEERABUP ROAD TO LUKIN DRIVE

TRAFFIC VOLUMES AND VEHICLE SPEEDS



Assets Maintenance

AS02-11/17 Nominations for the Department of Transport's Two Rocks Reference Group

File Ref:	1702 – 17/375158
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the nomination of Elected Members and Administration for membership and participation in the Department of Transport's Two Rocks Reference Group.

Background

Issues along the Two Rocks coastline adjacent to the Two Rocks Marina have been recently considered by Council as follows:

- IN02-07/15 – Two Rocks Coastal Management;
- AS04-10/16 – Sovereign Drive Two Rocks Beach Access; and
- AS01-04/17 – Two Rocks Beach Access Options Assessment.

The Two Rocks Coastal Management Study was completed in 2015 which recommended options to address the ongoing coastal erosion issues north of the Two Rocks Marina including managed retreat and staged construction of two rock armoured groynes. Since the completion of this study, the City has continued to regularly monitor this section of coast via photographic beach monitoring and beach surveys. The erosion issues north of the Two Rocks Marina, along with the seagrass wrack accumulation issues to the south of the marina, are a direct result of the marina construction and has resulted in a number of coastal management reports, as well as customer and Councillor enquiries over a twenty year period. On this basis the City has continued to request coastal management action from the State Government for this section of coastline.

Additionally, this section of coastline was identified as an area at risk of being impacted by coastal erosion and inundation in Part 1 of the City's Coastal Hazard Risk Management Adaptation Plan (CHRMAP Part 1) – Coastal Vulnerability Assessment, which was finalised in 2015. Administration is currently in the process of preparing Part 2 of the CHRMAP (CHRMAP Part 2) which involves the identification of adaptation measures for these vulnerable areas and the City's remaining coastline.

Furthermore, the ongoing erosion and severe storm induced erosion experienced in May 2016 resulted in damage to the existing beach access staircase on Sovereign Drive. Demolition and removal of the unsafe structure was undertaken in October 2016 following engineering assessments and significant community consultation. A Beach Access Options Assessment, including consultation with the Two Rocks Community, was presented to Council at its Ordinary Meeting in April 2017 (AS01-04/17) and one of the Council Resolutions was as follows:

That Council:

- 2 *REQUESTS the Mayor to seek an urgent meeting with the Minister for Transport and Attorney General to:*
 - a) *discuss the funding of the design and construction of the recommended beach access option given that the coastal erosion issues and subsequent loss of the previous staircase is a direct result of the construction of the Two Rocks Marina;*

- b) *seek early implementation of the long term coastal management measures as recommended in the "Two Rocks Coastal Management Study – March 2015" and/or re-design the Two Rocks Marina to address ongoing erosion issues; and*
- c) *discuss the need for State Government consultation with the Two Rocks Community regarding future coastal management and marina development plans, through the establishment of a Community Reference Group including City of Wanneroo members;*

Based on Council Resolution 2 (AS01-04/17) above, a meeting was held on 29 June 2017 between the Minister for Transport, Planning and Lands, Mayor Roberts, Chief Executive Officer and Director Assets. All parties were supportive of the establishment of a Reference Group to guide long-term planning and progress a vision for the redevelopment of the Two Rocks Marina, including consideration of seagrass wrack accumulation and coastal erosion issues adjacent to the marina.

This report considers the details relating to the establishment of a Reference Group by the Department of Transport (DoT) and nomination of Elected Members and Administration for membership and participation in this Group.

Detail

On 14 September 2017 the Minister for Transport, Planning and Lands announced a \$6 million upgrade of the Two Rocks Marina. As part of this announcement, the Minister also announced an opportunity for members of the community to register their interest to be involved in a Reference Group which will guide long-term planning and progress a vision for the redevelopment of the marina, including consideration of seagrass wrack accumulation and coastal erosion adjacent to the marina.

The Reference Group will play a key role in ensuring community and user group interests and concerns are identified and addressed in any long-term planning for marina redevelopment and/or coastal management.

A Community Information Session was held at the Phil Renkin Centre on 11 October 2017 in relation to the immediate \$6 million upgrade works. This was attended by DoT staff, City of Wanneroo Administration, coastal engineering consultants and 41 members of the public, including three North Coast Ward Councillors. A total of 15 expressions of interest for membership in the Reference Group were received at this Community Information Session including community members, business owners, Elected Members, and Sun City Yacht Club members.

The Terms of Reference for the Group are currently in the process of being finalised. DoT intends for the Terms of Reference to largely reflect that of the Quinns Beach Long Term Coastal Protection Community Reference Group and the City will be engaged for review and comment prior to finalising the Terms. The proposed Aims and Functions of the Group are as follows:

- To ensure the issues and concerns of the community are adequately understood and addressed;
- To represent the wider interests of the community;
- To act as a conduit to disseminate information and feedback to and from the wider community; and
- To provide input into the long term redevelopment of the marina.

Membership of the Group is proposed to consist of the Chair and approximately 12 persons comprising the following:

- DoT Manager Coastal Management;
- DoT Manager Maritime Planning;
- One North Coast Ward Councillor;
- One City Administration representative;
- Director North Coastal Planning at the Department of Planning; and
- Six - Eight representatives of the community/community groups.

All administration support for the Reference Group will be undertaken by the DoT.

A letter was received from the Department of Transport, dated 19 October 2017, which formally invited the City to participate in the Reference Group via the inclusion of Administration and Elected Members as members of the Group and Mayor Roberts as the Chair. Refer to **Attachment 1**.

A further meeting will be held in November 2017 between the DoT and City of Wanneroo Administration to discuss and finalise the details, membership and Terms of Reference for the Reference Group which as per the Department's advice are expected to be similar to the Terms of Reference used by the City for the *Quinns Beach Long Term Coastal Protection Community Reference Group* established by the City in 2014.

Consultation

The City is committed to ongoing consultation with the Two Rocks Community on all coastal matters as evidenced by recent community engagement associated with the Two Rocks Coastal Management Study, CHRMAP Part 1 Coastal Vulnerability Assessment, CHRMAP Part 2 Coastal Values Survey and consultation sessions and Two Rocks Beach Access.

The DoT is also committed to engaging with the marina stakeholders and the Two Rocks Community through the establishment of the proposed Reference Group and arrangement of Community Meetings such as the Information Session held on 11 October 2017, as described in the Detail Section above. Further Community Meetings will be held by the Department at key project stages associated with future marina development and coastal management works.

The establishment of a Reference Group will also assist with community consultation by providing a conduit to disseminate information and feedback to and from the wider community.

Comment

The establishment of a Reference Group by the DoT is expected to greatly assist with the understanding of the community preferences and concerns and will provide a means of disseminating information to the wider community in relation to the redevelopment of the Two Rocks Marina and coastal management issues/intentions.

This approach has worked very well with the Quinns Beach Long Term Coastal Protection Community Reference Group, which enabled community input into the development of long term coastal management options for the Quinns Rocks coastline.

Reference Group membership for Elected Members and Administration, as requested by the DoT, is recommended for the following reasons:

- it will enable the City to better understand the interests and concerns of the Two Rocks Community;
- it will ensure that the City remains included in future re-development plans and coastal management decisions for this important coastal location; and
- Any planned management options implemented in the Two Rocks Marina will have a direct impact on the current and future reviews of the City's CHRMAP assessments. This is important for the consideration of future potential adaptation options for this area and the information that is being communicated to the City's community.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

- “1 Society
 - 1.4 Connected Communities
 - 1.4.1 Connect communities through engagement and involvement ”
- “3 Environment (Natural)
 - 3.1 Resource Management
 - 3.1.1 Minimise impacts of climate change”

Risk Management Considerations

Risk Title	Risk Rating
ST-23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
CEO	Manage

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

Policy Implications

Nil

Financial Implications

Costs associated with the establishment and administration of the Reference Group will be the responsibility of the Department of Transport and costs associated with Administration attendance at Reference Group Meetings will be accommodated from within the City's Operating Budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **SUPPORTS** the establishment of a Reference Group which will guide long-term planning and progress a vision for the redevelopment of the Two Rocks Marina, including consideration of seagrass wrack accumulation and coastal erosion issues adjacent to the marina;
2. **ACCEPTS THE** Department of Transport's request for the nomination of Mayor Tracey Roberts as Chair of the Two Rocks Reference Group;
3. **NOMINATES** Cr, North Coast Ward Councillor as a member of the Two Rocks Reference Group; and
4. **NOMINATES** the Chief Executive Officer or his nominated delegate(s), as member(s) of the Two Rocks Reference Group.

Attachments:

1. [!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\)](#) Attachment 1 - Two Rocks Marina Future Development - Reference Group Invitation 17/369207



Government of **Western Australia**
Department of **Transport**
Coastal Infrastructure

Our ref: A9697134
Enquiries: James Holder

Daniel Simms
Chief Executive Officer
City of Wanneroo
23 Dundobar Road
Wanneroo WA 6065

Dear Daniel,

RE: Two Rocks Marina Future Development – Reference Group Invitation

On 14 September 2017 the Minister for Transport announced a \$6 million upgrade of the Two Rocks Marina. As part of this announcement, the Minister also announced an opportunity to register to be involved in a Reference Group which will guide long-term planning and progress a vision for the redevelopment of the marina, which will include consideration of seagrass wrack accumulation and beach erosion around the marina.

The Reference Group will play a key role in ensuring community and user group interests and concerns are identified and addressed. For this reason the Department of Transport (the Department) considers the involvement of the City of Wanneroo (the City) paramount to the success of the Reference Group and the delivery of actions leading from the Reference Group process.

We would like to invite the City to participate on this Reference Group with representation from the administrative staff and an Elected Member. Furthermore, we would like to invite the Mayor of the City to Chair the Reference Group.

Stakeholder Engagement

The Department is committed to engaging with the marina stakeholders and the community of Two Rocks. An information session has already been held at the Phil Renkin Recreation Centre on October 11th 2017 regarding the immediate \$6 million upgrade works, which was attended by 41 members of the public, including three current Ward Councillors.

The Department has committed to continuing to update the community regarding the project in addition to the Reference Group and project information will be maintained on the Department's website.

Reference Group Details

Although we will engage with the City before finalising the Terms of Reference (ToR), it is expected that the ToR would largely reflect the ToR being used for the *Quinns Beach Long Term Coastal Protection CRG* terms. The 'Aims and Functions' proposed are:

GPO Box C102 Perth Western Australia 6839
Telephone (08) 9435 7559 Email james.holder@transport.wa.gov.au
www.transport.wa.gov.au ABN 27 285 643 255

City of Wanneroo IM 26-10-2017

- To ensure the issues and concerns of the community are adequately understood and addressed;
- To represent the wider interests of the community;
- To act as a conduit to disseminate information and feedback to and from the wider community; and
- To provide input into the long term redevelopment of the marina.

Membership is proposed to consist of the Chair and approximately 12 persons comprising the following:

- DoT Manager Coastal Management
- DoT Manager Maritime Planning
- One Ward Councillor of the North Coastal Ward
- One City administration representative
- Director North Coastal Planning at the Department of Planning
- Six - Eight representatives of the community/community groups

Representation of business owners, landowners and general community will be a factor in the reference group selection. Administration support will be undertaken by the Department.

Summary

The Department looks forward to an ongoing relationship with the City and the opportunity to plan for a significant employment and activity node in the northern most part of the Metropolitan Region. We would like to arrange a meeting between the Department and the City as soon as is practical to discuss the finer details of the Reference Group and to update you on any project progress.

We look forward to speaking with you soon. Please do not hesitate to contact myself, James Holder, A/Director Maritime Planning to make an arrangement via email James.Holder@transport.wa.gov.au or phone 08 9435 7559.

Yours sincerely



James Holder
A/Director Maritime Planning
19 / 10 / 2017

AS03-11/17 Amendment of the Terms of Reference for the Quinns Beach Long Term Coastal Protection Community Reference Group

File Ref: 14888 – 17/377163
Responsible Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider an amendment of the Terms of Reference for the Quinns Beach Long Term Coastal Protection Community Reference Group.

Background

The Quinns Rocks coastline has been subject to ongoing erosion over many years. The City has actively managed these erosion issues since 1996 via coastal engineering investigations, data collection, construction of coastal protective structures and ongoing coastal inspections and maintenance. Implementation of additional coastal management measures are required to address these issues in the longer term and reduce the risk of damage to public and private assets, which prompted the need for the Quinns Beach Long Term Coastal Management Study.

The Quinns Beach Long Term Coastal Management Study commenced in September 2014 with the appointment of coastal engineering consultant, Cardno and was completed and received by Council at its meeting on 4 April 2017 (Item No. AS02-04/17).

The Quinns Beach Long Term Coastal Management Study has greatly increased the understanding of local sand transport along the Quinns Rocks coastline through the collection and analysis of local met-ocean data and the development of coastal numerical models. This technical investigation, along with a comprehensive community engagement programme, has enabled the selection of the most appropriate option to address the ongoing coastal erosion issues. The recommended option includes the extension of Groyne 2 (middle groyne) and Groyne 3 (northern groyne) and construction of a new groyne (Groyne 4). The extended and additional groynes will result in additional sand to be trapped within the coastal compartments created by the groynes as the sand moves along the coast, resulting in a wider beach and buffer against erosion events during winter storms. This option also allows the City to maintain the existing Quinns Beach carpark which will assist in meeting the future parking demands for this popular section of coast.

Coastal construction works will be staged over three years as follows:

- Construction Stage 1 (2017/18) – Construction of Groyne 4, Beach Re-nourishment (8,400 m³), Groyne 4 Beach Access Ramp and all associated works;
- Construction Stage 2 (2018/19) – Extension of Groyne 2 by 45m, Beach Re-nourishment (14,400 m³) and all associated works; and
- Construction Stage 3 (2019/20) – Extension of Groyne 3 by 15m, Beach Re-nourishment (10,800 m³) and all associated works.

The Quinns Beach Long Term Coastal Protection Community Reference Group was established by Council at its Ordinary Meeting in March 2014 (Item No. IN08-03/14) with the following Council Resolution:

That Council by an ABSOLUTE MAJORITY RESOLVES to ESTABLISH the "Quinns Beach Long Term Coastal Protection – Community Reference Group" based on the

Terms of Reference as detailed in Attachment 1 subject to the deletion of the words "within 2Km radius" and insertion of the words "within proximity" in Clause 2.2 of the Membership.

The Group has met for quarterly meetings or at key project milestones throughout the Quinns Beach Long Term Coastal Management Study to receive and discuss project updates and community views.

This report considers the amendment of the Terms of Reference for the Quinns Beach Long Term Coastal Protection Community Reference Group which will enable the Group to continue throughout the three year construction phase of the Quinns Beach Long Term Coastal Management Project.

Detail

The Quinns Beach Long Term Coastal Management Study involved a comprehensive community consultation programme including community meetings at key project stages and seeking of community feedback on coastal management option preferences. The Quinns Beach Long Term Coastal Protection Community Reference Group was instrumental in the success of this process by providing a conduit to the Quinns Rocks community, enabling the City to understand community concerns and values in relation to Quinns Beach.

The existing Terms of Reference for the Quinns Beach Long Term Coastal Protection Community Reference Group specifically states "development of long term options" and "detailed design". With the completion of the Quinns Beach Long Term Coastal Management Study, these two items have now been completed and amendment to the Terms of Reference is necessary to enable the Group to continue to function into the three year construction phase of the Project.

Amendments to the Terms of Reference are as follows:

	Existing Terms of Reference	Amended Terms of Reference
Role/Purpose	To have input into the development of long term options for Quinns Beach coastal protection.	To have input into the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.
Aims & Functions	<ul style="list-style-type: none"> • Receive information at the key stages of the development and detailed design of the options for Quinns Beach long term coastal protection. • To provide input in to the development of the long term options for Quinns Beach coastal protection. • To present community views to the Group. 	<ul style="list-style-type: none"> • To receive information at the key stages of the Quinns Beach Long Term Coastal Management Project. • To provide input in to the development and implementation of <i>long term coastal protection measures for the Quinns Rocks coastline.</i> • To present community views to the Group.
Membership	2.3 Membership shall be for a period of up to two years or until the detailed design is completed and terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.	2.3 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.

No further changes are required to the remaining Membership Clauses, Operating Procedures or Delegated Authority in the original Terms of Reference.

Refer to **Attachment 1** for the amended Terms of Reference.

Consultation

The City is committed to ongoing consultation with the Quinns Rocks Community on all coastal matters, specifically implementation of the recommended coastal protection measures from the Quinns Beach Long Term Coastal Management Study. This is evidenced by recent community engagement associated with the Quinns Beach Long Term Coastal Management Study and the Quinns Beach Coastal Protection Works in 2014.

The continuation of the Quinns Beach Long Term Coastal Protection Community Reference Group will assist with community consultation during the construction phase of the Quinns Beach Long Term Coastal Management Project by providing a conduit to disseminate information and feedback to and from the wider community.

Comment

The Quinns Beach Long Term Coastal Protection Community Reference Group has enabled community input into the development of long term coastal management options for the Quinns Rocks coastline. Continuation of this Community Reference Group into the construction phase of the Quinns Beach Long Term Coastal Management Project will greatly assist with understanding community concerns during the construction works, whilst continuing to enable the dissemination of information to the wider Quinns Rocks community.

Following Council's decision on the amended Terms of Reference, nominations for Community Representatives will be re-advertised and the next Group meeting will take place in November/December 2017 to provide an update on the Stage 1 Construction Works which are scheduled to commence in mid-November 2017.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

- “1 Society*
 - 1.4 Connected Communities*
 - 1.4.1 Connect communities through engagement and involvement ”*
- “3 Environment (Natural)*
 - 3.1 Resource Management*
 - 3.1.1 Minimise impacts of climate change”*

Risk Management Considerations

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

Risk Title	Risk Rating
ST-23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
CEO	Manage

Risk Title	Risk Rating
CO-022 Environmental Management	High
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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

Policy Implications

Nil

Financial Implications

The costs associated with meetings and administration of the Quinns Beach Long Term Coastal Protection Community Reference Group will be accommodated from within the City's Operating Budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- SUPPORTS** the continuation of the Quinns Beach Long Term Coastal Protection Community Reference Group into the construction phase of the Quinns Beach Long Term Coastal Management Project; and
- ACCEPTS** the amended Terms of Reference for the Quinns Beach Long Term Coastal Protection Community Reference Group.

Attachments:

1. [Attachment 1 - Amended Terms of Reference - Nov 2017 - Quinns Beach Coastal Management Community Reference Group](#)

17/377234



TERMS OF REFERENCE

Quinns Beach Long Term Coastal Protection – Community Reference Group

November 2017

Name:	Quinns Beach Long Term Coastal Protection – Community Reference Group
Role/Purpose:	<i>To have input into the development and implementation of long term coastal protection measures for the Quinns Rocks coastline.</i>
Aims & Functions:	<ul style="list-style-type: none"> • To receive information at the key stages of the Quinns Beach Long Term Coastal Management Project. • To provide input in to the development and implementation of <i>long term coastal protection measures for the Quinns Rocks coastline.</i> • To present community views to the Group.
Membership:	<p>2.1 The Group shall consist of the following representation:</p> <ul style="list-style-type: none"> • The Mayor • North Coast Ward Elected Members or their delegates; • Director Assets; • Manager Assets Maintenance; • Project Manager – Coastal Projects; • Representative from the Department of Transport; • A maximum of six representatives from the community/community groups. <p>2.2 The community representatives shall be:</p> <ul style="list-style-type: none"> • the residents or property owners within proximity from the Quinns Beach car park off Ocean Drive; • able to demonstrate an understanding of this significant project and willing to contribute; • able to demonstrate their community network through local community organisations. <p>2.3 Membership shall be for a period of up to two years terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.</p> <p>2.4 Group membership shall be appointed or removed by the Director Assets.</p> <p>2.5 Members must comply with the City's Code of Conduct.</p> <p>2.6 The Group has authority to second individuals from outside of the group, on a voluntary basis, for their expert advice.</p>
Operating procedures:	<p>3.1 Chairperson:</p> <ol style="list-style-type: none"> a) The members of a Group are to elect a Chairperson and deputy Chairperson from amongst themselves at the first meeting of the Group and in accordance with the Local Government Act 1995, Schedule 2.3, Division 1. (For transparency and accountability it is recommended that Council officers not be appointed to the position of Chairperson and deputy Chairperson.) b) The CEO or delegated nominee will attend the first meeting to conduct the election of the Chairperson or at a subsequent meeting

	<p>if a new Chairperson is to be elected.</p> <ul style="list-style-type: none"> c) The Chairperson will preside at all meetings. d) In the absence of the Chairperson, the Deputy Chairperson will assume the chair, and in his absence, a person is to be elected by the Group members present to assume the Chair. e) The Chairperson is responsible for the proper conduct of the Group. <p>3.2 Meetings:</p> <ul style="list-style-type: none"> a) The Group shall meet on a quarterly basis as a minimum. b) All meeting dates are to be provided in Councillors Clipboard and in the City of Wanneroo diary. c) A Notice of Meetings including an agenda will be circulated to the Group members (including deputy delegates) at least 72 hours prior to each meeting where possible. d) The Chairperson shall ensure that detailed minutes of all meetings are kept and shall, not later than five business days after each meeting, provide the Group members (including delegates) with a copy of such minutes. The minutes are to be available for public inspection. e) Copies of all minutes are to be forwarded electronically, through HPE Record Management System, the City's electronic record keeping system, to Governance for filing in the elected members' reading room. f) All agenda and minute documentation to be generated through Council's Infocouncil software reporting system. g) The Group outcome or recommendation will have effect if it is supported by general consensus of the meeting or through vote made by the simple majority. A Simple majority is the agreement of not less than half of the votes present at the meeting. h) In the event that a vote is taken, all endorsed members (or delegates attending in lieu of the endorsed Elected Members) of the Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail. <p>3.3 Quorum:</p> <p>The quorum for a meeting shall be at least 50% of the number of endorsed members.</p> <p>3.4 Administration:</p> <p>3.4.1 Administration Support</p> <p>Administration support for the group will be provided by the City of Wanneroo. That support person will be the Director Assets' Personal Assistant or her delegate as appointed from time to time.</p> <p>3.4.2 Items for Discussion:</p> <p>A Group member may request for an item for consideration at a meeting which is relevant to the purpose of the group. Such requests shall be made in writing to the Director Assets 7 days prior to the compilation of the Agenda for that meeting.</p>
Delegated Authority:	<ul style="list-style-type: none"> 4.1 The Group has no delegated power and has no authority to implement any agreed actions other than the dissemination of information to the Community. 4.2 The Group has no delegated authority to commit Council to the expenditure of monies. 4.3 Matters requiring Council consideration will be subject to separate specific reports to Council.

Community & Place

Cultural Development

CP01-11/17 Appointment of Community Representatives to Art Advisory Committee

File Ref:	1436 – 17/375748
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider the appointment of community representatives to the Art Advisory Committee.

Background

In accordance with Section 5.11 of the *Local Government Act 1995* (the Act), prior to 2017 Local Government Elections, the City has sought nominations from community representatives for those committees formally appointed under the Act, including the Art Advisory Committee.

Detail

The Terms of Reference for the Art Advisory Committee provides positions for a maximum of three community representatives, who must be art professionals based in the North Metropolitan Region.

Nominations have been received from Ms Suzanne Logue of Two Rocks, Mr William Dennis of Wanneroo and Mr Jeremy Blank of Mindarie.

Ms Suzanne Logue has been a community representative on the City's Art Advisory Committee for the past four years. She has a Bachelor in Visual and Performing Arts from the University of Western Sydney and is a local artist. Ms Logue has a comprehensive resume of achievements in the arts, including community arts, art teaching and public art involvement. She is currently a member of the Joondalup Gallery, Wanneroo Joondalup Art Society, Sun City Artists' Association and the North Coast Art Club.

Mr William Dennis has been a community representative on the City's Art Advisory Committee for the past two years and is a painter, ceramicist and sculptor. For the bulk of his professional life he has worked in the film and television industry in Great Britain and in Australia model making, sculpture making and set building. He is a former member of the arts lobby group Arts Voice and was on the board of Blender Gallery (now Joondalup Art Gallery). He is currently a member of the Wanneroo Joondalup Art Society. Mr Dennis regularly exhibits his artwork locally and was the winner of last year's Sculpture Award at the City of Wanneroo Art Awards.

Mr Jeremy Blank has been a community representative on the City's Art Advisory Committee for the past two years. He has a breadth of experience including lecturing at Central TAFE, Univeristy of WA, Edith Cowan University and Curtin University and establishing the North Gallery in Mindarie. Mr Blank is an artist in his own right as well as working as a curator. He was awarded the emerging curator Award by the Australia Council and Department of Culture and the Arts WA to the Venice Biennale in 2005.

Consultation

Nil

Comment

Ms Logue has been a previous member of the committee where she has demonstrated her knowledge and local perspective at committee meetings. Mr Dennis has a long career in the arts, in particular sculpture and painting, and his input as a community representative to the City's public art commissions would be valuable. Mr Blank is a painter and printmaking, who established Gallery North in Mindarie and has great expertise as a curator and a lecturer.

Statutory Compliance

Local Government Act 1995

Part 5 – Administration

Division 2 – Council Meetings, committees and their meetings and electors meetings

Subdivision 2 – Committees and their meetings

“5.10 Appointment of committee members

(1) A committee is to have as its members –

(a) persons appointed by the local government to be members of the committee.*

**Absolute majority required.”*

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community”

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council APPOINTS BY ABSOLUTE MAJORITY Ms Suzanne Logue, Mr William Dennis and Mr Jeremy Blank to the positions of Community Representatives on the City of Wanneroo Art Advisory Committee for a term ending at the next Local Government Election in October 2019.

Attachments: Nil

Community Facilities

CP02-11/17 Koondoola Peace Park - Community Engagement Outcomes and Concept Design

File Ref:	26995 – 17/357021
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	3
Previous Items:	CP01-06/17 - Appointment of Artist for the Koondoola Peace Park Public Artwork - Ordinary Council - 27 Jun 2017 6.00pm Peace Park - Koondoola Community Centre - Ordinary Council - 05 Apr 2016 7.00pm

Issue

To consider the proposed concept plan for the development of the Koondoola Peace Park, located at Koondoola Park, Koondoola.

Background

Koondoola Park (the Park) is located at 90 Koondoola Avenue, Koondoola and is an existing active reserve of approximately 5.25 hectares in size. The Park is classified as a neighbourhood sports park as per the City's Public Open Space Hierarchy (**Attachment 1**).

At its meeting held on 5 April 2016, Council considered report MN02-04/16 – Cr Domenic Zappa – Peace Park – Koondoola Community Centre, and resolved as follows:

That Council:-

1. *SUPPORTS the establishment of a Peace Park (War Memorial) in Koondoola Park in the vicinity of the newly constructed Koondoola Community Centre;*
2. *LISTS \$100,000 in 2016/2017 Draft Capital Works Program (Passive Park Development Sub-Program) on the basis of \$50,000 municipal funding and \$50,000 grant funding; and*
3. *AUTHORISES the Chief Executive Officer to apply for funding to partially fund this project.*

Consequently, a Project Working Group was established by Administration which includes the Mayor, South Ward Councillors, and representation from the Vietnamese Association of WA and the Wanneroo Sub-Branch of the RSL. The main focus of the Working Group has been to develop a concept design for the Peace Park, comprising of the following:

- A central public artwork;
- Paved area around the central public artwork, which creates a space for commemoration and personal reflection;
- Lighting to illuminate the artwork and surrounding landscaping; and
- Landscaping located within the existing irrigated turf area.

At its meeting held on 27 June 2016, Council considered report CP01-06/17 – Appointment of Artist for the Koondoola Peace Park Public Artwork and resolved as follows:

That Council:-

1. *APPROVES the commissioning of artist Medhi Rasulle's concept for the public artwork for the Koondoola Peace Park as outlined in Attachment 1.*

The artist's proposal has been included as **(Attachment 2)** to this report. As outlined within report CP01-06/17 the artists proposal was;

"... for a tall, free standing artwork that will be highly visible from the Koondoola Community Centre, the roadway and the pedestrian access. The sculpture will be 3.5 to 4 metres in height, 2.5 metres wide, 110 mm deep boxed section comprised of 3mm thick plates. It will be on a platform base with a large paved area around the artwork.

The sculpture has two tall boxed panels, one of coreten steel representing Australia and the other, aluminium representing Vietnam. These are offset to create an evolving artwork as you walk around it. There are two cut-outs of soldiers adjacent to each other as well as a cut-out showing a shape representing the Long Tan cross. There is a lotus flower on the top of the sculpture, which represents Vietnam and also symbolises that something good and beautiful can come out of the dissolution of war."

Detail

The proposed concept plan for the development of the balance of the Peace Park has been completed and has been included with **(Attachment 3)**. The concept plan provides for the following elements:

Element	Description
Sculpture	Central focus, providing a representative image of the Vietnam War aligned with April sunrise.
Seating	Brick seating to provide spaces for rest and reflection
Flagpoles (3)	To fly the Australian, Western Australian and Aboriginal Flags. Access provided to the back of the flag pole area.
Soft Landscaping	To support areas for contemplation and provide focal point for peace park.
Pathways	Connection to the adjacent community building and car parks.

The design philosophy supporting the concept for the Peace Park has been to focus on the development of a space that provides a place of reflection and commemoration for those residents and family members who undertook military service, and specifically served in the Vietnam War (both Australian and Vietnamese). The design is based upon the sculpture being the focal point, with the orientation of the Park making use of the adjacent playing field in the event of larger commemorative events.

The path network within the Peace Park is connected to the broader Koondoola Park path network (which is scheduled for construction in 2017/18) with the location of the Peace Park providing a high degree of visibility and therefore passive surveillance. A number of seating areas have been included to enable personal reflection and interaction, with the landscaping being designed with the intended purpose of the Peace Park in mind.

The draft concept plan incorporates water-wise design principles by using coloured concrete paths, additional native tree planting, while also providing a large area for gatherings by utilising the existing irrigated turf areas on the oval.

The draft concept plan allows for the development of the park in a single stage, within the current budget of \$198,931 in the 2017/18 financial year. The proposed programming of works will see construction be concluded by April 2018.

Consultation

The concept design was presented for a period of public comment between 3 August and 26 August 2017. This included a direct mail out to 415 residents within a 400m radius of Koondoola Park. The purpose of the mail out was to inform the residents of the project and included a letter and a copy of the concept plan (**Attachment 3**). A process of consultation was not undertaken by Administration as a result of Council's previous endorsement of the public artwork (report CP01-06/7).

As a result of the direct mail out a total of two responses were received. One response was very supportive of the project, providing the following comment:

We're certain it will become a very special place for local Army, Navy and Air Force Veterans of all nationalities living in the area, and with particular meaning for Australian and Vietnamese participants and families involved in the Vietnam War.

The second response was a request to include Aboriginal recognition within the memorial's artwork for the Peace Park. Within the memorial artwork there is not the intention to specifically recognise any individuals or group but simply recognise the Vietnam War and provide a place for reflection.

The City's Reconciliation Action Group is giving consideration to the request to provide Aboriginal recognition at Memorial Park in Wanneroo as an alternative.

Comment

The proposed concept plan for the Peace Park development is consistent with the intent of the project and will enable the objectives of the Peace Park to be met.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.4 Connected Communities

1.4.3 Build strong communities through the strength of cultural and heritage diversity”

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
CO-O20 Productive Communities	Moderate
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/Corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

The community consultation process was undertaken as per the City's Community Engagement Policy.

Financial Implications

The project is listed in the 2017/18 Capital Works Program under PR-4050: Design and Develop Passive Park Peace Park, Koondoola as follows:

Funding Source	Funding Year Commencing 2017/2018					
	Municipal	Grants	Contributions	Reserve	Loan	TOTALS
Year 1	\$194,931	\$4,000	\$0	\$0	\$0	\$198,931

The estimated cost for the implementation of the final concept plan is in the order of \$198,020 inclusive of contingencies, design and project management fees.

Administration is currently in the process of submitting a grant application to the RSL for a grant of \$4,000, which is the maximum available grant for the project.

Voting Requirements

Simple Majority

Recommendation



That Council:-

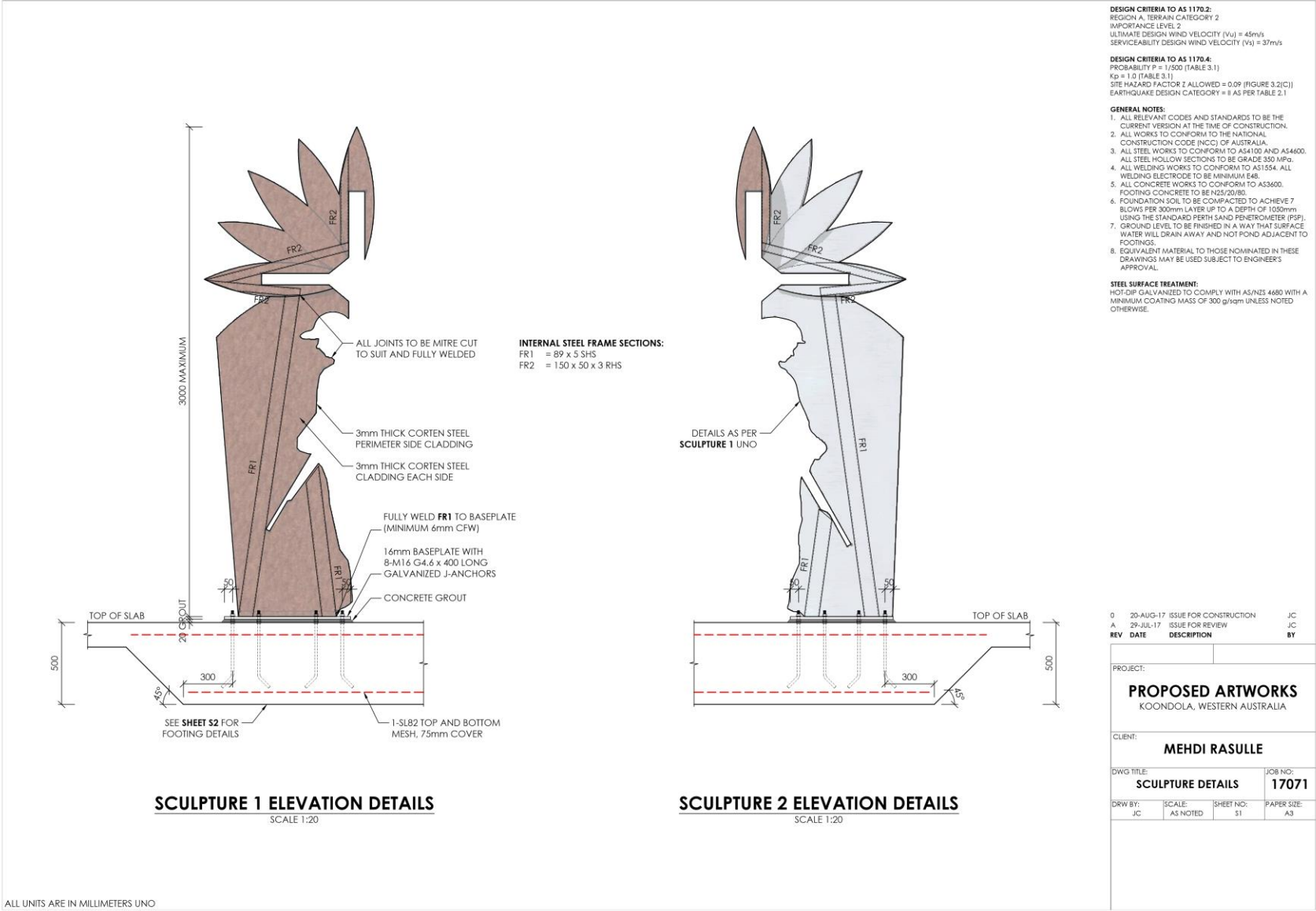
1. **ENDORSES** the Koondoola Peace Park Concept Plan as shown in Attachment 3 of this report;
2. **NOTES** that construction of the proposed development is scheduled to be completed by April 2018; and
3. **RECOGNISES** and **THANKS** the community for its involvement in the community consultation component of the project.

Attachments:

- | | |
|---|-------------------|
| 1. Koondoola Park - Location Plan | 17/356998 |
| 2. Koondoola Peace Park - Sculpture Detail | 17/364230 |
| 3. Community Consultation Letter - Peace Park August 2107 | 17/363989 Minuted |



	Koondoola Park - Location Plan	Date: 19/10/2017	
		Printed by Ireland, Ian	
	<p>© Landgate WA, Nearmaps, OpenStreetMaps contributors. While every care is taken to ensure the accuracy of this product, City of Wanneroo and the Local/State/Federal Government departments and Non-Government organisations whom supply datasets, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damage (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason. www.openstreetmap.org/copyright</p>	Scale = 1:3000	



File Ref: 17/247214
Your Ref:
Enquiries: Ian Ireland – 9405 5601

3 August 2017



Dear [REDACTED]

KOONDOOLA PARK – PEACE PARK

At the Ordinary Council Meeting 5 April 2017, Council adopted to establish a Peace Park within Koondoola Park. The Peace Park has been proposed as a place of reflection and commemoration for those residents and family members who undertook military service and specifically served in the Vietnam War, both Australians and Vietnamese.

The project has been managed through the Koondoola Peace Park Working Group, which includes City of Wanneroo Elected Members as well as representatives from the Vietnamese Association of WA and the Wanneroo RSL.

The plan overleaf is provided for your information. The Peace Park is designed to be suitable for individuals as well as small to medium events and larger community gatherings and consists of:

- A central public artwork.
- Paved area around the central memorial artwork, which creates a space for commemoration and personal reflection.
- Lighting to illuminate the artwork and surrounding landscaping.
- Landscaping located within the existing irrigated turf area.

The central public artwork is a memorial to Australian and Vietnamese service personnel who served in Vietnam depicted as two soldiers standing together. As well as being memorial the artwork also conveys the two cultures now standing side by side as modern day Australians.

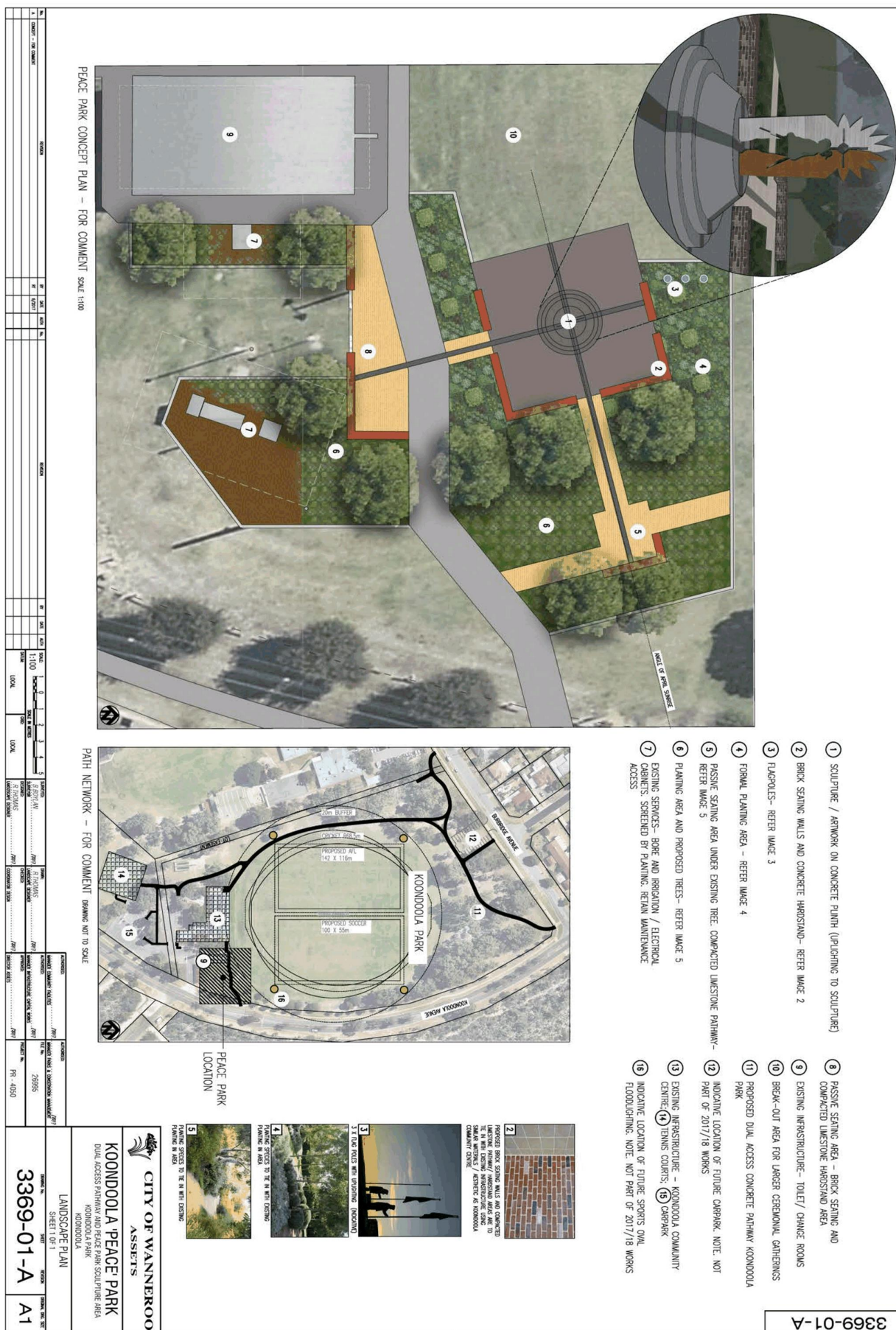
It is anticipated to have the project completed on the site by April 2018, if you have any comments on the project please feel free to provide them by email to leisure.planning@wanneroo.wa.gov.au by 21 August 2017.

We thank you for your interest in Peace Park and would welcome any feedback you may have on the concept plan.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Shane Spinks'.

Shane Spinks
MANAGER COMMUNITY FACILITIES



CP03-11/17 Kingsway Regional Sporting Complex - Netball Clubrooms - Concept Design

File Ref: 24879 – 17/353200
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 2

Issue

To consider the proposed concept design for the development of the Kingsway Regional Sporting Complex, Netball Clubrooms.

Background

The Kingsway Regional Sporting Complex (the Reserve) is located at 100 Kingsway, Madeley and is classified as a Regional Active Reserve (**Attachment 1**). The property type is Crown Land vested in the City of Wanneroo for the purposes of recreation.

The Kingsway Regional Sporting Complex Netball Clubrooms is a purpose built, club house and change room facility which was constructed circa 1974. Public toilet additions were constructed to the building in 1982, and in 2013 an additional storage room and Universal Access Toilet (UAT) was constructed to the east of the existing clubrooms. In 2016 an additional 6m x 3m transportable toilet block was installed to the west of the existing clubrooms to support the current level of use of the facility.

The Kingsway Regional Sporting Complex Netball Clubrooms is under a non-commercial lease agreement between the City and the Wanneroo Districts Netball Association (WDNA).

The building provides amenities to support the activities based on the 27 netball courts immediately in front of the building and the additional 30 netball courts located to the east of the facility. These additional 30 courts are also supported by a small changing and toilet facility located next to the eastern courts.

Netball competitions at the venue operate in two main seasons:

	Season Dates	Training	Competition
Winter Season	February - September	Mon-Fri - 4.00pm – 9.00pm	Saturday - 8.00am – 6.00pm
Spring Season	September - December	N/A	Wednesday - 4.30pm – 8.30pm

Participation in these competitions has shown a steady increase over the years, which is reflected in the number of teams participating in the WDNA competitions for the last three years, as summarised in the table below:

Season	2015	2016	2017
Winter	515	556	584
Spring	227	229	255
Total	742	785	839

Detail

The continued expansion of the WDNA competition at the Kingsway Regional Sporting Complex has seen the existing building struggle to support the operations of the WDNA. The existing building, although in reasonable condition, does not satisfactorily meeting the needs of WDNA. The key issues with the current facility include:

- The limited number of toilets and changeroom facilities;
- The standard and functionality of the kitchen area;
- The limited facilities available to support WDNA member club activities (i.e meetings etc); and
- Lack of facilities to support training for WDNA and member club official and coaches.

In early 2017 Administration engaged consultants Site Architecture (via Request For Quotation process) to undertake an audit of the existing facility and to develop concept options and cost estimates for the re-development of the existing facilities so that they meet the functional requirements of the WDNA. These requirements were as follows:

Administration Requirements

Element	Description
Manager's Office	9m ² - work space for WDNA Manager
Administration Office	15m ² - work space for WDNA administration team
Board Room	24m ² - meeting space for WDNA Board and regular Association meetings
Kitchenette	Facilities to support administration spaces
Meeting Room 1	15m ² - meeting space for member clubs and WDNA activities.
Meeting Room 2	15m ² - meeting space for member clubs and WDNA activities.
Unisex Toilet	Facilities to support administration spaces
Regional Office	15m ² - officer for West Coast Regional Netball; Association.
Server Room	3m ² - IT infrastructure space
Foyer/Entry	14m ² - circulation space.

Competition Requirements

Element	Description
Match Office	11m ² - office space for match day management of the competitions.
Umpires Office	11m ² - office space for umpire management on match days..
Equipment Store	8m ² - storage are for match day equipment
First Aid Room	41m ² - First Aid to support participants.
Changerooms x 2	2 x 31m ² - Unisex change facilities. Including 10 toilets cubicles
Toilets	55m ² - public access toilet facilities (16 ladies cubicles) including ambulant and UAT (5 gents cubicles)
Canteen including BBQ	48m ² - catering space to accommodate game day requirements.

Function Requirements

Element	Description
Multi-Purpose Room	144m ² - open room for large meetings, training seminars, fund raising events and activities.
Toilets	25m ² - male female and UAT to support mutli-purpose room
Cleaner store	4m ² - cleaners store to support overall facility

The consultants were required to prepare two costed preliminary concept options, both of which had to satisfy the functional requirements of WDNA, as outlined above. These two options were to explore a single storey facility and a two storey facility, the cost outcomes of which were as follows:

Option	Cost
Single Storey Option	\$2,600,000
Two Storey Option	\$3.800,000

On the basis of ability to meet administrative, competition and function requirements and value for money, the single storey concept design was further developed with the agreement and engagement of WDNA. The final concept plan is included as **(Attachment 2)**. The revised cost estimate for the final concept plan is estimated at \$2,788,100.

The key issues identified which have been resolved by the final concept plan **(Attachment 2)** as outlined below:

Issue	Concept Solution
The limited number of toilets and changeroom facilities.	Increase both toilet facilities and changeroom capacity in line with functional requirements of WDNA, which has seen a doubling of toilet facilities from 12 to 24.
The standard and functionality of the kitchen area.	Improve the functionality of the kitchen area and upgrade standards to meet current Heath requirements.
The limited facilities available to support WDNA member club activities (i.e meetings etc).	Provide additional meeting rooms (2 x meeting rooms, board room and additional office spaces) for member clubs to hold regular meetings to support the administration and management of the clubs within the WDNA competition.
Lack of facilities to support training for WDNA and member club official and coaches.	Provide spaces that allow for training of match officials, coaches and volunteers to support the operations of the sport.

The proposed facility is considered to be appropriate for a regional level active reserve, such as the Kingsway Regional Sporting Complex, and for the activities of the WDNA.

Project Schedule

The proposed timeframes for the WDNA Clubrooms is as follows, noting that an allowance has been made for the submission of a Community Sport and Recreation Facility Fund (CSRFF) Grant. This timeframe is subject to confirmation based on the detailed design and tender outcome.

Project Phase	Timeframe
Concept Design	August 17 - November 2017 (complete)
Detailed Design	December 2017 – June 2018
Grant Application Submission	September 2017
Advice from LGSCI – Grant	March 2018
Tender Advertising and Evaluation	February 2019- April 2019
Construction	April 2019 – February 2020
Practical Completion (Handover)	March 2020

Consultation

Consultation was undertaken directly with the Wanneroo Districts Netball Association Executive, initially to develop the Functional Brief based on the organisation's operational requirements and in review of the concept design options and refinement of the final concept design.

As the project continues to progress consultation will involve WDNA at key design stages to ensure the initial functional requirements are being maintained within the design.

Broader community engagement has not been undertaken on the basis that the proposed development sits within the Reserve and as such, will have minimal impact on the surrounding community.

Comment

The WDNA Clubrooms is a key facility in meeting the current and future needs of the Association and its member Clubs. As such, it is important that the facilities provided meet the overall needs of the key stakeholders and are provided in a manner consistent with those needs (current and future) and the City's facility provision standards. WDNA and Administration are of the view that the proposed WDNA Clubroom development (**Attachment 2**) will adequately meet these needs.

Statutory Compliance

Administration will be required to secure the necessary Development Approvals prior to the commencement of construction.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

"1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles"

Risk Management Considerations

Risk Title	Risk Rating
CO-001 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

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

Policy Implications

The project has undertaken consultation in line with the City's Engagement Policy and procurement has been undertaken in line with the City's Procurement Policy.

Financial Implications

The estimated cost for the project based on the final concept plan is \$2,788,100. The project is currently listed on the City's Long Term Financial Plan as follows, inclusive of grant amounts:

Year	Stage	\$
2017/18	Concept Design/Detailed Design	100,000
2018/19	Construction stage 1	1,000,000
2019/20	Construction Stage 2	1,600,000
	Total	2,700,000

The project has been awarded a funding contribution of \$500,000 from the State Government. This will be sourced as part of the stage 1 construction of the project. A CSRFF grant application for \$200,000 has also been submitted as a part of the 2018/19 funding round.

It is proposed that the revised project costs will be incorporated into the City's Budget process for 2018/19 to reflect the variation over the original order of magnitude costs of \$2,700,000 currently listed in the Long Term Financial Plan.

Voting Requirements

Simple Majority

Recommendation

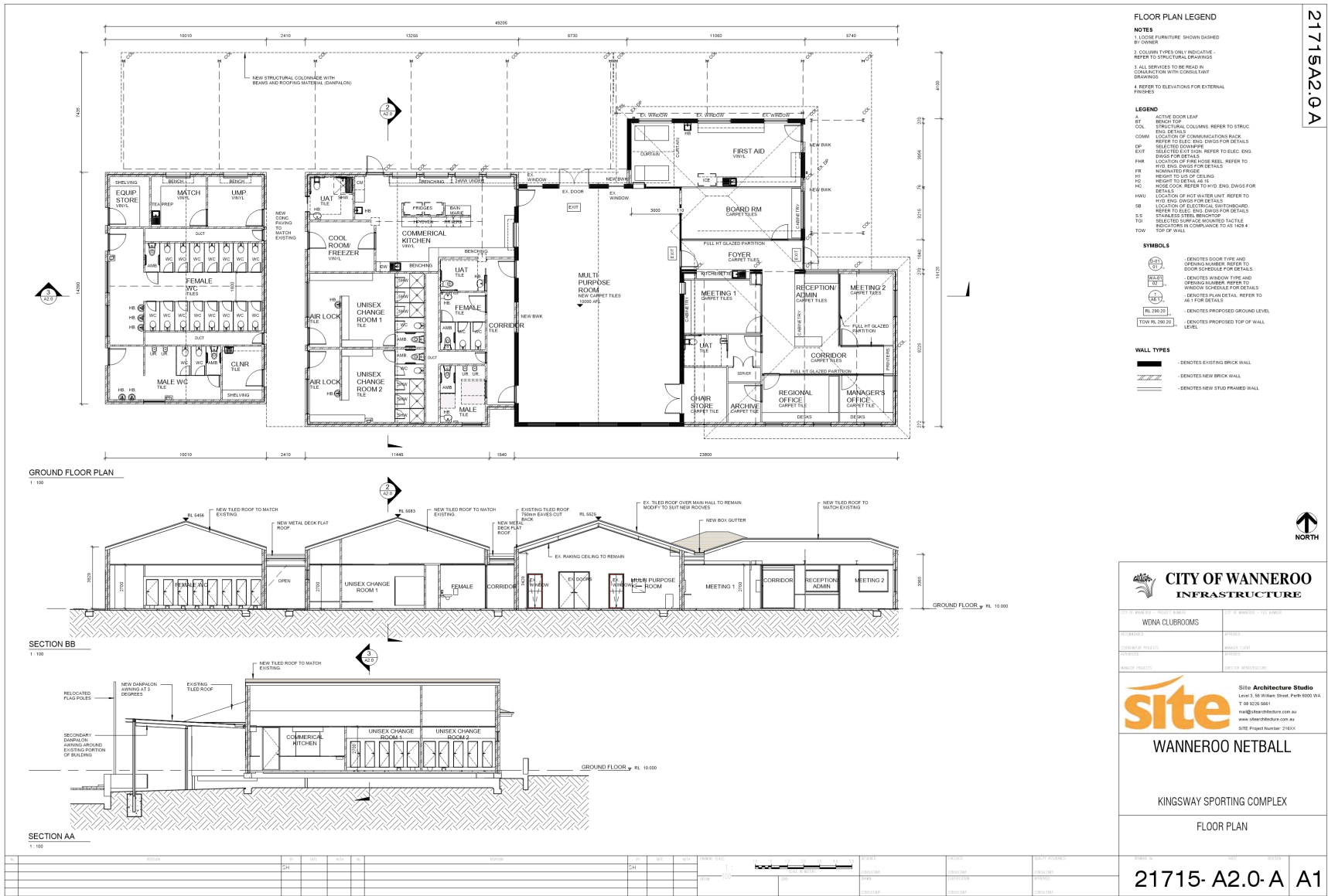
That Council:-

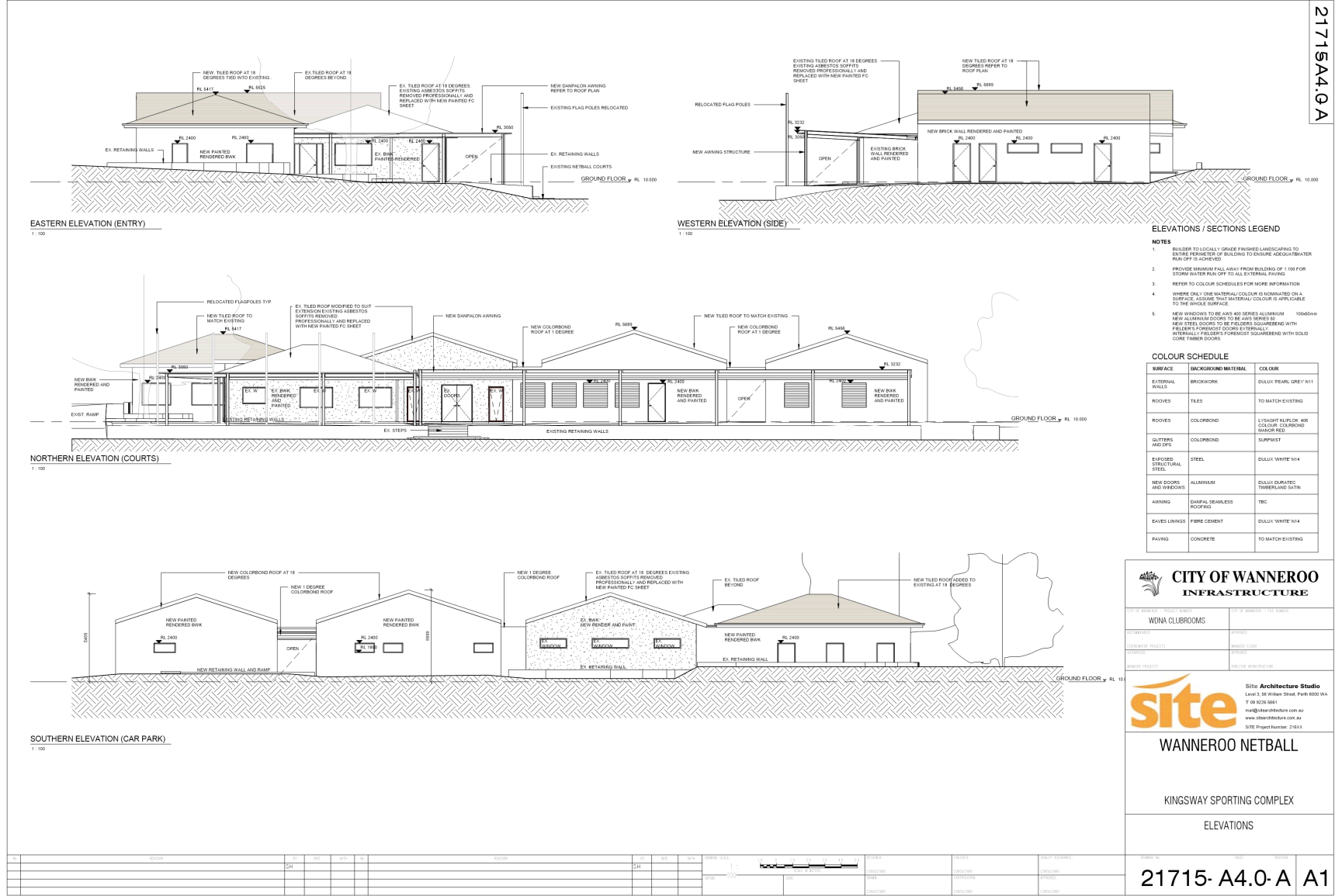
1. **ENDORSES** the Kingsway Regional Sporting Complex Netball Clubrooms Concept Plan as shown in Attachment 2 of this report;
2. **NOTES** the consideration of the budget adjustment within the 2018/19 Budget process to reflect the updated cost estimate of \$2,788,100;
3. **NOTES** that construction of the proposed development is estimated to commence in April 2019 and conclude in February 2020; and
4. **RECOGNISES** and **THANKS** the Wanneroo District Netball Association for its involvement in the development of the Kingsway Regional Sporting Complex Netball Clubrooms Concept Plan.

Attachments:

- 1 [↓](#). Kingsway Regional Sporting Complex - Netball Location 17/356725
- 2 [↓](#). Kingsway Regional Sporting Complex - Netball Clubrooms Final Concept 17/356686 Minuted











CP04-11/17 Moorhead Park - Outcome of Community Consultation and Concept Approval

File Ref: 24883 – 17/318754
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 5

Issue

To consider the proposed concept plan for the development of Moorhead Park, Koondoola.

Background

Moorhead Park (the Park) is an existing passive park located at 17F Moorhead Way, Koondoola (**Attachment 1**). There are no existing amenities on site and a GIS investigation indicates the following:

Item	Current Status
Park Size / Hierarchy	0.7ha / Neighbourhood Passive Park
Reserve / Lot No.	33505 / 9336
Property Type	Public recreation
Ownership	Crown Land – City of Wanneroo managed
Aboriginal Sites	None listed on GIS
Water Restrictions	No bore on site. Park sits within the Whitfords groundwater sub-area which is currently over allocated by the Department of Water
Bush Forever	None listed on GIS

Other existing public open spaces within a walkable catchment of the Park (400m - 800m or 5-10 minute walk) include:

Park	Location	Use
Butterworth Park	41 Butterworth Avenue, Koondoola. 290m away.	Active reserve (soccer), rubber softfall combination unit, 2 x hard courts, 6 x fitness equipment and BBQ.
Koondoola Park	90 Koondoola Avenue, Koondoola. 570m away.	Active reserve (AFL, Cricket), sand softball combination unit and swings.
Rendell Park	11 Rendell Way, Koondoola. 840m away	Passive park upgraded in 2015/16 with racing/road rules theme.

Detail

The proposed concept design is included within (**Attachment 2**) and includes the following elements:

- Double flying fox (bark softfall);
- Standard swing and basket swing (sand softfall);
- Junior and Senior climbing units (sand softfall);
- Shade sails;

- Picnic shelter and seating; and
- Bins and path network.

The design philosophy supporting the concept for the Park has been to focus on the development of a space that promotes a healthy, outdoor activity space for young children and youth.

A number of seating areas have been included to encourage intergenerational interaction and supervision of activities, in particular those involving young children. Safety is provided by developing the central area only, which is open to view from the neighbourhood, and also by an enclosing path to the integrated play area. The concept has been developed within the existing clear area and the addition of trees and planting will enhance this space.

It is recognised that nearby public open spaces already offer a traditional turf kick about/play space and as a result of the already over allocated groundwater supply in the area, Moorhead Park has been kept as a “dry-park” without irrigation. The design focusses on adventure themed climbing equipment, incorporating the natural slope of the park and in keeping with the existing bush surrounds. The trees have been retained and incorporated into the design where possible to provide natural shade.

The draft concept plan allows for the development of the park in a single stage, within the current budget of \$275,750 in the 2017/18 financial year. The proposed programming of works will see construction commence in March 2018 and conclude in April 2018, noting that the project schedule will be subject to further refinement as the project progresses and more detailed planning undertaken.

Consultation

The consultation process has been undertaken as per the City’s Community Engagement Policy. The community consultation period was conducted between 20 September and 13 October 2017 and included the following consultation strategy:

- Distribution of an information letter and concept plan (**Attachment 3**) with reference to the online survey (**Attachment 4**) to 478 residents and landowners within 400m from the Park, requesting that they view the concept plan and provide any feedback;
- Community consultation site meeting held on 4 October 2017 to allow interested members of the public to view and discuss the concept plan with relevant Elected Members and City Officers; and
- Inclusion on the concept plan and link to online survey on the City’s website.

Public Comment Outcomes

At the close of the consultation period, Administration received 14 responses, being a return rate of approximately 3%. There were 8 submissions that supported the proposed concept plan (57%) and 6 that did not want the park developed (43%).

The respondents who did not support the plan felt that any development would increase the level of antisocial behaviour at Moorhead Park.

A list of all the comments can be found in (**Attachment 5**) with a summary provided below:

- Add solar lighting around the picnic table to reduce antisocial behaviour;
- Irrigate the park to prevent it turning to sand;

- Install barbeque facilities and a toilet;
- Bollards to prevent off road motorcycles using the park as an illegal thoroughfare;
- Seating to be under shelter;
- Relocate the development to Butterworth Park; and
- It would be nice to see the park regularly maintained to improve cleanliness.

Onsite Community Consultation

Elected Members and officers attended an onsite meeting on Wednesday 4 October 2017 to present the design to interested residents. Those in attendance at the meeting raised a number of concerns regarding the proposed development. A summary of these concerns are included below:

- It would increase anti-social behaviour and noise at the park;
- The double flying fox was too close to resident boundaries; and
- Bollards / fencing needs to be installed in the two western corners near the cul-de-sac entries to prevent motorcycles using the park as a thoroughfare.

Comment

In considering the responses noted above, the following advice is provided:

Comment	Response
Add solar lighting around the picnic table to reduce antisocial behaviour;	Moorhead Park is a local park and under Local Planning Policy 4.3 Public Open Space, - Lighting would be an over provision of amenity.
Irrigate the park to prevent it turning to sand;	Moorhead Park sits within the Whitfords groundwater sub-area which is currently over allocated by the Department of Water. As a result there is no water available to provide irrigated turf.
Install barbeque facilities and a toilet;	Moorhead Park is a local park and under Local Planning Policy 4.3 Public Open Space, - a BBQ would be an over provision of amenity. The cost of installing a BBQ (inclusive of power connection costs) is estimated at \$40,000. This cost has not been allowed for within the project budget or the Long Term Financial Plan.
Bollards to prevent off road motorcycles using the park	Incorporation of bollards and gates to be considered as part of the park design.
Seating to be under shelter	Bench seating to be relocated under natural shade, proposed shelter has seating incorporated.
Relocate the development to Butterworth Park	Development of Moorhead Park will result increased levels of activation and more positive use of the park by children and families. Centralising development within one park would reduce the level of amenity for residents in this area.
Park regularly maintained to improve cleanliness	The level of maintenance will increase to the City's standard of one every 3 weeks with the inclusion of play equipment.
Will increase anti-social behaviour and noise at the park	Improved design elements have been included to control access. In addition Administration is seeking greater engagement from local Police.

The double flying fox was too close to resident boundaries	Investigate relocation of Flying Fox to provide better separation from property boundaries.
Bollards / fencing needs to be installed	Incorporation of bollards and gates to be considered as part of the park design.

As noted within the report, the consultation survey resulted in a very low response rate, with respondents divided evenly in their support for the proposed development. There were a number of concerns raised by residents relating to existing anti-social behaviour issues at Moorhead Park, and a perception that new development at the site would invite increased anti-social behaviour to the area. One of the main concerns raised was related to young people riding motorcycles through the park, creating loud noise and a hazard for nearby residents.

Notwithstanding the concerns expressed by residents, Administration is of the view that the development of Moorhead Park will result increased levels of activation and more positive use of the park by children and families during the day which, will assist in deterring anti-social behaviour at the park.

To further assist with the issues relating to anti-social behaviour, Administration will consult with local Police to see if there is scope for increased patrols in the area to discourage anti-social behaviour and will also proactively engage with young people in the area through the City's Youth Services.

Statutory Compliance

The City will be required to secure the necessary Development Approvals prior to the commencement of construction.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

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

Policy Implications

The City's Local Planning Policy 4.3 Public Open Spaces was used as the guiding framework for the development of the draft concept plan. The community consultation process was undertaken as per the City's Community Engagement Policy.

Financial Implications

The project is listed in the 2017/18 Capital Works Program under PR-2684: Design and Develop Passive Park Moorhead Park, Koondoola:

Funding Source	Funding Year Commencing 2017/2018					
	Municipal	Grants	Contributions	Reserve	Loan	TOTALS
Year 1	\$25,750	\$0	\$0	\$250,000	\$0	\$275,750

Voting Requirements

Simple Majority

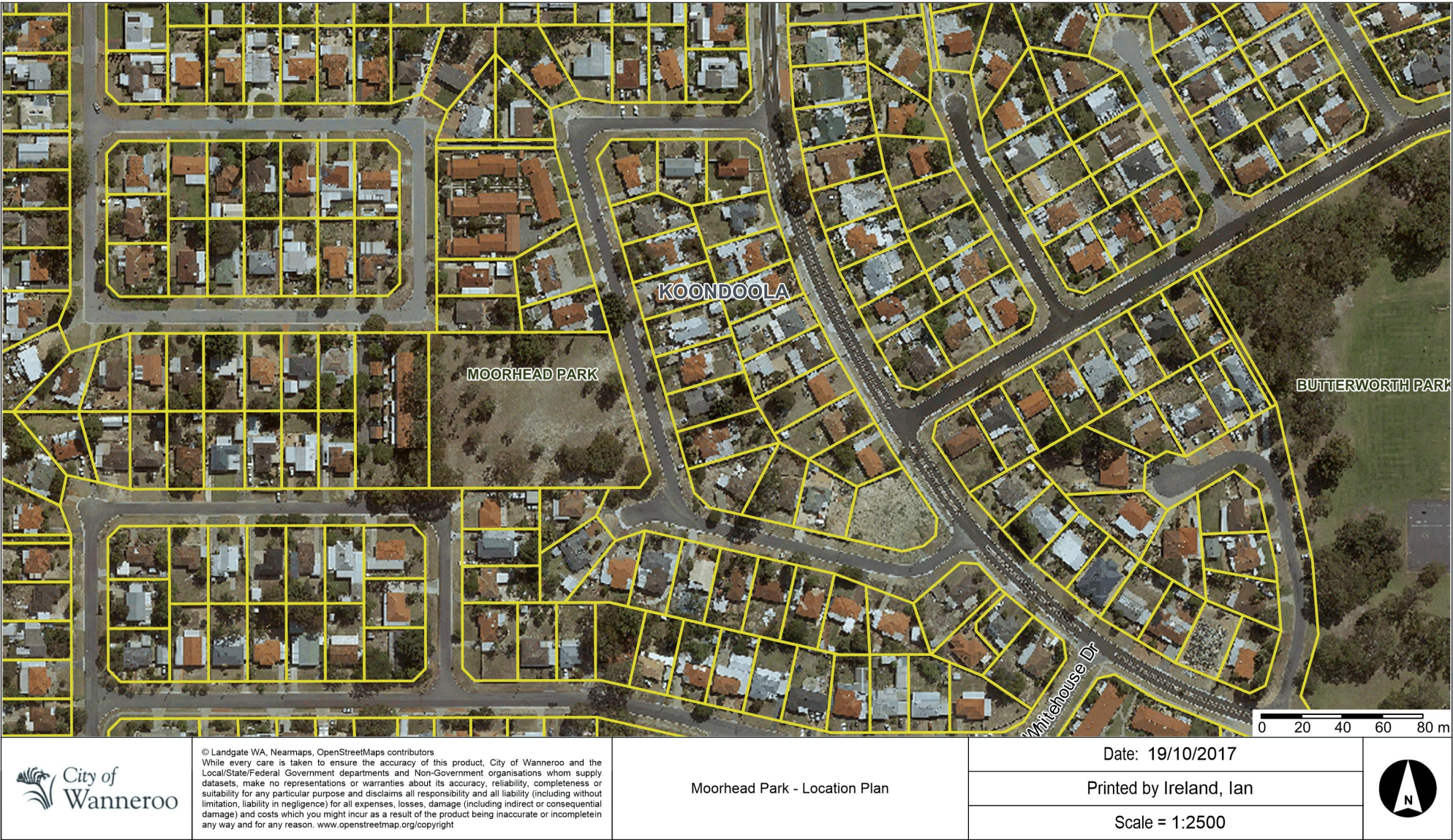
Recommendation

That Council:-

1. **ENDORSES** the Moorhead Park Concept Plan as shown in Attachment 2 of this report;
2. **NOTES** that construction of the proposed development is estimated to commence by March 2018 and will be concluded in April 2018; and
3. **RECOGNISES** and **THANKS** the community for its involvement in the community consultation component of the project.

Attachments:

1. [Moorhead Park - Location Plan](#) 17/356885
2. [Moorhead Park Concept](#) 17/356520 *Minuted*
3. [Moorhead Park Consult - Letter to residents](#) 17/356501
4. [Moorhead Park Consult - Survey](#) 17/320120
5. [Moorhead Park Consult - Survey Results](#) 17/356837





MOORHEAD PARK CLIMBING



1. K623 PICNIC SHELTER



2. SWING SET



3. GYROSWIM



4. FLYING FOX DOUBLE WITH PLATFORMS



5. KDT1060 CLIMBING SET




6. ICDT0120-CLIMBING SET



7 CHAPMAN

[illegible]

	CITY OF WANNEROC ASSETS			
	MOORHEAD PARK CONCEPT PLAN MOORHEAD WAY KODONOSOLA SITE PLAN SHEET 1			
DRAWING NO.	SHEET	REVISION	DRAWING DATE	
			A1	

File Ref: (24883) 17/315596
Your Ref:
Enquiries: Nerisa Finau, 9405 5339

20 September 2017



Dear Sir/Madam

MOORHEAD PARK, KOONDOOLA

As part of the 2017/18 Capital Works Program the City of Wanneroo is undertaking upgrades at Moorhead Park, Koondoola.

The City is currently seeking feedback on the proposed concept plan which is provided on the underside of this letter and includes:

- Double flying fox
- Swings
- Junior and Senior climbing sets
- Shade sails
- Picnic shelter, seating, bins and path network.

As a result of the already over allocated groundwater supply in the area, Moorhead Park has been kept as a un-irrigated "dry-park" that focusses on adventure themed climbing equipment and in keeping with the natural bush surrounds. It is recognised that Butterworth Park is within 400m to the east and offers the traditional turf kick about/play areas.

To view larger plans and provide feedback please complete the online survey–<https://www.surveymonkey.com/r/MoorheadPark>, which is available from 20 September and 18 October 2017.

A community sausage sizzle will be held on site at 5.00pm on Wednesday 4 October. This event will allow interested community members opportunity to view the concept plans onsite and make comment to Elected Members and City Officer's directly.

If you have any questions or would like a hard copy of the plans and survey sent to you please contact leisure.planning@wanneroo.wa.gov.au or 9405 5339.

We thank you for your interest in this project and welcome any feedback you may have.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Ireland'.

Ian Ireland
COORDINATOR COMMUNITY FACILITIES PLANNING



City of
Wanneroo

Moorhead Park Development

As part of the 2017/18 Capital Works Program the City of Wanneroo is undertaking upgrades at Moorhead Park, Koondoola.

The proposed concept plan is currently out for community consultation until 13 October 2017. It would be appreciated if you could provide any feedback through this short survey.

Pending the outcomes of the community consultation, construction is anticipated to commence early 2018.

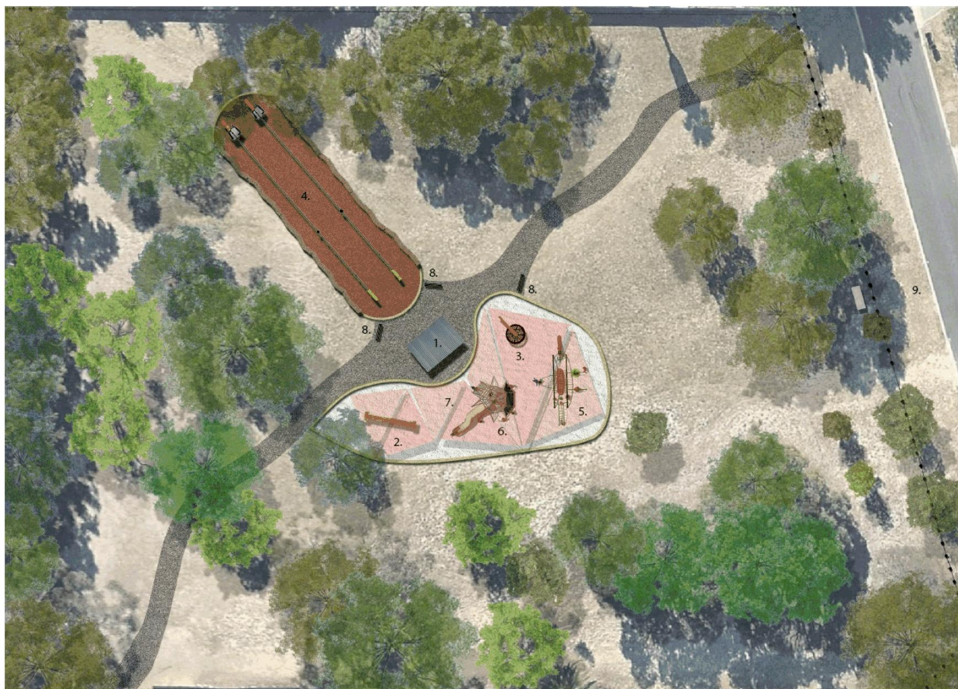
Thank you for your interest in the Moorhead Park development.



City of
Wanneroo

Moorhead Park Development

Concept Plan

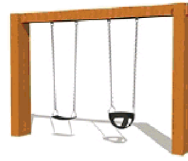


1. Picnic Shelter and table



1. K623 PICNIC SHELTER AND TABLE

2. Swing



2. SWING SET

3. Basket Swing



3. GYRO SWING

4. Double Flying Fox



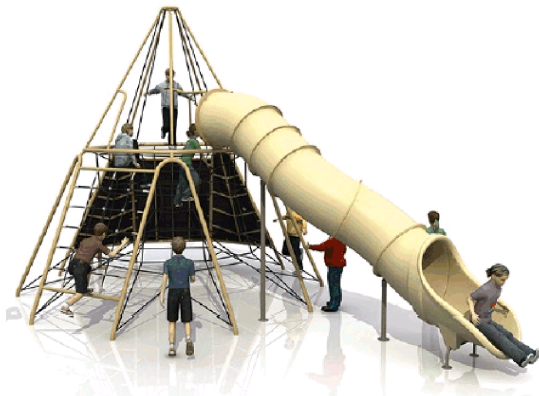
4. FLYING FOX DOUBLE WITH PLATFORMS

5. Junior climbing set



5. KDT1060 CLIMBING SET

6. Senior climbing set



6. KDT0190 CLIMBING SET

7. Shadesail



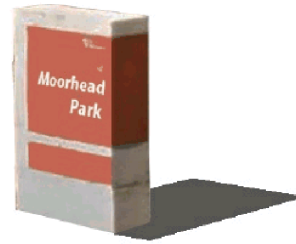
7. SHADESAIL

8. Bench



8. BENCH SEATING

9. Signage



9. PARK SIGNAGE

City of
Wanneroo

Moorhead Park Development

1. Do you support the development of Moorhead Park in Koondoola?☐ Yes☐ No

Please tell us why

2. Please rank the following items in order of most important to you

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<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> </div> </div> <div> <div></div> <div></div> </div>	Swing
<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> </div> </div> <div> <div></div> <div></div> </div>	Basket swing
<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> </div> </div> <div> <div></div> <div></div> </div>	Double flying fox
<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> </div> </div> <div> <div></div> <div></div> </div>	Junior climbing set
<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> </div> </div> <div> <div></div> <div></div> </div>	Senior climbing set
<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> </div> </div> <div> <div></div> <div></div> </div>	Bench seating

3. Are you a City of Wanneroo Resident?☐ Yes☐ No

4. Do you currently visit Moorhead Park?

- ☐ Yes
☐ No

5. Would the proposed development increase your likelihood of visiting Moorhead Park?

- ☐ Yes
☐ No
☐ Unsure



City of
Wanneroo

Moorhead Park Development

6. Do you have any comments or suggestions about the concept design of Moorhead Park?



City of
Wanneroo

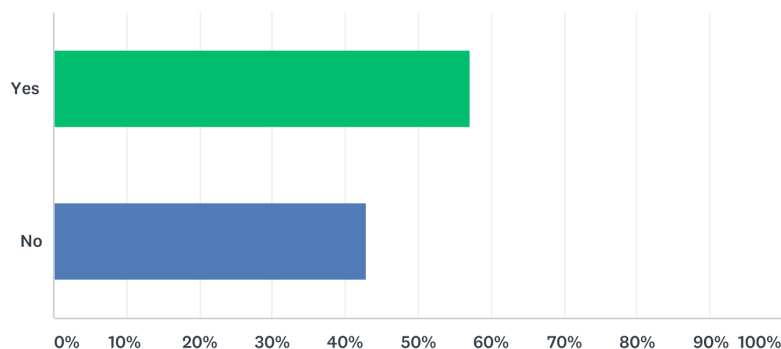
Moorhead Park Development

Thank you for participating in this survey. If you would like any further information please contact
leisure.planning@wanneroo.wa.gov.au

Moorhead Park Development

Q1 Do you support the development of Moorhead Park in Koondoola?

Answered: 14 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	57.14%	8
No	42.86%	6
TOTAL		14

Comments:

1. Partially. I think that there is benefit in adding shelters and exercise/ play apparatus etc. to some open spaces to make them more functional. I do believe that a riding small pump track could be integrated around the park so that kids or adults can ride. This could be a paved surface like the one at Kingsley (Barrisdale drive). If the track is just a simple loop or figure of 8 it could be integrated well. I am happy to discuss a design further.
2. It will help to improve the appeal of the area and hopefully give the younger population better alternatives to playing in the street
3. This area does need significant improvements and this capital works program will be a great start. It will provide an activity area for child development.
4. We have our grandchildren at our home on a regular basis and it would be nice to have a playground close to home.
5. Will not discourage poor behaviour in this open space We already have three playgrounds in Koondoola It would be better suited to be built at Butterworth Reserve as there are already facilities available lighting, toilets when opened, a barbeque etc.. Inclosing this area with fencing that cannot be breached either by human effort or motorbikes and making it a off lead dog exercise area would be more cost effective an a better use of this space.
6. Because it's just going to get trashed straight away and I don't want my sister to step on needles or glass.
7. I've lived here for 3 years and my husband for 20 years. Whilst I'm all in favour of prettying up the neighbourhood, I'm worried about the youths that the park will attract. I'm already unable to venture across the park without company because of the hoons on motorbikes racing across it.
8. It is a small place. It is going to increase the noise and safety issues are going to rise. This is the huge question for the disabled tenant. The parking of lots of cars is going to be another issue.
9. There are many young kids living in Moorhead Way aged 2 - 12 years and it would be great for them to have somewhere to play within coo-ee.
10. Because I'm not moving anytime soon and have both a 3 yr old and a 5 yr old.

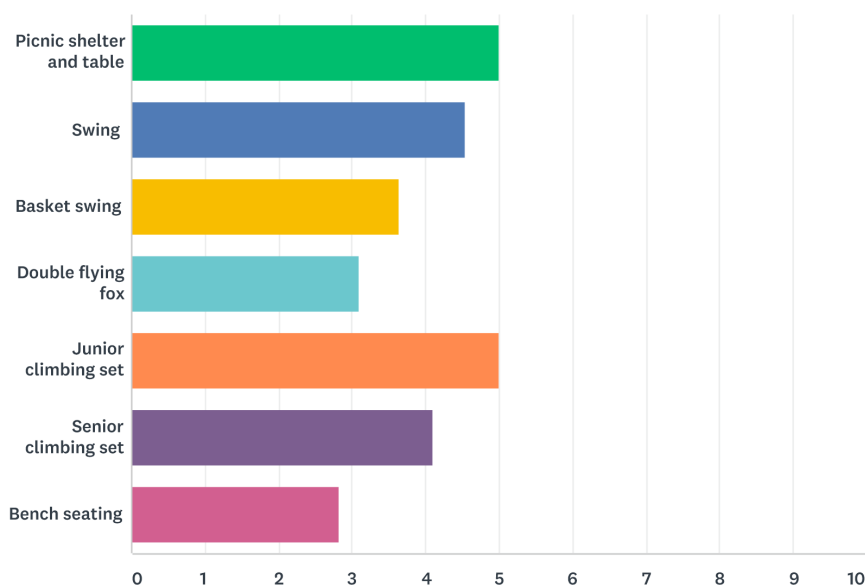
11. I would gladly support it if I could be guaranteed that the park would be kept in a well maintained condition and that the flying fox could be placed in a different position and not so close to my boundary fence.

12. As I live in Townhouse Number 1 and our units abut straight onto Moorhead Park that is when we go out our front gate we step straight onto Moorhead Park. This park has regular problems with youths throwing rocks at windows my bedroom faces the Park and my bedroom window has been smashed with rocks on 3 occasions and had eggs thrown through when windows open in summer. 2 scrub fires lit that required the fire brigade to put out burnt up to 3 unit front fences. The park is used by off road motor bikes regularly also used to take short cuts through on their motor bikes. I fear that the play equipment especially the flying fox will attract youths who cause problems and I worry about the noise factor as our living area's of our units front the park side. I am very nervous at night especially in the warmer weather as groups congregate at all hours of the night. Because my home was robbed and trashed where the intruders kicked in a steel plate glass by my front door they came over the fence Moorhead Park side only way into my property. I have had roller shutters put on my windows for security and for me to feel safer. I certainly do not want anything done as an upgrade to this park as it will impact on my life in a negative way also for other townhouse owners.

13. I believe as the area is a bit rough and doesn't facilitate many social areas within the suburb conducting things like this should clean up the area allowing for more people to go outdoors and enjoy the neighborhood surrounds. Now that the rezoning has taken place, in order for land owners to want to develop in this area such as myself, we need more of this type or works completed. This will bring more investors into the area and open up the potential for well priced property and rentals for other people.

Q2 Please rank the following items in order of most important to you

Answered: 12 Skipped: 2



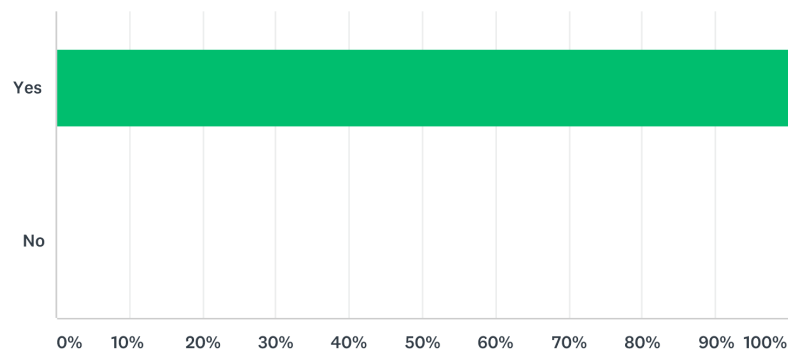
	1	2	3	4	5	6	7	TOTAL	SCORE
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Moorhead Park Development

Picnic shelter and table	50.00% 6	0.00% 0	8.33% 1	8.33% 1	16.67% 2	8.33% 1	8.33% 1	12	5.00
Swing	9.09% 1	27.27% 3	18.18% 2	18.18% 2	9.09% 1	18.18% 2	0.00% 0	11	4.55
Basket swing	0.00% 0	9.09% 1	27.27% 3	18.18% 2	18.18% 2	18.18% 2	9.09% 1	11	3.64
Double flying fox	18.18% 2	0.00% 0	0.00% 0	18.18% 2	18.18% 2	9.09% 1	36.36% 4	11	3.09
Junior climbing set	27.27% 3	18.18% 2	9.09% 1	18.18% 2	27.27% 3	0.00% 0	0.00% 0	11	5.00
Senior climbing set	0.00% 0	27.27% 3	27.27% 3	9.09% 1	0.00% 0	36.36% 4	0.00% 0	11	4.09
Bench seating	0.00% 0	18.18% 2	9.09% 1	9.09% 1	9.09% 1	9.09% 1	45.45% 5	11	2.82

Q3 Are you a City of Wanneroo Resident?

Answered: 14 Skipped: 0

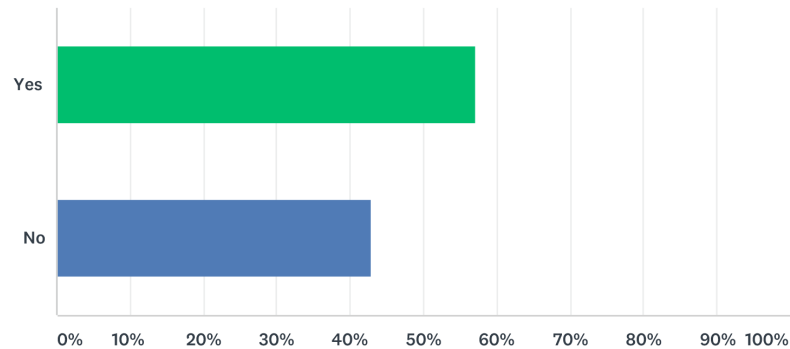


ANSWER CHOICES	RESPONSES
Yes	100.00% 14
No	0.00% 0
TOTAL	14

Q4 Do you currently visit Moorhead Park?

Answered: 14 Skipped: 0

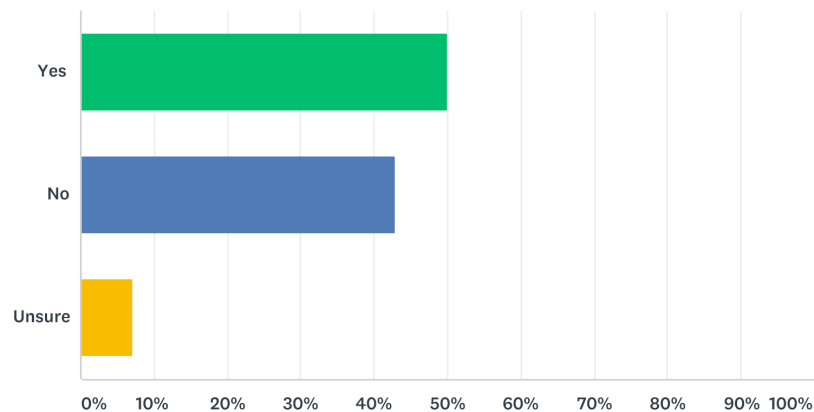
Moorhead Park Development



ANSWER CHOICES	RESPONSES	
Yes	57.14%	8
No	42.86%	6
TOTAL		14

Q5 Would the proposed development increase your likelihood of visiting Moorhead Park?

Answered: 14 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	50.00%	7
No	42.86%	6
Unsure	7.14%	1
TOTAL		14

Q6 Do you have any comments or suggestions about the concept design of Moorhead Park?

Answered: 14 Skipped: 0

- | |
|--|
| 1. As per above - a simple bike pump track that can weave through the park. Then kids with bikes can ride to the park and then use the track or play equipment. This track be a stabilized dirt track it could be paved with asphalt or potentially use softfall - like the little track in the play area on Grandis Blvd Babksia Grove. I am happy to discuss a simple low cost design (with option for asphalt or softfall) with Lita Hamling and Ian Ireland. Jon Lumb |
| 2. More pavement for children to ride bikes |
| 3. Can I suggest seating to be under shelter, either under trees or additional sheltered areas. Will be good if the area is also cleared of debris and trees trimmed etc.. Thanks for doing this. |
| 4. Our main concern is keeping the motor bikes out, that currently cross the park on a regular basis and rip up the park. Fencing would be good, however turnstyle entry will not deter them, as we go to the Koondoola Bushland everyday for our walk and motor bikes get in there regularly and rip up the tracks. They seem to be there more during school holidays. Apart from that we are more than happy with the design, grandchildren can't wait!! |
| 6. Build it at Butterworth reserve |
| 7. Get people to come keep it clean and stuff. If they were going to do anything they should upgrade Butterworth and install it there. |
| 8. We already have party issues on the street and hoons on motorbikes racing across the park. A "new" park will just attract more unsociable behaviour. |
| 9. No. |
| 10. The playground design - ALL GOOD. I also admire the bushland parks in Mirrabooka which have fenced off sections to re-establish native undergrowth. |
| 11. Add BBQ facilities and a toilet. |
| 12. move the flying fox. |
| 13. We need to make it clear from the main road behind the park so that not only residents inside Koondoola can see that there is a park here but also people around the neighboring suburbs driving past can also see. |
| 14. I notice the plan doesn't include lighting, would it be possible to add a solar light around the picnic table to keep anti social behaviour down? The park is very dry and not a lot of vegetation grows, having it irrigated would make it more attractive, perhaps don't water as much as butterworth park but some water would help keep the park from turning to sand. Also a lot of illegal motorcycles use the park as a thoroughfare, would it be possible to increase bollards around the park to prevent access for offroad vehicles? |

CP05-11/17 North Coast Ward Community Reference & Sporting Group - Future Direction

File Ref: 21390 – 17/347804
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 1
Previous Items: CD04-12/15 - North Coast Ward Community Reference and Sporting User Group Terms of Reference - Ordinary Council - 08 Dec 2015 7.00pm
MN04-11/15 - Request to form a North Coast Community Reference and Sport User Group - Ordinary Council - 10 Nov 2015 7.00pm

Issue

To consider the future direction of the North Coast Ward Community Reference & Sporting User Group.

Background

At its meeting on 10 November 2015, Council considered report MN04-11/15, being a Motion On Notice requesting the formation of a North Coast Community Reference & Sporting User Group (the Reference Group). As a result, Council resolved the following:

“That Council AUTHORISES the formation of a North Coast Community Reference and Sport User Group, to advise Council of their short, medium and long term aspirations for their sport, including the development of an appropriate Terms of Reference to present for consideration at its Ordinary Council meeting in December 2015.”

The Reference Group's Terms of Reference (**Attachment 1**) was approved by Council at its meeting held on 8 December 2015 (report CD03-12/15 – North Coast Ward Community Reference & Sporting User Group Terms of Reference). Within the endorsed Terms of Reference, the purpose of the Group has been identified as follows:

“To act as a consultative forum to advise on local sporting needs to assist in the implementation of the North Coast Ward Active Reserve Master Plan outcomes, as endorsed by Council.”

The aims and function of the Reference Group were proposed as follows:

- 1.1 Advise Council of the short, medium and long terms aspirations for sport within the North Coast Ward;
- 1.2 Provide input in respect to the inclusion of new sporting facilities within the Ward in the North Coast Active Reserve Master Plan;
- 1.3 Provide input into local sporting needs and issues as it relates to the implementation of the North Coast Ward Active Reserve Master Plan.

As per the Terms of Reference, the Group was to consist of the following:

- Mayor;
- North Coast Ward Councillors (5);
- Manager Community Facilities (non-voting delegate);
- A maximum of seven (7) community representatives from the North Coast Ward; and

- A maximum of eight (7) representatives from existing Sporting User Groups located in the North Coast Ward.

Nominations were open from 19 January 2016 to 8 February 2016, of which the following were received:

- 7 x Community representatives
- 7 x Sporting representatives
- 1 x Ineligible non-resident and private business nomination

Consequently all 14 of the eligible community and sporting representatives were approved.

Detail

Current Situation

The Reference Group has met on six (6) occasions since Council's endorsement of the Terms of Reference in December 2015. As shown in the table below, representation at the Reference Group has been an issue for the majority of the meeting dates held so far. Excluding the first meeting of the Group, attendance rates have not exceeded 50%, with attendance at some meetings being as low as 30%.

Meeting	Elected Members	Community Members	Total Members	Attendance Rate
03-Mar-16	4	13	17	85%
01-Jun-16	3	7	10	50%
29-Jun-16	3	6	9	45%
14-Sep-16	1	5	6	30%
30-Nov-16	0	6	6	30%
08-Mar-17	4	6	10	50%

In response to the falling participation levels, Administration wrote to each community member of the Reference Group seeking confirmation of their intention to contribute and remain on the Group going into 2017, which received limited response.

The low participation levels within the Reference Group have been a source of frustration for the Group's members and Administration alike, and have made it very difficult for the Group to make any meaningful progress in respect to its purpose or in achieving the Aims and Functions as identified within the Terms of Reference. In addition to this, Community Representatives on the Group have expressed concerns to Elected Members and Administration in respect to the lack of engagement (as a result of the low attendances), the lack of "power or authority" of the Group, with the large majority of items being presented to the Group for general discussion or "For Information".

In considering the current situation it is important to recognise that the Reference Group was formed after the consultative processes for the City's Active Reserve Master Plan had been completed. By comparison, the South Ward Community Reference and Sporting User Group had been formed prior to the commencement of the Active Reserve Master Planning process and as a result, played a central role in the consultation with community and sport group representatives in the identification and prioritisation of upgrades to existing active reserves within the South Ward. It is worthwhile to note that since the adoption of the City's Active Reserve Master Plan in October 2016, the South Ward Reference Group has met on two occasions to consider the Hudson Park Master Plan implementation and to re-assess priorities for fitness equipment provision within the South Ward.

As a result of the timing relating to the formation of the North Coast Reference Group, there has been little in the way of “new” work to put to this group to seek their feedback and suggested direction, priority etc. Consequently, the bulk of the agenda items put forward have been related to updates on existing projects and the discussion of higher level strategic planning items (i.e. the Northern Coastal Corridor Community Facilities Plan, ARMP etc.) to provide context to the Reference Group’s discussions.

Administration does not anticipate that this will change in the foreseeable future, in that future projects for the North Coast Ward are driven either by the City’s Active Reserve Master Plan or the further implementation of the Northern Coastal Corridor Community Facilities Plan. The next projects to be undertaken relevant to the North Coast Ward include the development of a Master Plan for the provision of community level cycling facilities within the Ward (2017/18), the Alkimos Surf Life Saving Club (needs and feasibility currently scheduled to commence around 2022/23) and District Library and Community Centre (needs and feasibility study currently scheduled to commence around 2025/26). In respect to projects listed in the Capital Works Program for 2017/18 and the subsequent years, each of these will be subject to their own consultative and community engagement process (i.e. with clubs who use the facility in question, the surrounding residents and other key stakeholders), which, in reality, are duplicated by the activities of the Reference Group.

In respect to concerns raised in relation to the Reference Group not having any power or influence, it should be noted that, as per the Terms of Reference, the stated Role and Purpose of the group, being to “act as a consultative forum to advise”.

Proposed Way Forward

It is apparent from the attendance level of the Group’s Community Representatives and feedback (both formal and informal) provided to Elected Members and Administration, the Reference Group is not achieving its stated Purpose, Aims or Functions. Given previous efforts to improve attendance, it is apparent that a different approach is required within the North Coast Ward in undertaking the following:

1. Providing updates on the implementation of City of Wanneroo Active Reserve Master Plan (ARMP) projects within the North Coast Ward;
2. Communicating the short, medium and long term aspirations of sport within the North Coast Ward; and
3. Providing input into the provision of new sporting facilities within the North Coast Ward.

As a result, this report recommends that the existing Reference Group be dis-continued (disbanded), with the following community engagement and consultative process being either continued or put in place as an alternative:

Key Objective*	Proposed Approach	Existing or New
1. Update on Implementation of ARMP projects	<ul style="list-style-type: none"> Individual project updates to specific project stakeholders (i.e State Sporting Associations, local Clubs, residents etc), via specific project web page updates, face to face communication and on site meetings; North Coast Ward Community and Sporting Facilities Project Information Workshops (up to 2 per annum) 	<div>Existing</div> <div>New</div>

2. Communication of Short, Medium and Long Term aspirations of sport within the North Coast Ward	<ul style="list-style-type: none"> • Annual Smart Clubs Survey, specifically pertaining to strategic directions at a State Sporting Association and Club level; • North Coast Ward Community and Sporting Facilities Project Information Workshops (up to 2 per annum) 	Existing
3. Input into the provision of new sporting facilities within the North Coast Ward	<ul style="list-style-type: none"> • Stakeholder engagement and consultation on a project by project basis, including reporting to Council of engagement and consultation outcomes. Stakeholders as identified in point 1 above; • North Coast Ward Community and Sporting Facilities Project Information Workshops (up to 2 per annum) 	Existing
		New

* Note. – Based on the Purpose, Aims and Functions listed within the Terms of Reference

It is important to note that community engagement and consultation occurs within each project listed on the City's annual Capital Works Program, with consultation outcomes routinely reported to Council.

Engagement with key stakeholders also occurs outside of these processes as a matter of course via project and issue specific meetings and working groups, with Administration regularly in contact with State Sporting Associations and resident Clubs on project, strategic planning or facility management focused issues.

The table above identifies the implementation of up to two (2) North Coast Ward Community and Sporting Facilities Project Information Workshops per annum. The intent of these workshops is to be an extension of the approach undertaken in the development of the Active Reserve Master Plan (ARMP), which saw a number of workshops being held within the North Coast Ward to inform the development of this body of work. These workshops proved to be productive and provided a solid basis for the development of the ARMP. In light of the issues relating to the Reference Group, it is the view of Administration that a return to this format in consulting with key stakeholders in respect to key objectives listed above would more realistically reflect the needs of the community within the Ward. This would occur in parallel to the ongoing project based community engagement and consultation, the existing Smart Clubs engagement and the ongoing contact Administration has with sporting clubs and community organisations.

Consultation

As outlined within the table above, community engagement and consultation is currently undertaken at an individual project level and reported to Council as appropriate. In addition to this, Administration regularly communicates with sporting clubs, State Sporting Associations and other stakeholders through the City's Smart Clubs program and through day to day contact with clubs and related stakeholders.

Comment

It is clear from the feedback received and the attendance level at the Reference Group meetings that the current format is not achieving the desired outcomes. The recommended approach seeks to implement the workshop based approach used in the initial Active Reserve Master Plan consultation process, alongside existing community engagement and consultation process already undertaken by Administration.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community”

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

As per the City's Committees and Working Groups Policy, Section 5.2 refers to the Disbanding of Committees and Working Groups:

5.2 Disbanding of Committees and Working Groups:

a) Directors will be responsible for the submission of a report and recommendation to Council for the disbanding of a Committee/Working Group. The Governance Officer should be contacted for advice prior to the disbanding of any Committee/Working Group.

b) Following disbanding, the Coordinating Officer will forward correspondence to members of the Committee/Working Group, confirming the termination of their responsibilities and thanking them for their participation.

The proposed approach for consultation with Sporting Clubs and Community Groups within the North Coast Ward is consistent with the City's Community Engagement Policy.

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. DISBANDS the North Coast Ward Community Reference & Sporting User Group as the purpose within its Terms of Reference is no longer applicable;**
- 2. APPROVES Administration to notify the former members of the North Coast Ward Community Reference & Sporting User Group of the group's disbandment and thank them for their participation; and**

3. **NOTES the proposed approach in respect to ongoing consultation with sporting clubs and community groups within the North Coast Ward, as it relates to sporting and community facility provision;**

Key Objective*	Proposed Approach	Existing or New
1. Update on Implementation of ARMP projects	<ul style="list-style-type: none"> Individual project updates to specific project stakeholders (i.e State Sporting Associations, local Clubs, residents etc), via specific project web page updates, face to face communication and on site meetings; North Coast Ward Community and Sporting Facilities Project Information Workshops (up to 2 per annum) 	<p>Existing</p> <p>New</p>
2. Communication of Short, Medium and Long Term aspirations of sport within the North Coast Ward	<ul style="list-style-type: none"> Annual Smart Clubs Survey, specifically pertaining to strategic directions at a State Sporting Association and Club level; North Coast Ward Community and Sporting Facilities Project Information Workshops (up to 2 per annum) 	<p>Existing</p> <p>New</p>
3. Input into the provision of new sporting facilities within the North Coast Ward	<ul style="list-style-type: none"> Stakeholder engagement and consultation on a project by project basis, including reporting to Council of engagement and consultation outcomes. Stakeholders as identified in point 1 above; North Coast Ward Community and Sporting Facilities Project Information Workshops (up to 2 per annum) 	<p>Existing</p> <p>New</p>

Attachments:

1  *Terms of Reference* 16/16339



TERMS OF REFERENCE

North Coast Community Reference and Sporting User Group

8 December 2015

Name:	North Coast Ward Community Reference and Sporting User Group
Role/Purpose:	To act as a consultative forum to advise on local sporting needs to assist in the implementation of the North Coast Ward Active Reserve Master Plan outcomes, as endorsed by Council.
Aims & Functions:	<p>1.1 Advise Council of the short, medium and long terms aspirations for sport within the North Coast Ward;</p> <p>1.2 Provide input in respect to the inclusion of new sporting facilities within the Ward in the North Coast Active Reserve Master Plan;</p> <p>1.3 Provide input into local sporting needs and issues as it relates to the implementation of the North Coast Ward Active Reserve Master Plan.</p>
Membership:	<p>2.1 The Working Group shall consist of the following representation:</p> <ul style="list-style-type: none"> • Mayor; • North Coast Ward Councillors ; • Manager Community Facilities (non-voting delegate); • A maximum of seven (7) community representatives from the North Coast Ward; • A maximum of eight (8) representatives from existing Sporting User Groups located within the North Coast Ward. <p>2.2 Membership shall be for the period of up to two years terminating on the day of the Ordinary Council elections, with retiring members eligible to apply.</p> <p>2.3 Members must comply with the City's Code of Conduct.</p> <p>2.4 The Working Group has authority to second individuals from outside of the Working Group, on a voluntary basis, for their expert advice.</p> <p>2.5 Consideration will not be given to any nomination received from a person who is currently serving as an elected member of a neighbouring council.</p>
Operating procedures:	<p>3.1 Chairperson:</p> <ul style="list-style-type: none"> a) The members of a Working Group are to elect a Chairperson and Deputy Chairperson from amongst themselves at the first meeting of the Group. For transparency and accountability it is recommended that Council officers not be appointed to the position of Chairperson and Deputy Chairperson.) b) The Chairperson will preside at all meetings. c) In the absence of the Chairperson, the Deputy Chairperson will assume the chair, and in their absence, a person is to be elected by the Working Group members present to assume the Chair. d) The Chairperson is responsible for the proper conduct of the Working Group.

	<p>3.2 Meetings:</p> <ul style="list-style-type: none"> a) The Working Group shall meet quarterly. b) All meeting dates are to be provided in Councillors' Clipboard and in the City of Wanneroo diary. c) A Notice of Meetings including an agenda will be circulated to the Working Group members (including deputy delegates) at least 72 hours prior to each meeting where possible. d) The Chairperson shall ensure that minutes of all meetings are kept and that copies are made available to all Working Group members (including deputy delegates) as soon as is practicable after the meeting. The minutes are to be available for public inspection. e) Copies of all agendas and minutes are to be forwarded electronically through TRIM the City's electronic record keeping system to Governance for filing in the Elected Members' Reading Room. f) All agenda and minute documentation is to be generated through Council's Infocouncil software reporting system. g) A Working Group outcome or recommendation will have effect if it is supported by general consensus of the meeting, or through a vote made by simple majority. A simple majority is the agreement of not less than half of the votes present at the meeting. h) In the event that a vote is taken, all endorsed members of the Working Group will have one vote. The Chairperson will have the casting vote and simple majority will prevail. <p>3.3 Quorum: A meeting can be conducted without a quorum if necessary. However, every endeavour should be made to achieve a quorum or at least to ensure a reasonable spread of representation, particularly in circumstances where recommendations will be made for Council's consideration.</p> <p>3.4 Administration:</p> <p>3.4.1 Administration Support Administration support for the committee will be provided by the City of Wanneroo. Those support people will be the Coordinator Facility Planning.</p> <p>3.4.2 Motions on Notice A Working Group member may raise at a meeting any business that the member considers appropriate and which is relevant to the purpose of the Working Group, in the form of a motion, of which 7 days notice has been given in writing to the Administration Officer prior to the compilation of the Agenda for that meeting. An Administration Comment is to be added at the end of Motions on Notice and signed off by the appropriate Director.</p>
Delegated Authority:	<p>4.1 The Working Group has no delegated power and has no authority to implement its recommendations without approval of Council.</p> <p>4.2 The Working Group has no delegated authority to commit Council to the expenditure of monies.</p> <p>4.3 Matters requiring Council consideration will be subject to separate specific reports to Council.</p>

CP06-11/17 Wanneroo BMX Raceway Club Relocation - Budget Re-allocation

File Ref: 3892 – 17/365220
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider amendment to the adopted 2017/18 Budget to accommodate perimeter fence repairs at the Wanneroo BMX Raceway Club.

Background

The Wanneroo BMX Raceway Club is currently located at Lot 1100 (176) Mary Street, Pearsall (**Attachment 1**). The subject land is owned by the City and is legally described as an estate in fee simple being Lot 1100 on Deposited Plan 72657 wholly contained in Certificate of Title Volume 2795 Folio 369. It is currently zoned Urban Development within the City's District Planning Scheme No.2 (DPS2) and Residential R20 within Agreed Structure Plan No.6 – East Wanneroo Cell 4 (ASP No6).

In 2009 the Wanneroo BMX Raceway Club Relocation Working Group (the Working Group) was established to provide a forum for consultation in respect to the potential re-location of the Club to an alternative location. This is on the basis that the current use of the existing site was considered not to be maximising the best potential of the land, being owned freehold by the City.

The Working Group has considered a number of alternative sites for the Club, most recently at its meeting held on 26 July 2017, where it considered the findings of Emerge Associates (Emerge) report "The Site Analysis and Conceptual Development for the Relocation of the Wanneroo BMX Club".

As a result, the Working Group resolved the following:

1. *NOTES the completion of the Wanneroo BMX Club Re-location Concept Report (November 2016);*
2. *NOTES Administration's assessment that none of the identified sites are considered to be sustainable, based on the analysis provided within this report and therefore should not be progressed;*
3. *NOTES Administration's recommendation that re-location to the Wanneroo Raceway as a part of the Wanneroo Raceway Business Case and Master Plan Review should be actively pursued as the preferred re-location option for the Club; and*
4. *NOTES that Administration will work with the Wanneroo BMX Club to consider necessary improvements at the Mary Street site to enable the Club to effectively operate within the short to medium term.*

As part of progressing the anticipated outcomes of the Emerge Report, Administration had made an allowance of \$50,000 within the 2017/18 operating budget to undertake the master planning of the preferred site.

Detail

As a result of Resolution 4 above, Administration met with members of the Wanneroo BMX Raceway Club at the BMX facility on 21 September 2017 to consider required improvements to enable the Club *“to effectively operate within the short to medium period.”*

As a result of this meeting the primary improvement identified by the Club at the site was to replace the existing boundary fence which is in a state of disrepair and affords very little security to the site. The preliminary estimate for the replacement of the fencing is \$50,000. This includes the following:

- 1.8m high chain mesh fencing with 3 strands of barb wire on top for a length of 370m:
- Provision of 3 vehicle gates (allowing access for larger vehicles to site e.g. ambulance);
- Provision of 2 personnel access gates; and
- Contingencies.

In addition to the existing perimeter fence, the Club also requested that options be considered to maximise the use of the adjacent land parcel to accommodate parking at the venue. Administration will investigate this with the Club with a view to achieving a practicable solution which meets the needs of the Club.

Consultation

Consultation throughout this process has been undertaken with the Working Group as the body representing the key stakeholders in the project.

Comment

Nil

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
CO-O04 - Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	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.

Policy Implications

Nil

Financial Implications

As noted earlier in this report the preliminary estimate for the replacement of the fencing is approximately \$50,000 and is considered to be capital expenditure. This includes the following:

- 1.8m high chain mesh fencing with 3 strands of barb wire on top for a length of 370m:
- Provision of 3 vehicle gates (allowing access for larger vehicles to site e.g. ambulance);
- Provision of 2 personnel access gates; and
- Contingency of 25%.

Currently Administration has an allowance of \$50,000 under an operating account within the adopted 2017/18 Budget to undertake a master planning exercise for the anticipated preferred site resulting from the Emerge Report. Given that the Emerge Report did not identify a suitable site and the focus has now turned to investigating the accommodation of the Wanneroo BMX Raceway Club at the Wanneroo Raceway, this report recommends the transfer of the existing operating budget allowance (\$50,000) to the 2017/18 capital works budget.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **NOTES the outcomes of the Wanneroo BMX Raceway Working Group meeting held on 26 July 2017, as follows:**

That the Wanneroo BMX Raceway Club Relocation Working Group:-

- a. ***NOTES the completion of the Wanneroo BMX Club Re-location Concept Report (November 2016);***
- b. ***NOTES Administration's assessment that none of the identified sites are considered to be sustainable, based on the analysis provided within this report and therefore should not be progressed;***
- c. ***NOTES Administration's recommendation that re-location to the Wanneroo Raceway as a part of the Wanneroo Raceway Business Case and Master Plan Review should be actively pursued as the preferred re-location option for the Club; and***

- d. **NOTES that Administration will work with the Wanneroo BMX Club to consider necessary improvements at the Mary Street site to enable the Club to effectively operate within the short to medium term.**
2. **APPROVES BY ABSOLUTE MAJORITY the unbudgeted expenditure listed in the following table, pursuant to Section 6.8(1)(b) of the Local Government Act 1995 for the Wanneroo BMX Raceway Club Perimeter Fencing Replacement:**

Description	GL Account/ Capital Project	Current Budget	Adjusted Budget
Wanneroo BMX Raceway Club Perimeter Fencing Replacement	PR-TBA	\$0	\$50,000



3. **APPROVES the following budget amendment to address the Wanneroo BMX Raceway Club Perimeter Fencing Replacement, noting that a new Project Number will be created upon Council endorsement;**

Project Number	From	To	Description
728961.9399.227	\$50,000		Manage Community Facilities: General Expenditure: Consulting Fee Expenses (Wanneroo BMX Relocation Master Planning)
PR- TBA		\$50,000	Wanneroo BMX Raceway – Perimeter Fencing Replacement

Attachments:

1. [Wanneroo BMX Relocation Report - Location Plan](#) 17/220450



	Wanneroo BMX Raceway	Date: 1/11/2017	
		Printed by Ireland, Ian	
		Scale = 1:2000	

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Community Safety & Emergency Management Report

CP07-11/17 PT02-09/17 Consider Petition to Reinstate Prescribed Burning on Private Land by Wanneroo Fire Services

File Ref:	8110 – 17/320621
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider petition PT02-09/17 presented to Council at its meeting on 19 September 2017 seeking consideration for immediate reinstatement of controlled burns on private land by the Wanneroo Fire Services.

Background

The City undertook an independent internal Emergency Services Levy (ESL) Audit in December 2016 to review the management of its emergency services. The findings of the audit raised a number of high risks in relation to prescription controlled burns.

The initial audit findings and recommended actions were reported to Council's Audit and Risk Committee on 14 March 2017, with update reports provided on 6 June and 6 September 2017.

Detail

The audit findings provided opportunities for improvement to the ways in which controlled burns have been taking place in previous years, and included a number of recommendations for managing controlled burning activities on City managed and private land in future.

A recommended action was to review work practices which highlighted a number of risk areas, including a lack of documented procedures for initiating, planning, approving, reporting and recording controlled burns.

Consequently interim procedures for both City land and private land controlled burns have been developed and were endorsed by Administration on 14 September 2017. The procedures address concerns from the audit including that activities are undertaken in a safe manner to mitigate any risks, that environmental considerations are addressed and that appropriate governance arrangements are in place. Administration is currently implementing these procedures as a priority. These endorsed procedures provide for the continuation of controlled burns involving the Volunteer Bushfire Brigades and City staff where required. Controlled burns have taken place under the new procedures from late September 2017 and will continue until bush fire season commences in mid-November.

The interim procedures allow for the City staff to supervise burns on private land in the lead up to this bush fire season, with Volunteer Bush Fire Brigades providing assistance as well as undertaking education and training as is similar practice in other local governments. This will enable the brigades to build capacity to prepare prescriptions and undertake burns with the Chief Bush Fire Control Officer or designated Fire Control Officer responsible for supervising the burn. It will ensure the brigades have appropriate skills and training to write prescriptions and undertake the controlled burns in the lead up to the 2018/19 bush fire season. The training of brigade members in controlled situations is valuable experience in preparation for responding to out-of-control bushfires.

The Chief Bush Fire Control Officer will authorise the controlled burns on private land and the City will be informed of scheduled controlled burns being undertaken by the brigades for insurance purposes.

Consultation

On 18 September 2017 Administration met with Volunteer Bushfire Brigade members to provide advice of interim decisions made in relation to controlled burns on private land. The changes were fully supported by the Volunteer Bush Fire Brigades representatives. The Director Community and Place also presented the interim procedures to the September Volunteer Bush Fire Brigades Executive Meeting with broad representation from the Brigades in attendance.

Comment

Final procedures for controlled burns will be considered in December 2017 and will be circulated to the brigades for consideration and endorsement.

The City has been, and will continue to, issue burning permits for private property to property owners as required by the Bush Fires Act until the fire season commences in mid-November.

The matter of controlled burns on private property is seen as a high priority for the City's Administration and mitigation strategies are being put in place to ensure the safety of the community, volunteers and staff ahead of the coming bush fire season. It is important that the recommendations made through the ESL audit in relation to controlled burns were addressed.

Mitigation activities such as controlled burns, issuing burning permits to private property owners, enforcing firebreak notices and mapping and reduction of fuel loads will continue to be undertaken on an annual basis.

The City also continues to provide and support the City's Volunteer Bushfire Brigades operations to meet the City's obligations under the *Bush Fires Act 1954*.

Statutory Compliance

Compliance is required under the:

- *Bush Fires Act 1954*;
- *Land Administration Act 1997 (WA)* and
- *Emergency Management Act 2005*.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.2 Safe Communities

1.2.1 Enable community to be prepared and to recover from emergency situations”

Risk Management Considerations

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

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the Petition PT02-09/17 tabled at its Ordinary Council Meeting of 19 September 2017;
2. **NOTES** that since September 2017, controlled burns on private property in response to requests from private land owners have been occurring under the new procedures; and
3. **ADVISES** the lead petitioner accordingly.

Attachments: Nil

CP08-11/17 Re-establishment of a Bush Fire Advisory Committee

File Ref: 20848 – 17/358006
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider the re-establishment of a Bush Fire Advisory Committee.

Background

The re-establishment of a Bush Fire Advisory Committee was requested by the Volunteer Bushfire Brigades at its Executive Management Team meeting held on Monday 25 September 2017. This item was supported and carried unanimously by the Brigades Executive Management Team.

A Bush Fire Advisory Committee previously existed however in 2007 Administration reviewed all of its committees to determine whether they were still required and it was recommended and endorsed by Council (GS01-09/07) to disband the Bush Fire Advisory Committee (BFAC) as the Chief Bush Fire Control Officer at the time, advised that there were a number of other options for strategic matters to be presented to Council.

Consequently the Brigades Executive Management Team was created with membership consisting of the Chief Bush Fire Control Officer, Deputy Chiefs and Brigade Captains from each of the four (4) brigades and meeting on a monthly basis. However it is understood that these meetings discuss the operational running and managing the brigades to ensure consistency between the brigades is maintained and strategic matters are not discussed.

Detail

The City's Brigades are now seeking to re-establish a Bush Fire Advisory Committee. The Committee's objective is to provide advice to Council regarding matters relating to the *Bush Fires Act 1954, Section 67 (1)*:

"A local government may at any time appoint such persons as it thinks fit as a bush fire advisory committee for the purpose of advising the local government regarding all matters relating to the preventing, controlling and extinguishing of bush fires, the planning of the layout of firebreaks in the district, prosecutions for breaches of this Act, the formation of bush fire brigades and the grouping thereof under group brigade officers, the ensuring of cooperation and coordination of bush fire brigades in their efforts and activities, and any other matter relating to bush fire control whether of the same kind as or a different kind from, those specified in this subsection."

The Terms of Reference are currently under development, however it is proposed the Committee membership will consist of the following representation:

Voting:

- City of Wanneroo Mayor or Elected Member (suggested to be Cr Dot Newton who is also the City's delegate on the Local Emergency Management Committee);
- Chief Bush Fire Control Officer;
- Deputy Chief Bush Fire Control Officers;

- One nominated representative from each Volunteer Bush Fire Brigade.

Non Voting:

- City of Wanneroo Chief Executive Officer or delegate;
- Manager Community Safety and Emergency Management or delegate;
- Training Coordinator (Volunteer Brigade Members);
- One representative from Department of Fire and Emergency Services (DFES);
- One representative from Department of Biodiversity, Conservation and Attractions

Consultation

The draft Terms of Reference have been considered by the City's Volunteer Bush Fire Brigades Executive Management Team and will be developed for consideration at the first meeting of the Bush Fire Advisory Committee should this recommendation be adopted.

Comment

The Bushfire Advisory Committee will be re-established pursuant to Section 67 of the *Bush Fires Act 1954*. The City's objective is to make the City of Wanneroo a safe community by managing the risk of fire through the delivery and implementation of fire prevention, preparedness, response and recovery strategies.

It is the objective of BFAC to advise the Council on matters relating to:

- Strategic actions with respect to Fire Management Plans, other related bush fire mitigation issues and community education initiatives;
- The effective use of personnel, training, equipment, protective clothing and communication facilities; and
- Advice on annual fire breaks notices issued under Section 33 of the *Bush Fires Act 1954*.

The City's Chief Bush Fire Control Officer will provide the conduit between the Local Emergency Management Committee, the community and other relevant agencies in developing a strategic approach to fire and emergency management for the wider community of the City.

Further benefits of establishing the BFAC will include:

- Create a forum to discuss strategic matters for the provision of fire and emergency services within the City;
- Continue to build a strong, effective and collaborative working relationship between the City, DFES and the brigades;
- Provide timely advice to Council on matters relating to bush fire mitigation and planning.

The Terms of Reference for this Advisory Committee will be discussed and endorsed at the first meeting of this Committee.

Statutory Compliance

Section 5.8 of the *Local Government Act 1995* states –

“A local government may establish committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.*

**Absolute majority required.”*

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.2 Safe Communities

1.2.1 Enable community to be prepared and to recover from emergency situations”

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. ENDORSE the establishment of the Bush Fires Advisory Committee;
2. NOTES the Terms of Reference are under development;

3. **REQUESTS** Administration to undertake the necessary processes to establish the Bush Fires Advisory Committee; and
4. **ENDORSES** the Elected Member nominee to the Bush Fires Advisory Committee being Cr Newton.

Attachments: Nil

Corporate Strategy & Performance

Business & Finance

CS01-11/17 Financial Activity Statement for the Period Ended 30 September 2017

File Ref: 25974 – 17/340645
 Responsible Officer: Operations Manager Business and Finance
 Disclosure of Interest: Nil
 Attachments: 5

Issue

To consider the Financial Activity Statement for the period ended 30 September 2017.

Background

In accordance with *Local Government Regulations*, the Financial Activity Statement has been prepared in compliance with the following:

1. *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 2017/18 financial year the statement of financial activity will be presented by nature and type.
2. *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 2017/18 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances.

Detail

Summary

OVERALL SUMMARY OF CURRENT MONTH FINANCIAL FIGURES

Result from Operations

Description	Current Month				
	Actual \$m	Budget \$m	Variance \$m	Variance %	Comments
Operating Revenue	3.2	3.7	(0.5)	(16.1)	The unfavourable variance relates to lower than anticipated interim rates receipts. Within fees and charges there were lower admin fees relating to rates instalments as a portion of these were received in August, however being budgeted in September. Interest earnings also resulted in an adverse variance due to lower rates instalment interest which was received in August, however expected to be received in September.
Operating Expense	(14.2)	(15.9)	1.7	10.9	The favourable variance is a result of lower Materials and Contracts expenditure which is attributed by a large amount of service units. However the more significant variances are within Parks and Assets maintenance as a result of lower maintenance requirements from seasonal weather and related conditions. Depreciation also contributed to the favourable variance being a result of revaluations of assets as well as the year end roll over taking place and amounts being lower than anticipated when budgeted.
Result from Operations	(11.0)	(12.2)	1.2	10.0	

Capital Program

Description	Month Actual \$m	Annual Budget \$m	% Complete
Expenditure	1.63	85.14	2%

OVERALL COMMENTS ON YEAR-TO-DATE (YTD) FIGURES**Result from Operations**

Description	Year-To-Date				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	159.1	159.8	(0.7)	(0.4)	The unfavourable variance relates to lower rates income through lower than anticipated rates receipts, and fees and charges through lower rubbish collection fee income (As part of rates). These were partially offset by Operating Grants where funding relating to the Girrawheen Hub was received however not anticipated during budget development.
Operating Expense	(41.1)	(47.7)	6.7	14.0	The favourable variance is a result of lower Materials and Contracts expenditure which is attributed by a large amount of service units. However the more significant variances are within Parks and Assets maintenance as a result of lower maintenance requirements from seasonal weather and related conditions. Depreciation has now been determined as a result of asset revaluations and the year end roll over being completed resulting in lower than anticipated depreciation.
Result from Operations	118.1	112.1	6.0	5.3	

Capital Program Progress

Description	YTD Actual \$m	Annual Budget \$m	% Complete
Expenditure	9.81	85.14	12%

Investment Portfolio Performance

Portfolio Value \$m	YTD Return &	Comments
414.46	2.69%	Balance has increased by \$40.93m from August through rates receipts. Capital works expenditure for September was \$1.6m. Return is 0.91% above benchmark.

**DETAILED ANALYSIS OF STATEMENT OF COMPREHENSIVE INCOME
(ATTACHMENT 1)**

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

- Current month comparison of actuals to budgets, and
- Year to date and end of year comparison of actuals to budgets.

a) Current Month Comparison of Actuals to Budgets

The below table highlights the operating performance for the current month and identifies variances of actual to budget for each category of Revenue & Expense.

Description	Current Month			
	Actual	Revised Budget	Variance	
	\$	\$	\$	%
Revenues				
Rates	6,453	248,234	(241,781)	(97)
Operating Grants, Subsidies & Contributions	343,882	253,111	90,771	36
Fees & Charges	1,529,941	1,721,069	(191,128)	(11)
Interest Earnings	1,254,681	1,421,543	(166,862)	(12)
Other Revenue	43,272	45,222	(1,950)	(4)
Total Operating Revenue	3,178,229	3,689,179	(510,950)	(16)
Expenses				
Employee Costs	(5,805,264)	(5,942,485)	137,221	2
Materials & Contracts	(3,978,579)	(4,950,630)	972,051	20
Utility Charges	(679,245)	(787,679)	108,434	14
Depreciation	(3,244,634)	(3,748,497)	503,863	13
Interest Expenses	(342,016)	(342,890)	874	0
Insurance	(136,723)	(148,681)	11,958	8
Total Operating Expenditure	(14,186,461)	(15,920,862)	1,734,401	11
RESULT FROM OPERATIONS	(11,008,232)	(12,231,683)	1,223,452	10
Other Revenue & Expenses				
Non Operating Grants, Subsidies & Contributions	584,779	1,275,863	(691,084)	(54)
Contributed Physical Assets	0	0	0	0
Profit on Asset Disposals	80,672	41,667	39,005	94
Loss on Assets Disposals	0	(41,667)	41,667	100
Town Planning Scheme Revenues	2,027,956	3,351,393	(1,323,437)	(39)
Town Planning Scheme Expenses	(326,958)	(1,192,938)	865,980	73
Total Other Revenue and Expenses	2,366,448	3,434,318	(1,067,870)	(31)
NET RESULT	(8,641,783)	(8,797,365)	155,582	(2)
Other Comprehensive Income	0	0	0	0
TOTAL COMPREHENSIVE INCOME	(8,641,783)	(8,797,365)	155,582	(2)

Total Comprehensive Income

A favourable variance of +\$156K was observed in September. The larger contributor of the favourable variance was in Materials and Contracts where contract expenses in Parks Maintenance and Assets Maintenance are lower due to seasonal conditions not requiring anticipated maintenance levels. Whilst these two areas have contributed most substantially to the favourable variance it is noted that these expenditures are attributed to a large number of service units. Town Planning Scheme expenses also closed the month favourably mainly as a result of Cell 9 contract expenses being delayed due to lot development completions yet to materialise.

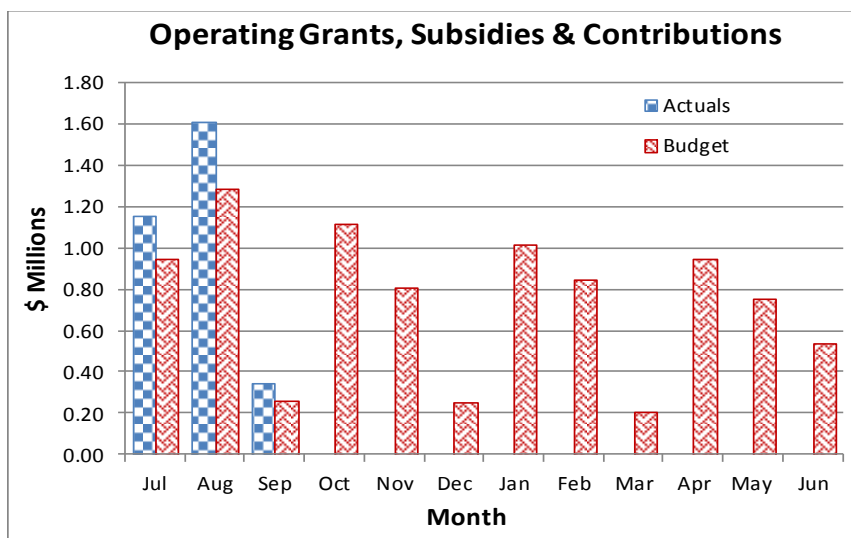
Depreciation also resulted in a favourable variance (+\$504K) for the month. It is noted that as at September the asset system and year end accounts have been rolled over. A large number of plant items have reached their minimum written down values and have not been replaced when compared to the Long Term Financial Plan, and as a consequence are not depreciable. It is noted that the depreciation budget was based on the Long Term Financial Plan.

These favourable variances were in part offset by lower Town Planning Scheme Revenues where Alkimos/Eglington facilities recognised less revenue than projected, Cell 1 income was received earlier than expected resulting in an adverse variance for September, and Cell 8 where an invoice related to Starbrake Holdings is awaiting sign off.

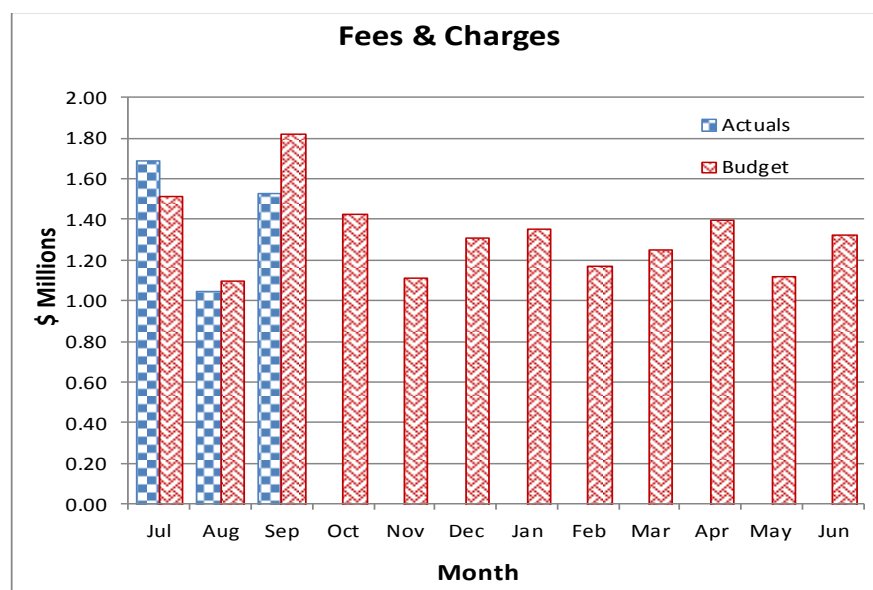
Operating Revenues

The month of September resulted in an adverse variance for Total Operating Revenue of -\$511K. Rates income was lower than expected due to interim rates activity not achieving budget expectations through subdued property market conditions (As lot sales have declined interim rates have also declined as they are directly related on property sales) . Fees and charges were below budget due to administration fees relating to rates instalments being lower as a portion of these fees were received in August whilst being budgeted for September. Similarly to Fees and Charges, rates instalment interest income was below budget in September as a portion of this interest was recognised in August whilst being budgeted for September. This was due to some instalments being levied earlier than anticipated.

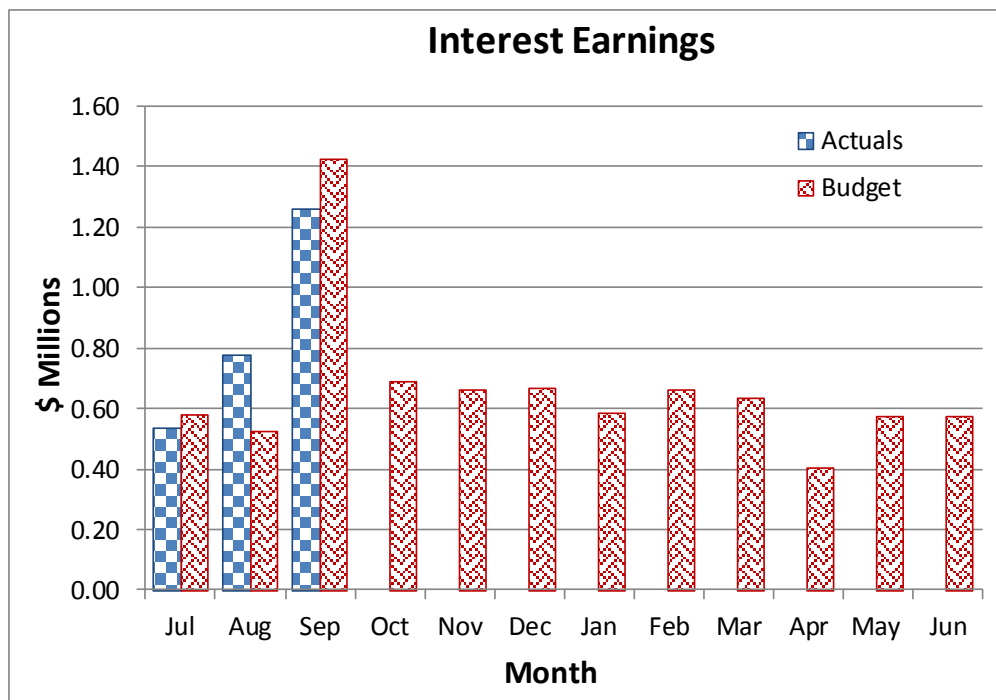
Operating Grants, Subsidies and Contributions also presented a positive variance for September as a result of an unbudgeted grant from the Department of Local Government for job creation and community support services at the newly established Girrawheen Hub.



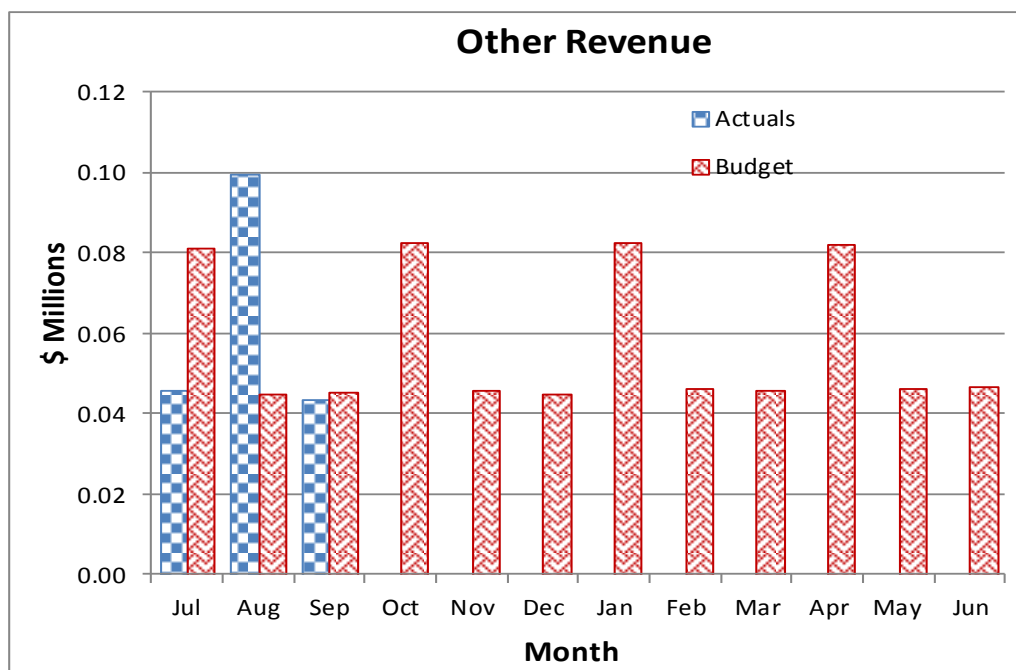
The favourable variance in September relates to a Department of Local Government Sports grant being received earlier than budgeted.



The unfavourable variance of -\$191K is a result of rates instalment administration fees having been partially received in August however anticipated to be received in September.



The adverse variance in September relates to rates instalment interest income which was received in August however was anticipated to be received in September. This was moderately offset by higher non payment interest penalty income in September relating to rates collections.



September closed in a balanced result. Miscellaneous income had an unfavourable outcome (-\$10K) which covers a variety of small accounts. This was largely offset by higher domestic waste plant diesel fuel rebates (+\$8K).

Operating Expenses

The favourable variance for September relates to Materials and Contracts which is a result of lower contract expenses in Parks Maintenance and Assets Maintenance. The contract expenses in these areas have been budgeted on an assumption of equal expenditure throughout the year however seasonal weather changes have resulted in the reduction of maintenance requirements for September. Whilst a majority of these costs are attributable to Parks and Assets maintenance it is noted that these expenditures are attributed to a large number of service units.

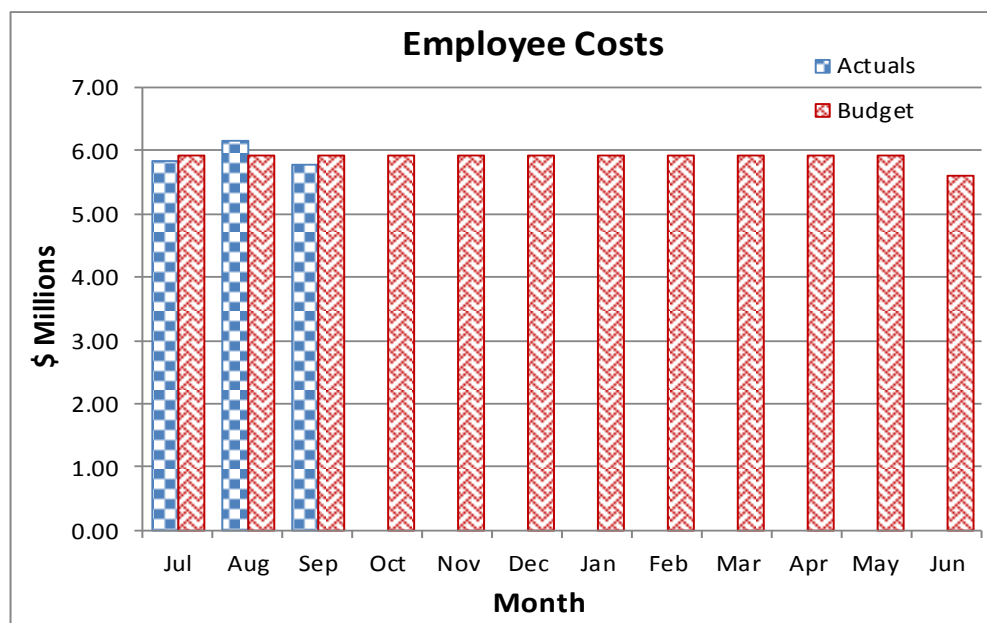
In engineering maintenance a number of preventative maintenance drainage activities, including stormwater pipe jetting and stormwater pollution traps have not yet commenced due to inclement weather however it is noted that activities have started to take place in the last week of September.

Within building maintenance a number of contract expenses such as pest control, electrical compliance testing and asbestos inspections have been budgeted on an assumption of equal expenditure throughout the year. However, these programmes are scheduled for later in the year. Strategic Finance will be providing further guidance to key stakeholders to help improve the budget process for the 18/19 financial year. There is also a number of new buildings and leased sites which will come on line later in the financial year. In addition, there is also currently lower than predicted electricity expenses as street light installations have been lower than expected.

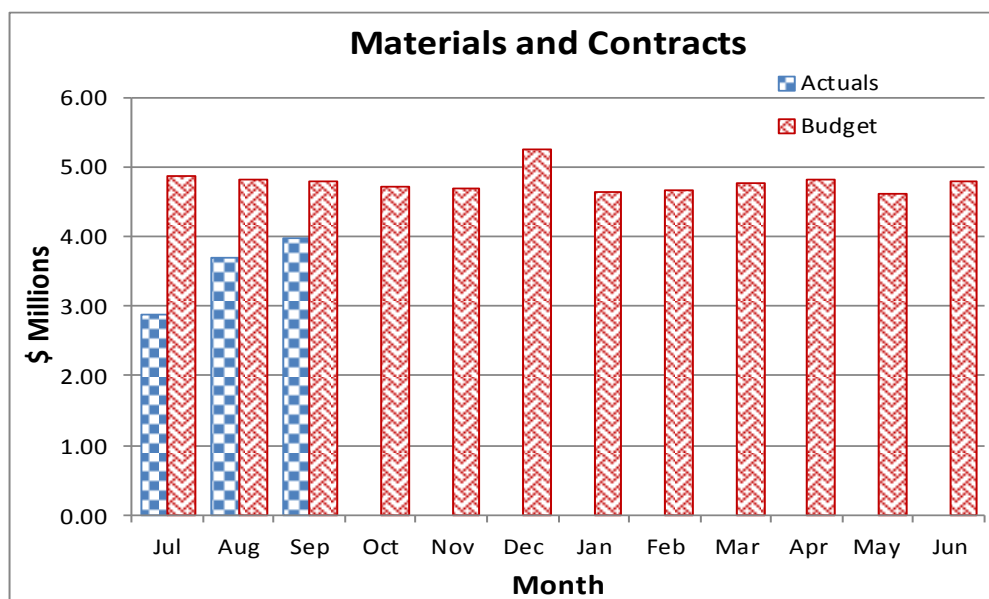
Within Parks and Conservation Management, contract expenses in these areas have been budgeted on an assumption of equal expenditure throughout the year. A number of programmes/contracts which are yet to take place include streetscape and tree watering contracted works, Ongoing turf renovations, Irrigation maintenance/repairs, weed mitigation control and beach cleaning/sand renourishment.

Depreciation expenses also resulted in a favourable variance for September (+\$504K). It is noted that as at September the asset system and year end accounts have been rolled over. A large number of plant items have reached their minimum written down values and have not been replaced when compared to the Long Term Financial Plan, A larger portion of infrastructure assets than forecast are not depreciable when also compared with the Long Term Financial Plan. It is noted that the depreciation budget was based on the Long Term Financial Plan.

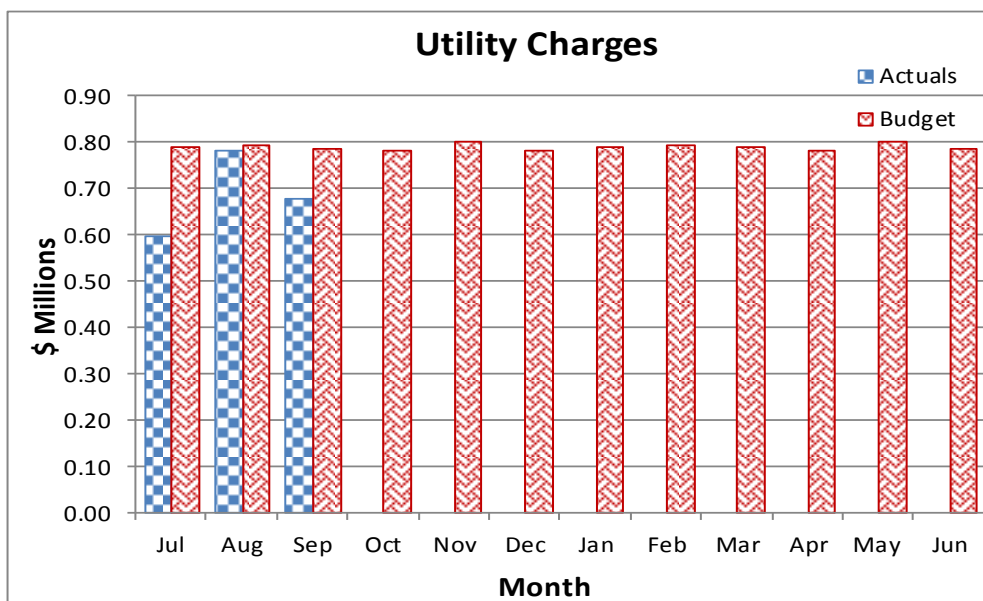
Refuse removal expenses were also lower than budgeted due to a late invoice relating to Mindarie Regional Council tip fees being receipted, however not captured within the system for September.



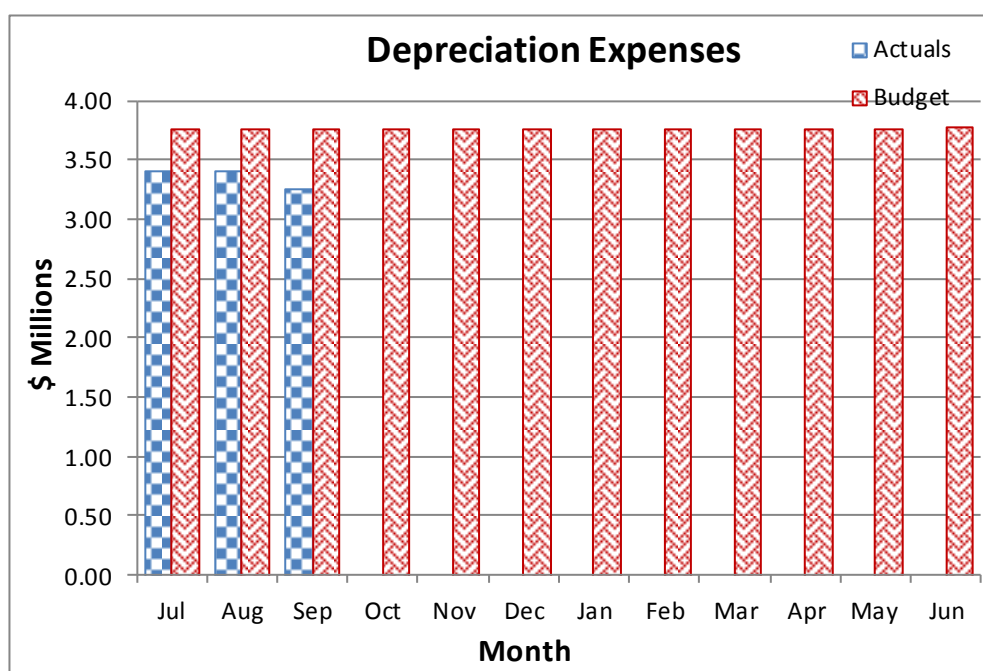
September resulted in a favourable variance of +\$137K through utilised leave resulting in a reduced provision balance for the month.



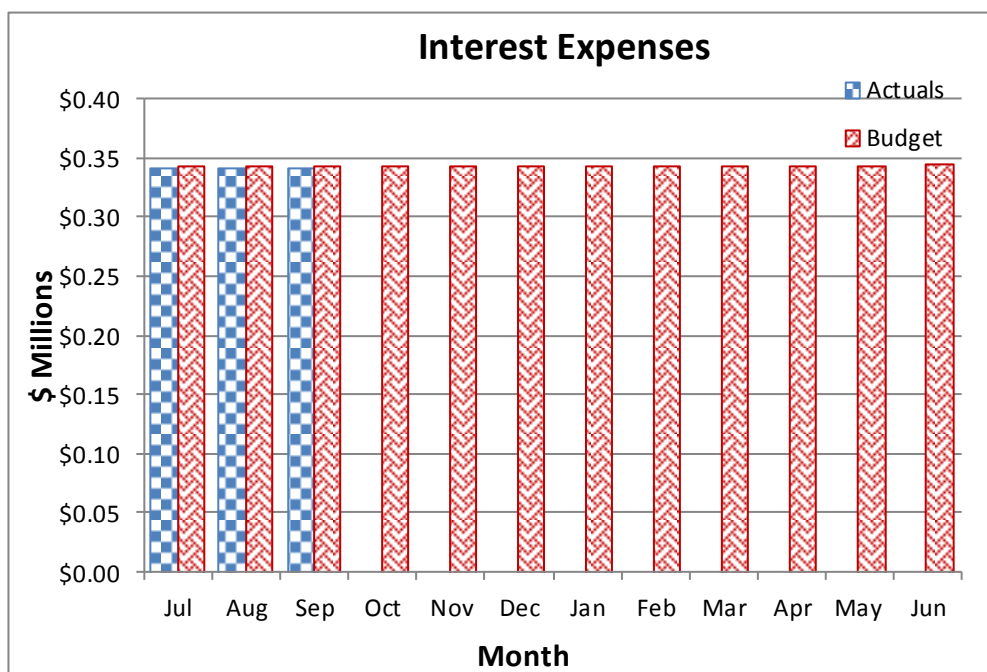
The favourable variance for September is a result of lower contract expenses in Parks Maintenance and Assets Maintenance. Whilst the majority of the variance relates to the two forementioned service units these expenses do cover a large amount of other service units.



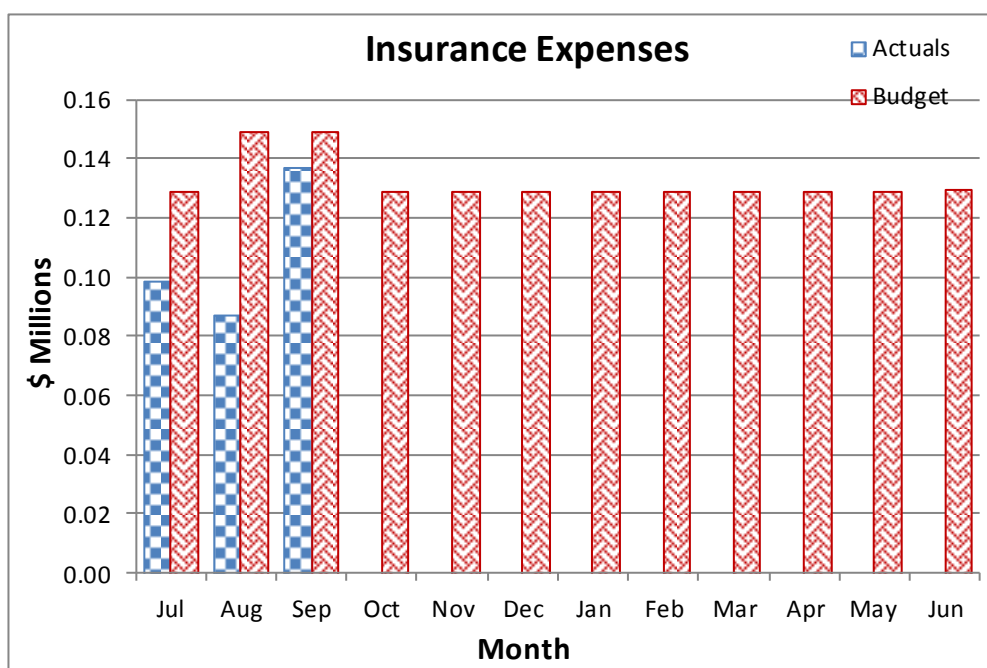
September resulted in a favourable variance due in part to lower street lighting expenses as well as lower water consumption charges across a number of areas.



The favourable variance for September is a result of some asset classes reaching minimum written down values and some not being depreciable. These assets differed from the original projections in the Long Term Financial Plan.



Interest expenses comprise the loan drawn in 2006.



September resulted in a slight favourable variance. This is due to annual premiums being lower than budgeted.

Other Revenue & Expenses

An unfavourable variance of -\$1.1m for September was observed. The main contributor was Town Planning Scheme revenues where Alkimos/Eglington facilities recognised less revenue than projected, Cell 1 income was received earlier than expected resulting in an adverse variance for September, and Cell 8 where an invoice related to Starbrake Holdings is awaiting sign off. This was moderately offset by reduced Town Planning Scheme expenses

as a result of Cell 9 contract expenses being delayed due to lot development completions yet to materialise.

b) Year to Date and End of Year Comparison of Actuals to Budgets

	Year to Date				Annual			
	Actual	Rev. Budget	Variance		Orig. Budget	Rev. Budget	Variance	
	\$m	\$m	\$m	%	\$m	\$m	\$m	%
Revenues	159.14	159.83	(0.69)	(0.43)	185.46	185.46	0.00	0.00
Expenses	(41.07)	(47.73)	6.67	13.97	(188.67)	(188.55)	(0.12)	(0.06)
Result From Operations	118.07	112.09	5.98	5.34	(3.21)	(3.09)	0.12	(3.93)
Other Rev. & Exp.	3.70	18.97	(15.27)	(80.49)	65.15	65.03	0.12	0.19
Net Result	121.77	131.06	(9.29)	(7.09)	61.94	61.94	0.00	0.00

Details for the variances are outlined below.

Operating Revenues

Operating Grants, Subsidies and Contributions (Actual \$3.1m, Revised Budget \$2.5m)

The positive variance to September relates to an unbudgeted grant from the Department of Local Government for job creation and community support services at the newly established Girrawheen Hub. Additionally there was a grant from the Department of Education for school oval maintenance which was received earlier than anticipated.

Fees and Charges (Actual \$4.3m, Revised Budget \$4.9m)

A unfavourable variance of -\$664K to September is a result of rubbish collection fee income incorporated in rates yet to be received, a reduction in anticipated animal registrations through to September resulted in reduced income, and reduced building application licence permit activity than anticipated.

Operating Expenses

Materials and Contracts (Actual \$10.5m, Revised Budget \$14.9m)

The majority of the favourable variance for September relates lower contract expenses in Parks Maintenance and Assets Maintenance. The contract expenses in these areas have been budgeted on an assumption of equal expenditure throughout the year however seasonal weather changes have resulted in the reduction of maintenance requirements to September. Whilst a majority of these costs are attributable to Parks and Assets maintenance it is noted that these expenditures are attributed to a large number of service units.

In engineering maintenance a number of preventative maintenance drainage activities, including stormwater pipe jetting and stormwater pollution traps have not yet commenced due to consistent rainfall inhibiting work to progress. It is noted that in the last week of September work has begun due to favourable weather conditions.

Within building maintenance a number of contract expenses such as pest control, electrical compliance testing and asbestos inspections have been budgeted on an assumption of equal expenditure throughout the year. However, these programmes are scheduled for later in the year. There is also a number of new buildings and leased sites which will come on line later in the financial year. In addition, there is also currently lower than predicated electricity expenses as a result of new street light installations being lower than expected.

Within Parks and Conservation Management, contract expenses in these areas have been budgeted on an assumption of equal expenditure throughout the year. A number of programmes/contracts which are yet to take place include streetscape and tree watering contracted works, Ongoing turf renovations, Irrigation maintenance/repairs, weed mitigation control and beach cleaning/sand renourishment.

Refuse removal expenses were also lower than budgeted due to a late invoice relating to Mindarie Regional Council tip fees being receipted however not captured within the system for September.

Utility Charges (Actual \$2.1m Revised Budget \$2.4m)

A favourable variance was observed to September through electricity expenses in Parks Maintenance due to lower maintenance requirements in September. Street lighting was lower than budget due to installation yet to meet budgeted expectations. Street light installation is managed by Synergy and has therefore only been estimated.

Depreciation (Actual \$9.7m, Revised Budget \$11.2m)

Depreciation presented a favourable variance to September (+\$1.5m). This is a result of the asset system being rolled over with new revaluations recorded. It is noted that a large number of plant items have reached their minimum written down value and not being replaced, A greater portion of infrastructure assets are not depreciable than originally forecast with the Long Term Financial Plan. Depreciation budgets will be reassessed during the mid-year review process to align budgets with new asset values more accurately.

Insurance Expenses (Actual \$0.3m, Revised Budget \$0.4m)

The favourable result for September is due to annual premiums being lower than budgeted.

Other Revenue & Expenses

Non-Operating Grants, Subsidies and Contributions (Actual \$2.0m, Revised Budget \$3.8m)

The unfavourable variance is related to expected grants yet to be received. The majority of receipts are awarded on progress of capital works projects.

Contributed Physical Assets (Actual \$0.0m, Revised Budget \$12.5m)

The year to September resulted in an adverse variance due to no recognition of contributed assets from developers. Relevant service units are still ascertaining estimated values of title clearance documentation and will be liaising with developers to finalise the current expected contribution.

Profit / Loss on Asset Disposals (Actual \$0.4m, Revised Budget \$0.0m)

The favourable variance is a result of Tamala Park Regional Council land sale accruals being recorded while budget expectations were to receive the sale revenue in December. As the timing of asset disposals cannot be reliably estimated results to budgets can be subject to variations.

Town Planning Scheme (TPS) Revenues (Actual \$10.1m, Revised Budget \$3.9m)

Town Planning Schemes had a positive variance to September due to revenue relating to development at Nicholson Road and East Road not expected to be received this financial year. Revenue relating to Cell 6 having been received earlier than expected (Originally anticipated to be received in 2021/22). Finally there were contributions deferred by deed relating to Cell 9 however were repaid earlier than expected.

Town Planning Scheme (TPS) Expenses (Actual \$8.8m, Revised Budget \$1.2m)

The adverse variance to September largely relates to the 22 East Road development which was originally budgeted for 2016/17 however applications were received late leading to expenditure being recognised in the current financial year.

STATEMENT OF FINANCIAL POSITION (Attachment 2)

Description	30-Jun Actual \$	YTD Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets	378,844,530	502,422,479	288,016,586	288,016,586
Current Liabilities	(44,472,446)	(42,912,888)	(35,277,160)	(35,277,160)
NET CURRENT ASSETS	334,372,084	459,509,591	252,739,426	252,739,426
Non Current Assets	2,532,570,260	2,531,853,349	2,040,974,990	2,040,974,990
Non Current Liabilities	(67,997,460)	(70,862,115)	(62,358,802)	(62,358,802)
NET ASSETS	2,798,944,884	2,920,500,825	2,231,355,614	2,231,355,614
TOTAL EQUITY	(2,798,944,884)	(2,920,500,825)	(2,231,355,614)	(2,231,355,614)

Net Current Assets

When compared to the opening position Net Current Assets have increased by \$121.6m which largely reflects the timing of Rates receipts for 2017/18.

Current Receivables are mainly comprised of collectable Rates income (\$79.1m). The majority of the remaining current receivables relates to Emergency Services Levy collections (\$3.0m) and sundry debtor accounts.

Non-Current Assets

Year to date Non-Current Assets have decreased by \$0.7m from 2016/17 estimates. Whilst the movement is immaterial this decrease recognises revalued asset bases.

Non-Current receivables largely relate to Deferred Pensioner Rebates; being funds that cannot be collected until the Pensioner ceases to reside at the rateable property.

Non-Current Liabilities

Year to date Non-Current Liabilities have increased by \$2.9m which is attributed to a draw down on the new loan facility for the Yanchep DCP. The existing loan with the Western Australia Treasury Corporation remains unchanged and when combined with the new loan make up 98% of total Non-Current Liabilities.

FINANCIAL PERFORMANCE INDICATORS

The table below present's data on relevant financial ratios, comparing the minimum standard expected as per the Department of Local Government, Sport & Cultural Industries status at the beginning of the financial year, and year to date figures. An explanation of the purpose of each ratio is also provided together with commentary where a ratio does not meet the minimum standard (highlighted in Red). A green highlight is used where the minimum standard is met or exceeded.

Details	Minimum Standard	1 July (Estimated)	YTD	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	1.35:1	3.78:1	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	15.29:1	106.28:1	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	0.14:1	0.77:1	YES
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue Operating Expense	=>0.40:1	1.01:1	3.34:1	YES

CAPITAL PROGRAM

The current status of the Capital Program is summarised below by Sub-Program category.

Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Annual Budget \$	% Spend
Bus Shelters	2	-	-	160,000	0%
Community Buildings	26	854,525	2,009,085	6,523,150	31%
Community Safety	4	27,789	103,063	592,720	17%
Conservation Reserves	5	27,839	115,877	390,000	30%
Corporate Buildings	4	214,442	2,720,021	11,355,505	24%
Environmental Offset	4	- 7,773	19,939	588,000	3%
Fleet Mgt - Corporate	6	-	242,366	3,447,342	7%
Foreshore Management	9	- 12,480	47,276	3,663,000	1%
Golf Courses	6	49,055	73,134	1,292,500	6%
Investment Projects	11	68,880	216,828	5,388,161	4%
IT Equipment & Software	14	138,458	381,245	5,304,122	7%
Other Corporate Items	5	532	13,575	54,203	25%
Parks Furniture	9	- 22,653	124,178	2,335,066	5%
Parks Rehabilitation	1	37,212	33,236	1,406,500	2%
Passive Park Development	8	101,989	319,183	1,865,682	17%
Pathways and Trails	11	- 36,909	57,766	1,025,296	6%
Roads	20	147,364	1,166,448	10,043,275	12%
Sports Facilities	68	108,409	1,697,479	19,290,021	9%
Stormwater Drainage	5	- 45,200	50,110	845,000	6%
Street Landscaping	5	- 7,516	8,613	545,275	2%
Street Lighting	6	99,746	109,554	303,280	36%
Traffic Treatments	18	- 135,291	188,094	4,246,580	4%
Waste Management	2	21,145	115,291	4,467,986	3%
Land Acquisition	1	0	166	10,000	2%
Grand Total	250	1,629,563	9,812,527	85,142,664	12%

Actual expenditure of the projects within the adopted capital works program equates to 12%, being \$9.8 million, of the revised \$85 million budget as at 30 September 2017.

During the calendar month of September \$1.63 million of works were expended. Significant capital works undertaken in September included:

- \$630k Yanchep Surf Life Saving Club
- \$307k Mary Lindsay Homestead POS and Building
- \$212k Civic Centre extension
- \$111k Wesco Road, Nowergup
- \$169k Information Technology Equipment and Software
- \$82k Quinns Surf Life Saving Club

As at 30 September 2017, the City has expended 28% (\$3.6 million) of the adopted carry forward budget from 2016/2017.

A detailed review of the Year to Date Actual (YTD) and forecast expenditure for the next quarter identified a significant number of projects currently within the procurement phase or

imminent tender award. Administration will continue to monitor progress against planned expenditure across all sub-programs, individual projects and carry forwards to ensure the Capital Works program remains on track.

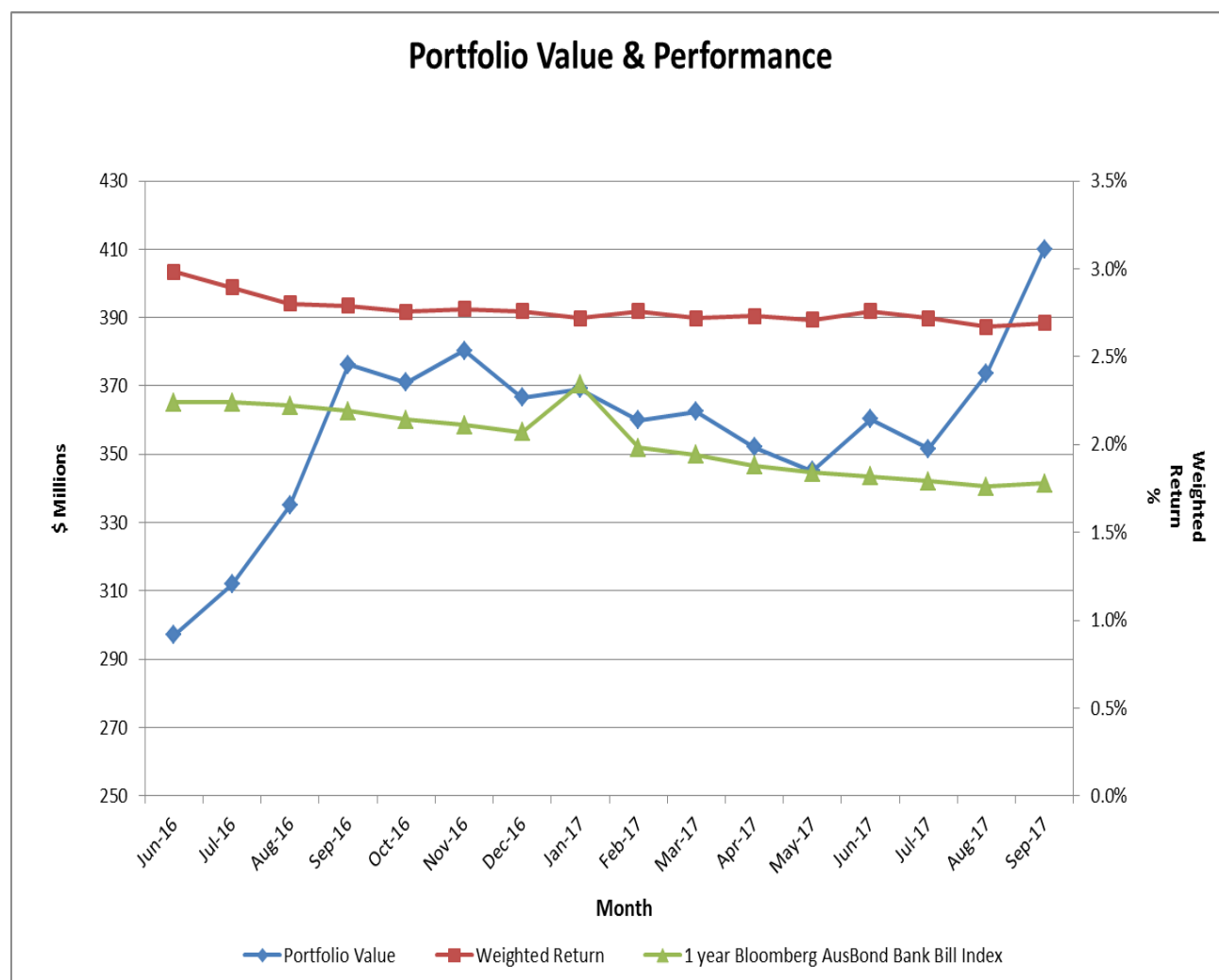
It is noted that during September there was a movement of capital salary transfers to the balance sheet from project costs. This was due to 6 months of recoveries being recognised in August of which a portion has been removed in September to be amortised over the following months through to December.

To further expand on the Capital Works Program information above, key capital projects are selected to be specifically reported on, which are itemised in the Top Capital Projects attachment to this report (**Attachment 3**).

INVESTMENT PORTFOLIO (Attachment 4)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City only invests in the following highly secured investments in Australian currency:

1. Deposits with authorised deposit taking institutions and the Western Australian Treasury Corporation for a term not exceeding 12 months;
2. Bonds that are guaranteed by the Commonwealth Government or a State or Territory for a term not exceeding three years.



As at the current month end, the City holds an investment portfolio (cash & cash equivalents) of \$410.1m (Face Value), equating to \$414.5m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the Bank Bill index benchmark by 0.91% pa (2.69% pa vs. 1.78% pa), however it is noted that Interest Earnings were budgeted at a 2.75% yield.

All investments undertaken have been to provide the City with the most effective return whilst also adhering to the internal investment policy.

RATE SETTING STATEMENT (Attachment 5)

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus/(Deficit) based on the Revenues (excluding Rates), Expenses, Capital Works and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus/(Deficit) will balance to the reconciliation of Net Current Assets Surplus/(Deficit) Carried Forward (detailed below).

Description	30 June Actual \$	YTD Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash & Cash Equivalents - Unrestricted	14,372,314	73,372,728	15,983,481	15,983,481
Cash & Cash Equivalents - Restricted	305,254,552	341,059,020	254,320,040	254,320,040
Receivables	19,058,103	87,641,398	17,343,457	17,343,457
Inventory	355,123	349,301	369,608	369,608
TOTAL CURRENT ASSETS	339,040,092	502,422,447	288,016,586	288,016,586
Current Liabilities				
Payables	(27,852,428)	(26,287,682)	(33,696,546)	(33,696,546)
Provisions	(16,620,018)	(16,625,206)	(1,580,614)	(1,580,614)
TOTAL CURRENT LIABILITIES	(44,472,446)	(42,912,888)	(35,277,160)	(35,277,160)
Net Current Assets	294,567,646	459,509,559	252,739,426	252,739,426
Adjustments for Restrictions				
Cash & Cash Equivalents - Restricted	(305,254,552)	(341,059,020)	(254,320,040)	(254,320,040)
Provisions Cash Backed	1,486,033	6,454,032	1,580,614	1,580,614
TOTAL RESTRICTED ASSETS	(303,768,519)	(334,604,988)	(252,739,426)	(252,739,426)
Surplus/(Deficit) Carried Forward	(9,200,873)	124,904,571	0	0

Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

Comment

The budget figures within this report incorporate approved budget amendments.

As per item 2 in Background, comments on material variances have been provided.

In reference to tables provided in the report, the following colours have been used to categorise three levels of variance:

- Green >+10%,
- Orange <+/-10%, and
- Red >-10%.

Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Local Government Act 1995* 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 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.2 *Provide responsible resource and planning management which recognises our significant future growth”*

Risk Management Considerations

Risk Title	Risk Rating
Financial Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

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

Policy Implications

- Accounting Policy
- Strategic Budget Policy
- Investment Policy

Financial Implications

As outlined above and detailed in **Attachments 1 – 5**

Voting Requirement

Simple Majority

Recommendation

That Council RECEIVES the Financial Activity Statements and commentaries on variances to YTD Budget for the period ended 30 September 2017, consisting of:

1. September 2017 YTD Revised Budgets;
2. September 2017 YTD Actuals;
3. September 2017 Statement of Financial Position and Net Current Assets; and
4. September 2017 YTD Material Financial Variance Notes.

Attachments:

- | | | |
|-----------------------------|--|----------------|
| 1. Download | September 2017 Statement of Comprehensive Income | 17/344805 |
| 2. Download | September 2017 Statement of Financial Position | 17/344811 |
| 3. Download | Top Projects 2017-18 - September 2017 - 20171009 | 16/151914[v19] |
| 4. Download | September 2017 Rate Setting Statement | 17/344810 |
| 5. Download | September 2017 Investment Report | 17/344815 |

STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 30 SEPTEMBER 2017

Description	Year to Date				Annual			
	Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Revenues								
Rates	149,032,941	149,725,248	(692,307)	(0)	151,980,546	151,980,546	0	0
Operating Grants, Subsidies & Contributions	3,092,129	2,475,540	616,589	25	8,912,445	8,912,445	0	0
Fees & Charges	4,266,799	4,930,836	(664,037)	(13)	15,916,164	15,916,164	0	0
Interest Earnings	2,559,742	2,523,401	36,341	1	7,954,156	7,954,156	0	0
Other Revenue	188,584	171,061	17,523	10	693,708	693,708	0	0
Total Operating Revenue	159,140,195	159,826,086	(685,891)	(0)	185,457,019	185,457,019	0	0
Expenses								
Employee Costs	(17,390,263)	(17,812,466)	422,203	2	(70,171,359)	(70,978,503)	(807,144)	(1)
Materials & Contracts	(10,535,194)	(14,850,359)	4,315,165	29	(58,319,654)	(57,390,934)	928,720	2
Utility Charges	(2,060,490)	(2,372,144)	311,654	13	(9,478,651)	(9,478,651)	0	0
Depreciation	(9,733,902)	(11,245,491)	1,511,589	13	(45,000,000)	(45,000,000)	0	0
Interest Expenses	(1,026,048)	(1,028,259)	2,211	0	(4,114,682)	(4,114,682)	0	0
Insurance	(322,550)	(426,043)	103,493	24	(1,584,844)	(1,584,844)	0	0
Total Operating Expenditure	(41,068,446)	(47,734,762)	6,666,316	14	(188,669,190)	(188,547,614)	121,576	0
RESULT FROM OPERATIONS	118,071,749	112,091,324	5,980,425	5	(3,212,171)	(3,090,595)	121,576	(4)
Other Revenue & Expenses								
Non Operating Grants, Subsidies & Contributions	1,961,259	3,827,591	(1,866,332)	(49)	16,116,328	14,117,012	(1,999,316)	(12)
Contributed Physical Assets	0	12,500,000	(12,500,000)	(100)	50,000,000	50,000,000	0	0
Profit on Asset Disposals	407,935	125,000	282,935	226	1,000,000	1,000,000	0	0
Loss on Assets Disposals	0	(125,000)	125,000	100	(500,000)	(500,000)	0	0
Town Planning Scheme Revenues	10,111,428	3,888,365	6,223,063	160	9,888,811	11,888,127	1,999,316	20
Town Planning Scheme Expenses	(8,780,229)	(1,244,814)	(7,535,415)	(605)	(11,355,740)	(11,477,316)	(121,576)	(1)
Total Other Revenue and Expenses	3,700,393	18,971,142	(15,270,749)	(80)	65,149,399	65,027,823	(121,576)	(0)
NET RESULT	121,772,141	131,062,466	(9,290,325)	(7)	61,937,228	61,937,228	0	0
Other Comprehensive Income	0	0	0	0	0	0	0	0
TOTAL COMPREHENSIVE INCOME	121,772,141	131,062,466	(9,290,325)	(7)	61,937,228	61,937,228		

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 SEPTEMBER 2017

Description	30-Jun Actual (Estimated) \$	YTD Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash at Bank	3,783,240	967,954	5,639,773	5,639,773
Investments	355,648,064	413,463,826	264,663,748	264,663,748
Receivables	19,058,103	87,641,398	17,343,457	17,343,457
Inventory	355,123	349,301	369,608	369,608
	378,844,530	502,422,479	288,016,586	288,016,586
Current Liabilities				
Payables	(27,852,428)	(26,287,682)	(21,859,805)	(21,859,805)
Provisions	(16,620,018)	(16,625,206)	(13,417,355)	(13,417,355)
	(44,472,446)	(42,912,888)	(35,277,160)	(35,277,160)
NET CURRENT ASSETS	334,372,084	459,509,591	252,739,426	252,739,426
Non Current Assets				
Receivables	2,650,278	2,577,959	16,496,520	16,496,520
Investments	17,857,896	18,265,831		
Land	351,198,458	351,198,458	343,894,773	343,894,773
Buildings	174,771,138	173,920,511	160,880,704	160,880,704
Plant	17,652,840	16,790,482	18,844,336	18,844,336
Equipment	80,689,549	79,287,139	59,029,132	59,029,132
Furniture & Fittings	6,951,926	6,773,156	5,426,970	5,426,970
Infrastructure	1,848,997,560	1,842,557,824	1,433,479,823	1,433,479,823
Work in Progress	31,800,615	40,481,989	2,922,732	2,922,732
	2,532,570,260	2,531,853,349	2,040,974,990	2,040,974,990
Non Current Liabilities				
Interest Bearing Liabilities	(66,378,188)	(69,078,188)	(60,778,188)	(60,778,188)
Provisions	(1,619,272)	(1,783,927)	(1,580,614)	(1,580,614)
	(67,997,460)	(70,862,115)	(62,358,802)	(62,358,802)
NET ASSETS	2,798,944,884	2,920,500,825	2,231,355,614	2,231,355,614
Equity				
Accumulated Surplus	(1,323,163,962)	(1,447,293,755)	(1,106,938,996)	(1,106,938,996)
Municipal Reserves	(1,475,780,922)	(1,473,207,070)	(1,124,416,618)	(1,124,416,618)
Non Cash Reserves	0	0	0	0
TOTAL EQUITY	(2,798,944,884)	(2,920,500,825)	(2,231,355,614)	(2,231,355,614)

Top Capital Projects 2017/18 - September 2017												
PMO Project Registration			Financial Summary				Project Indicators				Project Progress	
PMO Code	Name of Project	Project Description	Finance Code	Project Budget Current Year	Actual Expenditure	Commitment Spend Current Year (A)	Schedule Indicator	Current Year Budget Indicator	Total Budget Indicator	Overall Risk Rating	Actual % Complete	Comment
PMO 1505	Yanchep Surf Life Saving Club	Development Yanchep Surf Lifesaving Club	PR-1048	2,648,299	1,322,911	850,436	A	G	G	G	70%	Construction Phase Tender awarded, endorsed by Council 7 March 2017. Change control in progress for funding increase. Due to inclement weather schedule extended to 13 November 2017.
PMO 1512	Yanchep District Playing Fields, Yanchep	Development of additional playing fields to meet current demand in the Yanchep / Two Rocks area	PR-2072	1,055,212	224,440	86,488	R	A	G	A	85%	Construction Phase Practical completion achieved 01 August 2017. Extension on time costs being negotiated with Contractor.
PMO 1515	Yanchep District Sports Amenities Building	Design Development & Construction of the Yanchep District Sports Amenities Building	PR-2253	2,210,023	1,027,028	487,254	G	R	A	G	88%	Construction Phase Forecast practical completion mid-to-late October 2017. Potential project saving to be returned at Mid-Year Review.
PMO 1517	Civic Centre, Wanneroo Extension	Construction of a two storey, with basement, office building linked to the existing Civic Centre	PR-2332	10,335,505	2,724,639	229,256	G	G	G	A	73%	Construction Phase Practical completion achieved 08 September 2017. Review of defects in progress. Fit out of extension building commencing 9 October 2017.
PMO 1523	Quinns Rocks Beach Coastal Protection Works	Design of long-term coastal protection works at Quinns Beach	PR-2561	2,950,000	2,297	9,000	G	G	G	G	30%	Procurement Phase Detailed design study endorsed by Council 4 April 2017. Tender phase underway, report to Council scheduled for 10 October 2017.
PMO16054	Upgrade Marmion Ave - Lukin Dr to Butler Blv	Construct dual carriageway. Marmion Ave, Butler - Lukin Drive to Butler Boulevard	PR-3073	860,000	323,999	89,358	G	R	R	G	95%	Defects Liability Period Construction completed 14 July 2017. Under budget due to competitive market. Change control in progress.
PMO16061	Butler North District Open Space Masterplan	Butler North District Open Space - Construction of Sports Facilities	PR-2955	2,449,098	21,968	72,331	G	R	G	A	36%	Design Phase Project Board reviewing annual scope and budget requirements. Surplus annual budget to be returned at Mid-Year Review.

Top Capital Projects 2017/18 - September 2017												
PMO Project Registration			Financial Summary				Project Indicators				Project Progress	
PMO Code	Name of Project	Project Description	Finance Code	Project Budget Current Year	Actual Expenditure	Commitment Spend Current Year (A)	Schedule Indicator	Current Year Budget Indicator	Total Budget Indicator	Overall Risk Rating	Actual % Complete	Comment
PMO16063	Banksia Grove Sports Ground, Banksia Grove	Design and construction of new community facility / amenities and new floodlighting for the Banksia Grove DOS	PR-2819	2,816,401	5,513	45,565	G	G	G	G	61%	Construction Phase <i>Earthworks and construction commenced 11 August 2017.</i>
PMO16064	Kingsway Olympic Clubrooms, Madeley	Design and construction of new change rooms facilities adjacent to the Kingsway Olympic Sports Clubrooms	PR-2621	2,153,772	49,432	38,857	G	G	G	G	41%	Procurement Phase <i>Development approval received and construction tender to be advertised 07 October 2017.</i>
PMO17038	Mary Lindsay Homestead Building, Yanchep	Building redevelopment - design and construction of building and infrastructure including services	PR-2467	1,610,833	340,020	1,012,983	G	G	G	G	80%	Construction Phase <i>Forecast completion 15 January 2018. Construction progressing as scheduled.</i>
PMO17047	Upgrade Mirrabooka Ave, Darch/Landsdale	MRRP Road Improvement: Upgrade Mirrabooka Avenue, Darch/Landsdale - Hepburn Avenue to Gnaragara Road	PR-4046	2,327,138	17,357	1,220,406	G	G	G	G	5%	Procurement Phase <i>Design 100%. Preconstruction commenced. Water Corporate service authority works in progress.</i>
PMO18063	Neerabup Industrial Area Development	Staged development of the City's Landholdings within the Neerabup Industrial Area	PR-4088	955,000	2,305	0	G	G	G	A	2%	Design Phase <i>Design tender to be awarded October 2017. Three limestone expression of interest (EOI) submissions received. Legal to create a suitable contract for request for tender (RFT) process.</i>
			TOTAL	32,371,281	6,061,909	4,141,934						

Schedule Status-Indicator	Current Year Budget & Total Budget Indicator	Overall Risk Indicator
On Target-Baseline (<10%timeincrease)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%timeincrease)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%timeincrease)	Under / Over Budget (Variance > 20%)	High

RATE SETTING STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2017

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Opening Surplus/(Deficit)	0	0	0	0	0	0	0	0
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	3,092,129	2,475,540	616,589	25	8,912,445	8,912,445	0	0
Fees & Charges	4,266,799	4,930,836	(664,037)	(13)	15,916,164	15,916,164	0	0
Interest Earnings	2,559,742	2,523,401	36,341	1	7,954,156	7,954,156	0	0
Other Revenue	188,584	171,061	17,523	10	693,708	693,708	0	0
	10,107,254	10,100,838	6,416	0	33,476,473	33,476,473	0	0
Expenses								
Employee Costs	(17,390,263)	(17,812,466)	422,203	2	(70,171,359)	(70,978,503)	(807,144)	(1)
Materials & Contracts	(10,535,194)	(14,850,359)	4,315,165	29	(58,319,654)	(57,390,934)	928,720	2
Utility Charges	(2,060,490)	(2,372,144)	311,654	13	(9,478,651)	(9,478,651)	0	0
Depreciation	(9,733,902)	(11,245,491)	1,511,589	13	(45,000,000)	(45,000,000)	0	0
Interest Expenses	(1,026,048)	(1,028,259)	2,211	0	(4,114,682)	(4,114,682)	0	0
Insurance	(322,550)	(426,043)	103,493	24	(1,584,844)	(1,584,844)	0	0
	(41,068,446)	(47,734,762)	6,666,316	14	(188,669,190)	(188,547,614)	121,576	0
Non-Cash Amounts Excluded								
Depreciation	9,733,902	11,245,491	(1,511,589)	(13)	45,000,000	45,000,000	0	0
	(21,227,290)	(26,388,433)	5,161,143	(20)	(110,192,717)	(110,071,141)	121,576	0
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	1,961,259	3,827,591	(1,866,332)	(49)	16,116,328	14,117,012	(1,999,316)	(14)
Contributed Physical Assets	0	12,500,000	(12,500,000)	(100)	50,000,000	50,000,000	0	0
Profit on Asset Disposals	407,935	125,000	282,935	226	1,000,000	1,000,000	0	0
Loss on Assets Disposals	0	(125,000)	125,000	100	(500,000)	(500,000)	0	0
Town Planning Scheme Revenues	10,111,428	3,888,365	6,223,063	160	9,888,811	11,888,127	1,999,316	17
Town Planning Scheme Expenses	(8,780,229)	(1,244,814)	(7,535,415)	(605)	(11,355,740)	(11,477,316)	(121,576)	1
Capital Expenditure	(9,812,527)	(21,285,666)	11,473,139	54	(83,216,863)	(85,142,664)	(1,925,801)	2
Proceeds From Disposal Of Assets	466,455	363,341	103,114	28	1,453,365	1,453,365	0	0
	(5,645,679)	(1,951,183)	(3,694,497)	189	(16,614,099)	(18,661,476)	(2,047,377)	11
Non-Cash Amounts Excluded								
Contributed Physical Assets	0	(12,500,000)	12,500,000	100	(50,000,000)	(50,000,000)	0	0
Profit on Asset Disposals	(407,935)	(125,000)	(282,935)	(226)	(1,000,000)	(1,000,000)	0	0
Loss on Assets Disposals	0	125,000	(125,000)	(100)	500,000	500,000	0	0
	(407,935)	(12,500,000)	12,092,065	97	(50,500,000)	(50,500,000)	0	0
	(6,053,614)	(14,451,183)	8,397,568	58	(67,114,099)	(69,161,476)	(2,047,377)	3
FINANCING ACTIVITIES								
Contributions from New Loans	2,700,000	3,262,653	(562,653)	(21)	3,262,653	3,262,653	0	0
Transfers from Restricted Grants, Contributions & Loans	0	732,606	(732,606)	(100)	2,930,424	2,930,424	0	0
Transfers to Restricted Grants, Contributions & Loans	(1,569,983)	0	(1,569,983)	(100)	0	0	0	0
Transfers from Reserves	2,558,322	11,256,623	(8,698,301)	(340)	46,479,857	45,026,492	(1,453,365)	(3)
Transfers to Reserves	0	(6,840,057)	6,840,057	100	(27,360,228)	(27,360,228)	0	0
Transfers from Schemes	0	2,838,935	(2,838,935)	(100)	11,355,740	11,355,740	0	0
Transfers to Schemes	(535,804)	(2,472,203)	1,936,399	361	(9,888,811)	(9,888,811)	0	0
	3,152,535	8,778,557	(5,626,022)	(64)	26,779,635	25,326,270	(1,453,365)	(5)
BUDGET DEFICIENCY	(24,128,370)	(32,061,059)	7,932,689	33	(150,527,181)	(153,906,347)	(3,379,166)	(2)
Amount To Be Raised From Rates	(149,032,941)	(149,725,248)	692,307	0	(151,980,546)	(151,980,546)	0	0

INVESTMENT SUMMARY - As At 30 September 2017

Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Purchase Date	Current Value \$	YTD Accrued Interest \$	Accrued Interest
Current Account Investment Group									
10,103,400.00	1.45	Commonwealth Bank of Australia Perth	A1	N/A		N/A	10,103,400.00		
1,163.29	0.00	Commonwealth Bank of Australia Perth	A1	N/A		N/A	1,163.29		
Term Investment Group									
10,000,000.00	2.83	Westpac Banking Corporation	A1	14-September-2018	10,000,000.00	14-September-2017	10,012,405.48	12,405.48	12,405.48
18,000,000.00	2.82	Bendigo Bank	A2	20-October-2017	18,000,000.00	21-October-2016	18,478,395.62	127,943.01	478,395.62
20,000,000.00	2.85	Westpac Banking Corporation	A1	26-October-2017	20,000,000.00	26-October-2016	20,529,397.26	143,671.23	529,397.26
5,000,000.00	2.70	Bank of Queensland	A2	29-March-2018	5,000,000.00	29-March-2017	5,068,424.66	34,027.40	68,424.66
20,000,000.00	2.92	Bendigo Bank	A2	17-November-2017	20,000,000.00	18-November-2016	20,505,600.00	147,200.00	505,600.00
20,000,000.00	2.99	Westpac Banking Corporation	A1	06-December-2017	20,000,000.00	06-December-2016	20,488,230.14	150,728.77	488,230.14
25,000,000.00	2.75	Bank of Queensland	A2	15-February-2018	25,000,000.00	16-February-2017	25,425,684.93	173,287.67	425,684.93
15,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	07-March-2018	15,000,000.00	07-March-2017	15,230,535.62	102,460.27	230,535.62
20,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	21-March-2018	20,000,000.00	21-March-2017	20,284,476.71	135,605.48	284,476.71
15,000,000.00	2.70	Bendigo Bank	A2	08-January-2018	15,000,000.00	07-April-2017	15,195,287.67	102,082.19	195,287.67
10,000,000.00	2.80	Bendigo Bank	A2	09-April-2018	10,000,000.00	07-April-2017	10,135,013.70	70,575.34	135,013.70
10,000,000.00	2.80	Members Equity Bank Melbourne	A2	03-May-2018	10,000,000.00	03-May-2017	10,115,068.49	70,575.34	115,068.49
12,000,000.00	2.66	Members Equity Bank Melbourne	A2	10-November-2017	12,000,000.00	29-June-2017	12,081,330.41	80,455.89	81,330.41
10,000,000.00	2.70	Members Equity Bank Melbourne	A2	30-January-2018	10,000,000.00	29-June-2017	10,068,794.52	68,054.79	68,794.52
10,000,000.00	2.65	Bank of Queensland	A2	30-April-2018	10,000,000.00	29-June-2017	10,067,520.55	66,794.52	67,520.55
10,000,000.00	2.65	Bank of Queensland	A2	31-May-2018	10,000,000.00	29-June-2017	10,067,520.55	66,794.52	67,520.55
10,000,000.00	2.65	Bank of Queensland	A2	29-June-2018	10,000,000.00	29-June-2017	10,067,520.55	66,794.52	67,520.55
10,000,000.00	2.68	Bank of Queensland	A2	19-January-2018	10,000,000.00	04-July-2017	10,064,613.70	64,613.70	64,613.70
10,000,000.00	2.70	Bank of Queensland	A2	07-June-2018	10,000,000.00	04-July-2017	10,065,095.89	65,095.89	65,095.89
5,000,000.00	2.69	Members Equity Bank Melbourne	A2	28-December-2017	5,000,000.00	04-July-2017	5,032,427.40	32,427.40	32,427.40
5,000,000.00	2.80	Westpac Banking Corporation	A1	07-July-2018	5,000,000.00	07-July-2017	5,032,602.74	32,602.74	32,602.74
5,000,000.00	2.69	Members Equity Bank Melbourne	A2	30-January-2018	5,000,000.00	07-July-2017	5,031,321.92	31,321.92	31,321.92
10,000,000.00	2.68	Members Equity Bank Melbourne	A2	26-April-2018	10,000,000.00	07-July-2017	10,062,410.96	62,410.96	62,410.96
5,000,000.00	2.47	National Australia Bank	A1	12-February-2018	5,000,000.00	15-August-2017	5,015,564.38	15,564.38	15,564.38
5,000,000.00	2.50	National Australia Bank	A1	15-May-2018	5,000,000.00	15-August-2017	5,015,753.42	15,753.42	15,753.42
10,000,000.00	2.55	National Australia Bank	A1	20-August-2018	10,000,000.00	18-August-2017	10,030,041.10	30,041.10	30,041.10
5,000,000.00	2.55	Members Equity Bank Melbourne	A2	19-February-2018	5,000,000.00	21-August-2017	5,013,972.60	13,972.60	13,972.60
5,000,000.00	2.65	Members Equity Bank Melbourne	A2	18-June-2018	5,000,000.00	21-August-2017	5,014,520.55	14,520.55	14,520.55
5,000,000.00	2.65	Members Equity Bank Melbourne	A2	23-July-2018	5,000,000.00	21-August-2017	5,014,520.55	14,520.55	14,520.55
5,000,000.00	2.65	Members Equity Bank Melbourne	A2	21-August-2018	5,000,000.00	21-August-2017	5,014,520.55	14,520.55	14,520.55
10,000,000.00	2.55	National Australia Bank	A1	03-August-2018	10,000,000.00	29-August-2017	10,022,356.16	22,356.16	22,356.16
10,000,000.00	2.62	Commonwealth Bank of Australia Perth	A1	31-August-2018	10,000,000.00	05-September-2017	10,017,945.21	17,945.21	17,945.21
20,000,000.00	2.62	Commonwealth Bank of Australia Perth	A1	10-September-2018	20,000,000.00	05-September-2017	20,035,890.41	35,890.41	35,890.41
20,000,000.00	2.62	Commonwealth Bank of Australia Perth	A1	26-September-2018	20,000,000.00	05-September-2017	20,035,890.41	35,890.41	35,890.41
15,000,000.00	2.83	Westpac Banking Corporation	A1	18-September-2018	15,000,000.00	14-September-2017	15,018,608.22	18,608.22	18,608.22
	Weighted Return								
410,104,563.29	2.69%	Totals					414,463,826.30	2,157,512.60	4,359,263.01

1.78% 12 month Bloomberg AusBond Bank Bill Index for 30 September 2017

0.91% Differential between Council's Weighted Return and Bloomberg AusBond Bank Bill Index

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

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

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

Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.

INDIVIDUAL ADI LIMITS - As At 30 September 2017

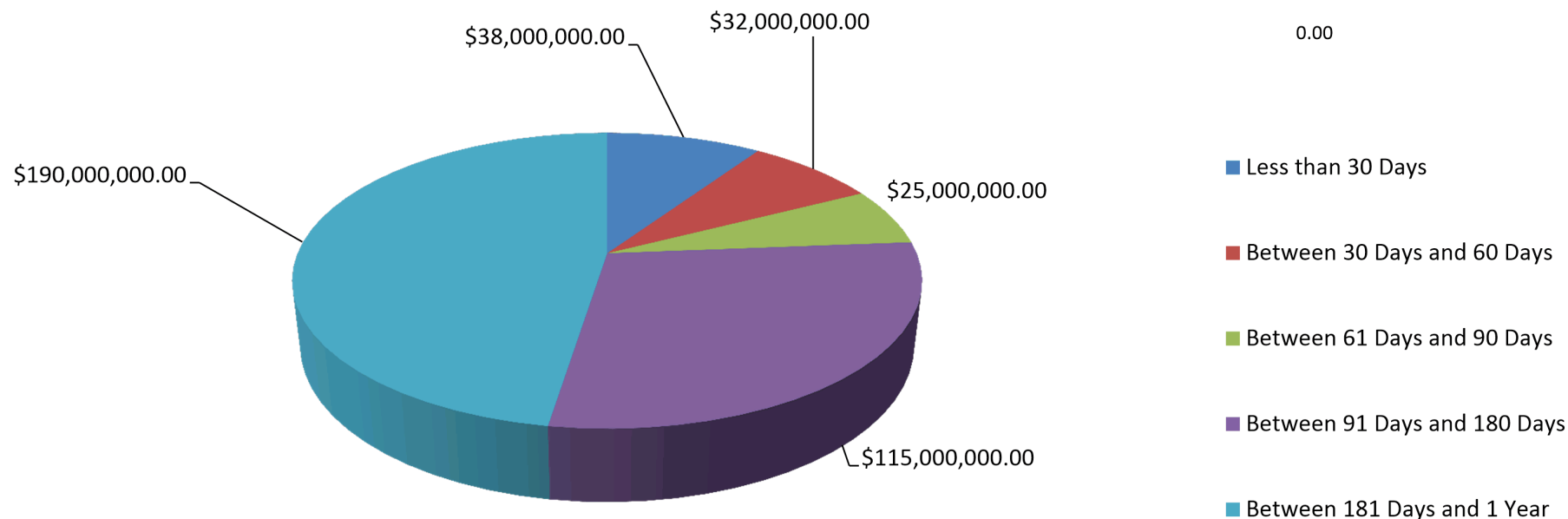
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	95,104,563.29	205,052,281.65	23.19	50.00
National Australia Bank	A1	30,000,000.00	205,052,281.65	7.32	50.00
Westpac Banking Corporation	A1	70,000,000.00	205,052,281.65	17.07	50.00
Bank of Queensland	A2	80,000,000.00	102,526,140.82	19.51	25.00
Bendigo Bank	A2	63,000,000.00	102,526,140.82	15.36	25.00
Members Equity Bank Melbourne	A2	72,000,000.00	102,526,140.82	17.56	25.00
Totals		410,104,563.29		100.00	

OVERALL CREDIT PROFILE - As At 30 September 2017

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	195,104,563.29	410,104,563.29	47.57	100.00
Subtotal of Securities	A2	215,000,000.00	328,083,650.63	52.43	80.00
Totals		410,104,563.29		100.00	

Maturity Breakdown - As At 30 September 2017

Maturity Profile	Face Value	% Portfolio	Number of Investments	Minimum Investment Value	Maximum Value Investment
Current Account	\$10,104,563.29	2.46%	2.00	\$1,163.29	\$10,103,400.00
Less than 30 Days	\$38,000,000.00	9.27%	2.00	\$18,000,000.00	\$20,000,000.00
Between 30 Days and 60 Days	\$32,000,000.00	7.80%	2.00	\$12,000,000.00	\$20,000,000.00
Between 61 Days and 90 Days	\$25,000,000.00	6.10%	2.00	\$5,000,000.00	\$20,000,000.00
Between 91 Days and 180 Days	\$115,000,000.00	28.04%	10.00	\$5,000,000.00	\$25,000,000.00
Between 181 Days and 1 Year	\$190,000,000.00	46.33%	19.00	\$5,000,000.00	\$20,000,000.00
Totals	\$410,104,563.29	100.00%	37.00		



Transactional Finance

CS02-11/17 Warrant of Payments for the Period to 31 October 2017

File Ref: 1859 – 17/375573
 Responsible Officer: A/Director Corporate Strategy & Performance
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid during the month of October 2017, 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 2017:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – October 2017		
Cheque Numbers	110659 - 110928	\$1,024,666.48
EFT Document Numbers	3028 - 3053	<u>\$12,803,206.57</u>
TOTAL ACCOUNTS PAID		<u>\$13,827,873.05</u>
Less Cancelled Cheques		(\$37,437.56)
Town Planning Scheme		(\$1,778.76)
Manual Journal		<u>(\$673,670.68)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$13,114,986.05</u>
Municipal Fund – Bank A/C		
Accounts Paid – October 2017		
Municipal Recoup		\$13,114,986.05
Direct Payments		\$80,167.85
Payroll – Direct Debits		<u>\$3,666,981.77</u>
TOTAL ACCOUNTS PAID		<u>\$16,862,135.67</u>
Town Planning Scheme		
Accounts Paid – October 2017		
Cell 6		\$1,750.00
Cell 7		\$14.38
Cell 9		<u>\$14.38</u>
TOTAL ACCOUNTS PAID		<u>\$1,778.76</u>

At the close of October 2017 outstanding creditors amounted to \$2,191,449.79.

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 2017 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 2013 – 2023:

- “4 Civic Leadership
4.3 Progressive Organisation”

Risk Management Considerations

Risk Title	Risk Rating
Warrant of Payments Information Only	Low
Accountability	Action Planning Option
Transactional Finance Manager	Accept

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

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council **RECEIVES** the list of payments drawn for the month of October 2017, as summarised below:-

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – October 2017		
Cheque Numbers	110659 - 110928	\$1,024,666.48
EFT Document Numbers	3028 - 3053	<u>\$12,803,206.57</u>
TOTAL ACCOUNTS PAID		\$13,827,873.05

Less Cancelled Cheques		(\$37,437.56)
Town Planning Scheme		(\$1,778.76)
Manual Journal		(\$673,670.68)
RECOUP FROM MUNICIPAL FUND		\$13,114,986.05
Municipal Fund – Bank A/C		
Accounts Paid – October 2017		
Municipal Recoup		\$13,114,986.05
Direct Payments		\$80,167.85
Payroll – Direct Debits		\$3,666,981.77
TOTAL ACCOUNTS PAID		\$16,862,135.67
Town Planning Scheme		
Accounts Paid – October 2017		
Cell 6		\$1,750.00
Cell 7		\$14.38
Cell 9		\$14.38
TOTAL ACCOUNTS PAID		\$1,778.76

WARRANT OF PAYMENTS OCTOBER 2017			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00110659	03/10/2017	Lisa Grundy	\$100.00
		Bond Refund	
00110660	03/10/2017	Sarah Cousins	\$100.00
		Bond Refund	
00110661	03/10/2017	Jonathan McGuire	\$100.00
		Bond Refund	
00110662	03/10/2017	Jacinta Condren	\$100.00
		Bond Refund	
00110663	03/10/2017	Varghese Babu Kannampuzha	\$850.00
		Bond Refund	
00110664	03/10/2017	Morcos Mikhail	\$540.00
		Bond Refund	
00110665	03/10/2017	Simon Gray	\$100.00
		Bond Refund	
00110666	03/10/2017	Amy Ash	\$540.00
		Bond Refund	
00110667	03/10/2017	Ariadna Agnello	\$100.00
		Bond Refund	
00110668	03/10/2017	Alhidayah Centre Incorporated	\$540.00
		Bond Refund	
00110669	03/10/2017	Amani Tadros Divanian	\$540.00
		Bond Refund	
00110670	03/10/2017	Gary Drpich	\$97.70
		Refund - Building Application Fee - Application Withdrawn	
00110671	03/10/2017	Supreme Crafty	\$97.70
		Refund - Building Application Fee - Application Cancelled	
00110672	03/10/2017	St John Paul II Catholic Primary School	\$51.00
		Refund - Copies Of Plans	
00110673	03/10/2017	Stuart Bastian	\$60.00
		Refund - Freedom Of Information - Overpayment	

00110674	03/10/2017	Ashdale Special Families Incorporated	\$100.80
		Hire Fee Refund	
00110675	03/10/2017	Lisa Maher	\$15.00
		Refund - Landsdale Farm School - Youth Services	
00110676	03/10/2017	Gillian O'Connor	\$5.00
		Refund - Gross Games And Design Your Own Burger - Youth	
00110677	03/10/2017	Belinda Rimmer	\$30.00
		Dog Registration Refund - Sterilised	
00110678	03/10/2017	Ventura Homes Trading As Smart Homes	\$41.60
		Reimbursement - Application Entered Into Authority Twice	
00110679	03/10/2017	Homebuyers Centre	\$3,335.18
		Refund - Building Application - Rejected	
00110680	03/10/2017	Rates Refund	\$992.93
00110681	03/10/2017	Giewel De Lara	\$540.00
		Bond Refund	
00110682	03/10/2017	Benjamin Brown	\$30.00
		Dog Registration Refund - Sterilised	
00110683	03/10/2017	Mary Malok	\$477.95
		Function Bond Refund	
00110684	03/10/2017	Dorothy Frankish	\$16.00
		Refund - Recycling Bin - Not Collected	
00110685	03/10/2017	Joe Hayhurst	\$69.00
		Reimbursement - Subdivision Approval - Refused	
00110686	03/10/2017	Jesse Joseph McCoy	\$360.00
		Vehicle Crossing Subsidy	
00110687	03/10/2017	Angelo Borin	\$360.00
		Vehicle Crossing Subsidy	
00110688	03/10/2017	Liam Markey	\$30.00
		Dog Registration Refund - Sterilised	
00110689	03/10/2017	Bernie Roux	\$5.00
		Refund - Hainsworth Challenge - No Charge	
00110690	03/10/2017	Danielle Saunders	\$8.75
		Refund - Hainsworth Challenge - No Charge	
00110691	03/10/2017	Louise Sutton	\$5.00
		Refund - Hainsworth Challenge - No Charge	
00110692	03/10/2017	Cancelled	
00110693	03/10/2017	HALPD Pty Ltd Trading As Affordable Living Homes	\$2,000.00
		Refund - Street & Verge Bond	
00110694	03/10/2017	Celebration Homes	\$2,000.00
		Refund - Street & Verge Bond	
00110695	03/10/2017	Marnie Haslett-Tullett	\$7.50
		Refund - Beachcombers Treasure Hunt - Unable To Attend	
00110696	03/10/2017	Narelle Webb	\$113.50

		Refund - Booking Fee Overpaid - Quinns Mindarie Community Centre	
00110697	03/10/2017	John McLarnon	\$60.00
		Infringement Notice Payment Refund	
00110698	03/10/2017	Tanton Carter	\$50.00
		Infringement Notice Payment Refund	
00110699	03/10/2017	Essential First Choice Homes Pty	\$2,000.00
		Refund - Street & Verge Bond	
00110700	03/10/2017	Girrawheen Library Petty Cash	\$58.75
		Petty Cash	
00110701	03/10/2017	Water Corporation	\$14,708.21
		Water Charges For The City	
00110702	03/10/2017	Telstra	\$2,514.00
		Phone Charges For The City	
00110703	03/10/2017	Wanneroo Adult Day Centre Petty Cash	\$117.50
		Petty Cash	
00110704	03/10/2017	Quinns Districts Calisthenics Club	\$600.00
		Kidsport Voucher X 3 Children	
00110705	03/10/2017	Stirling Lions Soccer Club	\$1,980.00
		Kidsport Voucher X 9 Children	
00110706	03/10/2017	Senshinkan Karate Australia	\$350.00
		Kidsport Voucher X 2 Children	
00110707	03/10/2017	Mrs Anna Craig	\$84.00
		Reimbursement - Working With Children Check Renewal - Aquamotion	
00110708	03/10/2017	Building & Construction Industry	\$87,662.73
		Collection Levy Payments 01 - 30.09.2017 - Finance	
00110709	06/10/2017	Accounts Services Petty Cash	\$672.00
		Petty Cash	
00110710	10/10/2017	Matthys B Van Aken	\$100.00
		Bond Refund	
00110711	10/10/2017	United Maylands Junior Soccer Club	\$850.00
		Bond Refund	
00110712	10/10/2017	Michelle Santoro	\$100.00
		Bond Refund	
00110713	10/10/2017	The Rare Budgerigar Club of WA Incorporated	\$850.00
		Bond Refund	
00110714	10/10/2017	Mirela Sabau	\$100.00
		Bond Refund	
00110715	10/10/2017	Matheos Frew	\$540.00
		Bond Refund	
00110716	10/10/2017	Wanneroo Softball Club Incorporated	\$850.00
		Bond Refund	
00110717	10/10/2017	Kirsty Brown	\$540.00
		Bond Refund	
00110718	10/10/2017	Narelle Webb	\$850.00
		Bond Refund	
00110719	10/10/2017	Suzanne Thomas	\$100.00
		Bond Refund	

00110720	10/10/2017	Shirni Shah	\$100.00
		Bond Refund	
00110721	10/10/2017	Sahil Khosla	\$100.00
		Bond Refund	
00110722	10/10/2017	Atef Bishara	\$540.00
		Bond Refund	
00110723	10/10/2017	Andrew John Argiropulos	\$100.00
		Bond Refund	
00110724	10/10/2017	Varsha Patel	\$540.00
		Bond Refund	
00110725	10/10/2017	Joshua Reddicliffe	\$100.00
		Bond Refund	
00110726	10/10/2017	Kate Pascho	\$360.00
		Vehicle Crossing Subsidy	
00110727	10/10/2017	Capricorn Village Joint Venture	\$274.45
		Partial Refund - Fees Not Expended Processing Amendment No1 - Capricorn Coastal Node Agreed Structure Plan No 75	
00110728	10/10/2017	Rates Refund	\$499.28
00110729	10/10/2017	Miss Sarah Scholes	\$260.00
		Refund - HACC - Overpayment	
00110730	10/10/2017	Mrs Jeanne Dixon	\$216.00
		Refund - HACC - Overpayment	
00110731	10/10/2017	Ms Lynn Anderson	\$10.00
		Refund - HACC - Overpayment	
00110732	10/10/2017	Mrs Jacqueline Kenny	\$75.00
		Refund - HACC - Overpayment	
00110733	10/10/2017	Rates Refund	\$136.97
00110734	10/10/2017	Girrawheen Clontarf Academy	\$346.76
		Hire Fee Refund	
00110735	10/10/2017	S Lovelock	\$360.00
		Vehicle Crossing Subsidy	
00110736	10/10/2017	L Contarino	\$360.00
		Vehicle Crossing Subsidy	
00110737	10/10/2017	Eu King Leh	\$360.00
		Vehicle Crossing Subsidy	
00110738	10/10/2017	N Alcock	\$360.00
		Vehicle Crossing Subsidy	
00110739	10/10/2017	Marnie Haslett-Tullett	\$5.00
		Refund - Hainsworth Challenge - No Charge	
00110740	10/10/2017	The Salvation Army	\$3,300.00
		Community Funding - Community Christmas Carols Event 08.12.2017 Addison Park Merriwa - Re-Issue Of Cheque 109963	
00110741	10/10/2017	Rates Refund	\$2,984.78
00110742	10/10/2017	Powercruise Promotions Pty Ltd	\$400.00
		Refund - Overpayment Of Temporary Camping Ground Fee	

00110743	10/10/2017	WA Sporting Car Club	\$160.00
		Refund - Overpayment Of Temporary Camping Ground Fee	
00110744	10/10/2017	Tamala Park Regional Council	\$338,786.00
		Subdivision Bond Return - Tamala Park Regional Council Catalina Stage 18B Clarkson WAPC 150071	
00110745	10/10/2017	WA Sporting Car Club	\$50.00
		Refund - Overpayment Of Temporary Camping Ground Fee	
00110746	10/10/2017	Home Educated Youth Incorporated	\$535.00
		Bond Refund	
00110747	10/10/2017	Tumaini Magorwa	\$54.05
		Hire Fee Refund	
00110748	10/10/2017	Huu Hoang Nguyen	\$147.00
		Refund - Overpayment Of Development Application Fees	
00110749	10/10/2017	Caroline Margaret Lambie	\$148.00
		Refund - Development Application Fees - Application Withdrawn	
00110750	10/10/2017	Rates Refund	\$39.78
00110751	10/10/2017	MA Staring	\$360.00
		Vehicle Crossing Subsidy	
00110752	10/10/2017	J Baby & S Mathew	\$360.00
		Vehicle Crossing Subsidy	
00110753	10/10/2017	B & B Dalglish	\$360.00
		Vehicle Crossing Subsidy	
00110754	10/10/2017	Western Power	\$639.30
		Subdivision Of Lot 9000 Flynn Drive Neerabup WAPC 153727 PR-1006 Develop Industrial Estate Neerabup	
00110755	10/10/2017	Rates Refund	\$416.69
00110756	10/10/2017	Aquatic Leisure Technologies Trading As Buccaneer Pools	\$3,458.52
		Refund - Street & Verge Bond	
00110757	10/10/2017	Homebuyers Centre Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00110758	10/10/2017	Prime Projects Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00110759	10/10/2017	Julie Strickland	\$290.00
		Refund - Street & Verge Bond	
00110760	10/10/2017	Shane Stockden	\$2,000.00
		Refund - Street & Verge Bond	
00110761	10/10/2017	Cancelled	
00110762	10/10/2017	Primewest Management	\$1,227.97
		Partial Refund - Fees Not Expended Processing Amendment No 1 To Yanchep City Agreed Structure Plan No 68	
00110763	10/10/2017	Renee Dickson	\$150.00
		Dog Registration Refund - Sterilised	
00110764	10/10/2017	Debra Hartman	\$30.00

		Dog Registration Refund - Sterilised	
00110765	10/10/2017	Aboriginal Seniors Group Petty Cash	\$120.80
		Petty Cash	
00110766	10/10/2017	Alexander Heights Day Centre Room One	\$183.65
		Petty Cash	
00110767	10/10/2017	Aquamotion Office Petty Cash	\$161.20
		Petty Cash	
00110768	10/10/2017	Optus	\$1,156.77
		Phone Charges For The City	
00110769	10/10/2017	Wanneroo Library Petty Cash	\$246.85
		Petty Cash	
00110770	10/10/2017	Water Corporation	\$5,864.45
		Water Charges For The City	
00110771	10/10/2017	Telstra	\$843.34
		Phone Charges For The City	
		Relocation Of Lead In Communications Cable - 100 Kingsway Madeley - Assets	
00110772	10/10/2017	Kingsway Stadium Petty Cash	\$263.35
		Petty Cash	
00110773	10/10/2017	Alexander Heights Day Centre Room Two	\$442.30
		Petty Cash	
00110774	10/10/2017	Cr F Cvitan	\$4,323.09
		Monthly Allowance, Travel Expenses & Corporate Apparel	
00110775	10/10/2017	Cr D Newton	\$2,477.86
		Monthly Allowance	
00110776	10/10/2017	Corsign (WA) Pty Ltd	\$125.40
		Reflective Stickers - Assets	
00110777	16/10/2017	The Butler Pedal Boat Company	\$290.00
		Provide 10 Pedalos - Gold Program Event - Programs	
00110778	17/10/2017	Rates Refund	\$5,487.13
00110779	17/10/2017	Wanneroo Repertory Incorporated	\$1,483.35
		Refund - Invoice 183356 - Paid Twice	
00110780	17/10/2017	Rates Refund	\$395.21
00110781	17/10/2017	Rates Refund	\$497.31
00110782	17/10/2017	Rates Refund	\$2,242.16
00110783	17/10/2017	Wow Group (WA) Pty Ltd	\$315.74
		Refund - Building Application Fee - Incorrect Value	
		Refund - Building Application Fee - Paid In Error	
00110784	17/10/2017	Redink Homes Pty Ltd	\$310.00
		Refund - Building Application Fee - Cancelled	
00110785	17/10/2017	Jonlee Bannister	\$70.00
		Dog Registration Refund - Overpayment	
00110786	17/10/2017	J Mkandawire	\$360.00
		Vehicle Crossing Subsidy	
00110787	17/10/2017	Keryn Loughton	\$360.00
		Vehicle Crossing Subsidy	

00110788	17/10/2017	Dhavalkumar R Panara	\$360.00
		Vehicle Crossing Subsidy	
00110789	17/10/2017	Maximo Lazam	\$360.00
		Vehicle Crossing Subsidy	
00110790	17/10/2017	Quinns Rocks Bushfire Brigade Cadet	\$1,200.00
		Sponsorship - Support Team 1 - 2 X Members - Team 2 - 3 X Members - Australian Fire Cadet Championships - Sydney - 03 - 06.10.2017	
00110791	17/10/2017	Matthew Jordan	\$360.00
		Vehicle Crossing Subsidy	
00110792	17/10/2017	Joondalup Entertainers Theatre School	\$600.00
		Sponsorship - 3 X Members - World Supremacy Battlegrounds International Championship 2017 - Sydney - 05 - 08.10.2017	
00110793	17/10/2017	Satterley Property Group	\$98,518.75
		Bond Refund North Estate Stage 3B Eglinton WAPC 150866	
00110794	17/10/2017	School Sport Western Australia Incorporated	\$1,400.00
		Sponsorship - Football 12's - 2 X Members - Touch 12's Girls - 1 X Member - Touch 15's Girls - T Berryman - Touch 15's Boys - 3 X Members - Football National Championships & Touch National Championships - Adelaide - 01 - 10.12.2017	
00110795	17/10/2017	Football West	\$1,000.00
		Sponsorship - U13's - 5 X Members - U14's - 2 X Members - National Youth Championships (Football) - NSW - 25 - 29.09.2017	
00110796	17/10/2017	Neil and Jennifer Janson	\$1,157.36
		Refund - Unused Portion Of Membership - Aquamotion	
00110797	17/10/2017	Rates Refund	\$172.23
00110798	17/10/2017	Rates Refund	\$886.57
00110799	17/10/2017	Barkor Gbangaye	\$490.00
		Bond Refund	
00110800	17/10/2017	Shailee Desai	\$100.00
		Bond Refund	
00110801	17/10/2017	B A Kolk	\$850.00
		Bond Refund	
00110802	17/10/2017	Leonard Lewis	\$540.00
		Bond Refund	
00110803	17/10/2017	Michelle Horgan	\$100.00
		Bond Refund	
00110804	17/10/2017	Nicole Jessop	\$100.00
		Bond Refund	
00110805	17/10/2017	North Coast Rangers Christian Soccer	\$100.00
		Bond Refund	
00110806	17/10/2017	Lene Van der Walt	\$540.00

		Bond Refund	
00110807	17/10/2017	Melodie Digney	\$540.00
		Bond Refund	
00110808	17/10/2017	Ioana Maghiar	\$100.00
		Bond Refund	
00110809	17/10/2017	Anna Sumail	\$540.00
		Bond Refund	
00110810	17/10/2017	Praful Umaretiya	\$540.00
		Bond Refund	
00110811	17/10/2017	Gary Heir	\$850.00
		Bond Refund	
00110812	17/10/2017	McMullen Nolan Group Pty Ltd	\$35.00
		Refund - Subdivision Clearance Application Fee - Overpaid	
00110813	17/10/2017	Wanneroo Joondalup Regional Broadcasting Association Incorporated	\$5,000.00
		Donation - Cover One Quarter Of Transmission Rental Costs	
00110814	17/10/2017	S. Attrill	\$2,758.00
		Bond Refund - Kingsway Indoor Stadium	
00110815	17/10/2017	Rick Watson	\$280.00
		Refund - 3 Month Silver Pool & Gym Membership	
00110816	17/10/2017	High Flyers Trampoline and Gymnastics Academy	\$1,500.00
		Sponsorship - 3 X Members - Prime International Gymnastics Invitational - Singapore - 09 - 12.11.2017	
00110817	17/10/2017	Wanneroo City Soccer Club	\$50.00
		Key Bond Refund - Re-Issue Of Stale Cheque 106196	
00110818	17/10/2017	B Screaigh	\$564.00
		Refund - Overpayment Of HACC Account 7154-03 - Re-Issue Of Stale Cheque 107042	
00110819	17/10/2017	K Eastman	\$10.50
		Refund - Hire Fees - Re-Issue Stale Cheque 106201	
00110820	17/10/2017	B Kavanagh	\$18.40
		Sale Of Consignment Items 1 X Hat & 1 X Shade - Re-Issue Of Stale Cheque 106808	
00110821	17/10/2017	Matt Bedford	\$96.00
		Refund - Annual Building Hire Gumblossom Community Centre - Re- Issue Of Stale Cheque 106982	
00110822	17/10/2017	Shaun Jones	\$73.00
		Reimbursement - Application For Planning Requests - Re-Issue Of Stale Cheque 106631	
00110823	17/10/2017	Workplace Fitout Group	\$140.00
		Refund - Health Assessment Certificate - Re-Issue Of Stale Cheque 106643	

00110824	17/10/2017	David Coles	\$20.00
		Dog Registration Refund - Overpayment - Re-Issue Of Stale Cheques 107097 & 107098	
00110825	17/10/2017	K Hallam	\$15.00
		Dog Registration Refund - Sterilised - Re-Issue Of Stale Cheque 106527	
00110826	17/10/2017	Rugby WA	\$200.00
		Sponsorship Request - 1 X Attendee - To Attend The Aru National Under 16s Championships In Southport QLD 26 - 30.09.2017	
00110827	17/10/2017	Amanda Haste	\$50.00
		Refund - Animal Impounded - No Microchip Was Detected & \$50.00 Microchip Was Charged - Dog Was Taken To Vet And Was Found To Be Implanted With Microchip Already	
00110828	17/10/2017	Capricorn Village Joint Venture	\$274.45
		Partial Refund - Fees Not Expended Processing Amendment No 1 To The Capricorn Coastal Node Structure Plan No 75	
00110829	17/10/2017	Perth Brothers Touch Club Incorporated	\$400.00
		Sponsorship - 2 X Members - National Youth Championship Sunshine Coast - 13.09.2017	
00110830	17/10/2017	School Sport Western Australia Incorporated	\$200.00
		Sponsorship - James Hughes SSA Pacific School Games - Adelaide SA 01 - 10.12.2017	
00110831	17/10/2017	Homebuyers Centre Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond	
00110832	17/10/2017	Celebration Homes	\$2,000.00
		Refund - Street & Verge Bond	
00110833	17/10/2017	School Sport Western Australia Incorporated	\$400.00
		Sponsorship - 2 X Members - Goalball National Championship Adelaide SA - 02 - 09.12.2017	
00110834	17/10/2017	Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00110835	17/10/2017	School Sport Western Australia Incorporated	\$200.00
		Sponsorship - 1 X Member - Golf 12s National Championship Adelaide SA 02 - 09.12.2017	
00110836	17/10/2017	Cancelled	
00110837	17/10/2017	Cancelled	
00110838	17/10/2017	Baseball Australia	\$500.00
		Sponsorship - 1 X Member - WBSC 18U World Cup Thunder Bay Canada 01 - 10.09.2017	

00110839	17/10/2017	West Australian Football Commission	\$200.00
		Sponsorship - 1 X Member - AFL National Diversity Championship Byron Bay 09 - 13.10.2017	
00110840	17/10/2017	Yanchep Community Men's Shed	\$150.00
		Donation - Men's Health Week BBQ June 2018	
00110841	17/10/2017	Rebound WA	\$200.00
		Sponsorship - Sean Catlin Australian Adaptive Surfing Titles Gold Coast QLD 23 - 25.06.2017	
00110842	17/10/2017	Boomerang Bags	\$249.00
		Donation - Purchase Of An Overlocker To Be Used At Sewing Bees To Make Reusable Shopping Bags From Recycled Fabric To Give To The Community For Free	
00110843	17/10/2017	David Little Trading As Backyard Pools & Landscapes	\$2,000.00
		Refund - Street & Verge Bond	
00110844	17/10/2017	Ventura Home Group Pty Ltd	\$1,700.00
		Refund - Street & Verge Bond	
00110845	17/10/2017	City of Wanneroo	\$200.00
		Cash Advance - Dogs Breakfast 2018	
00110846	17/10/2017	Mr Stephen Freeborn	\$60.00
		Volunteer Payment	
00110847	17/10/2017	Facility Officer WLCC Petty Cash	\$67.55
		Petty Cash	
00110848	17/10/2017	Quinns Rocks Adult Day Care Petty Cash	\$142.20
		Petty Cash	
00110849	17/10/2017	Cancelled	
00110850	17/10/2017	Cancelled	
00110851	17/10/2017	Water Corporation	\$13,067.25
		Water Charges For The City	
00110852	17/10/2017	Telstra	\$17,892.16
		Phone Charges For The City	
00110853	17/10/2017	Clarkson Library Petty Cash	\$366.10
		Petty Cash	
00110854	17/10/2017	Finance Services Petty Cash	\$694.85
		Petty Cash	
00110855	17/10/2017	Ms Justine Andrews	\$275.00
		Reimbursement - Fitness Australia Re Accreditation For Gym Instructor - Aquamotion	
00110856	24/10/2017	M & S Dinan	\$360.00
		Vehicle Crossing Subsidy	
00110857	24/10/2017	Alison McKenna	\$360.00
		Vehicle Crossing Subsidy	
00110858	24/10/2017	Tasha Forbes	\$360.00
		Vehicle Crossing Subsidy	
00110859	24/10/2017	Natalia Nojkovska	\$360.00
		Vehicle Crossing Subsidy	

00110860	24/10/2017	Susan Herbert	\$360.00
		Vehicle Crossing Subsidy	
00110861	24/10/2017	Stacey Johnson	\$100.00
		Bond Refund	
00110862	24/10/2017	Quinns Calisthenics Club Incorporated	\$100.00
		Bond Refund	
00110863	24/10/2017	WCF Heatwave Fundraising	\$850.00
		Bond Refund	
00110864	24/10/2017	Darshitkumar Patel	\$100.00
		Bond Refund	
00110865	24/10/2017	Doanh Kinh Le	\$850.00
		Bond Refund	
00110866	24/10/2017	Anh Truong	\$850.00
		Bond Refund	
00110867	24/10/2017	Rotary Club of Heirisson	\$850.00
		Bond Refund	
00110868	24/10/2017	Marivic Peralta	\$100.00
		Bond Refund	
00110869	24/10/2017	Carramar Primary School P & C	\$850.00
		Bond Refund	
00110870	24/10/2017	Stacey Barr	\$850.00
		Bond Refund	
00110871	24/10/2017	Rates Refund	\$206.96
00110872	24/10/2017	Rates Refund	\$881.00
00110873	24/10/2017	Rates Refund	\$168.09
00110874	24/10/2017	Rates Refund	\$894.79
00110875	24/10/2017	Rates Refund	\$146.54
00110876	24/10/2017	Satterley Property Group	\$212,506.25
		Subdivision Bond Return - Eglinton North Stage 5 WAPC 150866	
00110877	24/10/2017	NGALA Community Services	\$57.20
		Refund - Overpayment Of Account	
00110878	24/10/2017	Amanda Dippenaar	\$563.00
		Refund - Trading Licence Annual Fee - Overpayment	
00110879	24/10/2017	David Payne	\$40.00
		Refund - Mini Golf - Overpayment	
00110880	24/10/2017	Rates Refund	\$158.61
00110881	24/10/2017	Rates Refund	\$751.24
00110882	24/10/2017	Rates Refund	\$631.75
00110883	24/10/2017	Football West	\$400.00
		Sponsorship - 2 X Members - National Training Centre Challenge Canberra 24 - 28.07.2017	
00110884	24/10/2017	Zenitas Healthcare Limited	\$393.00
		Refund - Public Swimming Pool Water Testing Fee For 2017 / 2018	
00110885	24/10/2017	BAPS Swaminarayan Sanstha	\$84.55
		Refund - Hire Fees	
00110886	24/10/2017	A Lian Ngun Tual	\$169.10
		Refund - Hire Fees	

00110887	24/10/2017	Nghia's TKD WA Chung Do Kwan	\$56.55
		Refund - Hire Fees	
00110888	24/10/2017	Wanneroo Softball Club Incorporated	\$139.60
		Refund - Hire Fees	
00110889	24/10/2017	Assured Certification Services	\$311.00
		Reimbursement - Existing Structure Application Number - Application Not Required	
00110890	24/10/2017	Peter Douglas	\$10.50
		Refund - Copies Of Plans Request - Plans Not Available	
00110891	24/10/2017	Hickey Constructions Pty Ltd	\$192.00
		Refund - Development Application Fees - Not Required	
00110892	24/10/2017	S Bromilow & T Mila & N Mila	\$360.00
		Vehicle Crossing Subsidy	
00110893	24/10/2017	Rates Refund	\$1,606.57
00110894	24/10/2017	William Bird	\$150.77
		Refund - Unused Portion Of Gym Membership - Moved Out Of Perth Metropolitan Area	
00110895	24/10/2017	Vanessa Wilde	\$360.00
		Vehicle Crossing Subsidy	
00110896	24/10/2017	Evangeline Nath	\$360.00
		Vehicle Crossing Subsidy	
00110897	24/10/2017	Chelsea Nguyen	\$360.00
		Vehicle Crossing Subsidy	
00110898	24/10/2017	Celebration Homes	\$2,000.00
		Refund - Street & Verge Bond	
00110899	24/10/2017	Toni Dallas	\$2,000.00
		Refund - Street & Verge Bond	
00110900	24/10/2017	Susana Mulero Lopez	\$2,000.00
		Refund - Street & Verge Bond	
00110901	24/10/2017	Outdoor World Wangara	\$6,000.00
		Refund - Street & Verge Bond X 3	
00110902	24/10/2017	Aquatic Leisure Technologies Trading As Buccaneer Pools	\$2,000.00
		Refund - Street & Verge Bond	
00110903	24/10/2017	Ashmy Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00110904	24/10/2017	William Edward Marshall	\$2,000.00
		Refund - Street & Verge Bond	
00110905	24/10/2017	Pyramid Construction	\$4,800.00
		Refund - Verge Licence 25.2017.90.1 Application - Cancelled	
00110906	24/10/2017	Mr Evan Martin	\$288.25
		Keyholder	
00110907	24/10/2017	Water Corporation	\$1,673.59
		Water Charges For The City	
00110908	24/10/2017	Telstra	\$44,802.41
		Phone Charges For The City	

00110909	24/10/2017	Mrs Jennifer Martin	\$253.00
		Keyholder/Tennis Booking Officer	
00110910	24/10/2017	Ms Jodie Walter	\$115.30
		Keyholder	
00110911	24/10/2017	Ms Christine McGhee	\$60.41
		Keyholder/Tennis Booking Officer	
00110912	24/10/2017	Mr Peter Tuck	\$57.65
		Keyholder	
00110913	24/10/2017	Mr Gregory Johnson	\$416.50
		Keyholder/Tennis Booking Officer	
00110914	25/10/2017	Autosmart WA North Metro	\$126.50
		Plus 10 20L - Fleet	
00110915	25/10/2017	City of Melville	\$13,313.88
		Long Service Leave Liability - Suzanne Steele - Payroll	
00110916	25/10/2017	The Good Guys	\$698.00
		Dishwasher - Gumblossom Community Centre - Funded Services	
00110917	25/10/2017	Barnetts Architectural Hardware	\$665.46
		Hardware Purchases - Building Maintenance	
00110918	25/10/2017	Canon Australia Pty Ltd	\$11.00
		Delivery Fee For Exchange Roller Kit - Health & Compliance	
00110919	25/10/2017	JMV Hydraulics Pty Ltd	\$800.14
		Vehicle Spare Parts - Fleet	
00110920	25/10/2017	Altronic Distributors	\$90.36
		Led Linkable Strip Lights - Fleet	
00110921	25/10/2017	Cooldrive Distribution	\$617.93
		Vehicle Spare Parts - Fleet	
00110922	25/10/2017	Turf Care WA Pty Ltd	\$3,796.65
		Spray Spearhead - Various Locations - Parks	
00110923	25/10/2017	Perth Mobile Sign Hire	\$660.00
		Hire Of Mobile Visual Message Board - Fire Services	
00110924	25/10/2017	Coolican Civil Engineering Pty Ltd	\$627.00
		Remove And Replace Damaged Retic - Drovers Place - Parks	
00110925	25/10/2017	Glentoe Pty Ltd	\$6,112.70
		Training - Dangerous Dog Assessing And Handling Presentation - Regulatory Services	
00110926	25/10/2017	Jon Lennon	\$550.00
		Quiz Event - Gold Program	
00110927	30/10/2017	Cancelled	
00110928	30/10/2017	City of Wanneroo	\$200.00
		Cash Advance - Prizes For Gold Program Big Quiz Event	
		Total Director Corporate Services Advance - Cheques	\$1,024,666.48

ELECTRONIC FUNDS TRANSFER			
00003028	03/10/2017		
		Synergy	\$5,424.60
		Power Supplies For The City	
00003029	03/10/2017		
		Australian Taxation Office	\$1,652.00
		Payroll Deduction	
		Butler Little Athletics Club (Incorporated)	\$2,055.00
		Kidsport Voucher X 11 Children	
		Butler Netball Club Incorporated	\$200.00
		Kidsport Voucher X 1 Child	
		Rates Refund	\$956.92
		Frediani Milk Wholesalers	\$552.50
		Milk Deliveries For The City	
		Joondalup Lakers Basketball Club	\$230.00
		Kidsport Voucher X 2 Children	
		Mindarie Football Club	\$400.00
		Kidsport Voucher X 2 Children	
		Mr Dale Martin	\$348.07
		Reimbursement - Study Assistance - Building Surveying	
		North Coast Ball Club Incorporated	\$200.00
		Kidsport Voucher X 1 Child	
		Quinns Mindarie Surf Lifesaving Club	\$440.00
		Kidsport Voucher X 2 Children	
		The Scout Association of Australia	\$200.00
		Kidsport Voucher X 1 Child	
		Western Power	\$500.00
		Products & Services Charge - Benmuni Road - Parks	
00003030	03/10/2017		
		Turfmaster Pty Ltd	\$116,786.45
		Supply/Lay Turf - Various Locations - Parks	
		Golf Course Maintenance - Marangaroo/Carramar - August 2017 - Parks	
00003031	03/10/2017		
		Affirmative Group	\$1,390.68
		Install Pavers - Quinns Park Extension - Projects	
		Cabcharge	\$740.01
		Cabcharge Services For The City	
		Chandler Macleod Group Limited	\$855.74
		Casual Labour For The City	
		Corsign (WA) Pty Ltd	\$408.10
		Supply Signs - Quinns Carpark - Projects	

		Emilio Briotti	\$1,100.00
		Bags Of Rags X 40 - Stores	
		Integrity Industrial Pty Ltd	\$14,196.44
		Casual Labour For The City	
		Integrity Staffing	\$911.94
		Casual Labour For The City	
		Mindarie Regional Council	\$275,363.01
		Refuse Disposal For The City	
		Office Cleaning Experts	\$58,838.27
		Cleaning Services For The City	
		Pindan Pty Ltd	\$294,472.68
		Progress Claim 16 - Wanneroo Civic Centre Extension - Projects	
		Programmed Integrated Workforce	\$4,554.24
		Casual Labour For The City	
		Toll Transport Pty Ltd	\$208.81
		Courier Services	
00003032	04/10/2017		
		Bollig Design Group Ltd	\$15,367.00
		Consultancy - Civic Centre Extension - Projects	
00003033	10/10/2017		
		Clicksuper Pty Ltd	\$682,120.18
		Superannuation Payments - Payroll	
00003034	10/10/2017		
		Synergy	\$649,989.65
		Power Supplies For The City	
00003035	10/10/2017		
		City of Wanneroo	\$140.90
		Deduction From Monthly Allowance Payment Of Invoice 182491	
		City of Wanneroo - Rates	\$324.00
		Rates Payments From Monthly Allowances	
		Cr Brett Treby	\$2,577.86
		Monthly Allowance	
		Cr Denis John Hayden	\$2,577.86
		Monthly Allowance	
		Cr Dianne Guise	\$4,403.83
		Monthly Allowance	
		Cr Domenic Zappa	\$2,353.86
		Monthly Allowance	
		Cr Glynis Parker	\$2,577.86
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,577.86
		Monthly Allowance	
		Cr Lara Simpkins	\$2,577.86

		Monthly Allowance	
		Cr Linda Aitken	\$2,736.82
		Travel Allowance August 2017	
		Monthly Allowance	
		Cr Natalie Sangalli	\$2,577.86
		Monthly Allowance	
		Cr Russell Driver	\$2,436.96
		Monthly Allowance - Minus Outstanding Invoice 182491	
		Cr Samantha Jane Fenn	\$2,577.86
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,170.68
		Monthly Allowance	
00003036	10/10/2017		
		Australia Post	\$10,087.93
		Billpay Transactions - Rates	
		City of Wanneroo - Rates	\$1,730.79
		2 X Rates Refunds	
		Department of Planning	\$4,548.00
		Application Fees Accepted By The City. Applicant: MGA Town Planners, No. DA2017/1261, Value \$3,500,000	
		Frediani Milk Wholesalers	\$965.55
		Milk Deliveries For The City	
		Landgate	\$11,681.87
		Gross Rental Valuations - Rates	
		Mining Tenements - Rates	
		Main Roads Western Australia	\$13,532.98
		Install Signage & Pavement Markings - Pipidiny Road - Projects	
		Mr James Curran	\$883.20
		Reimbursement - Building Surveying Registration Fees	
00003037	10/10/2017		
		Bollig Design Group Ltd	\$2,711.50
		Consultancy - Design And Document Reception Desk And Furniture - Mayor's Office	
		Caltex Energy	\$91.04
		Fuel - Fleet	
		Chandler Macleod Group Limited	\$9,393.88
		Casual Labour For The City	
		Coates Hire Operations Pty Ltd	\$4,092.00
		Variable Message Board - Projects	
		Council On The Ageing WA Incorporated	\$300.00
		Organisational Membership - July 2017 - June 2018 - Funded Services	
		Elliotts Irrigation Pty Ltd	\$899.80
		Reticulation Items - Parks	
		Ice Warm	\$1,144.00

		Registration - Essentials Workshop 26 - 27.10.2017 - Parks	
		Integrity Industrial Pty Ltd	\$7,007.65
		Casual Labour For The City	
		Integrity Staffing	\$1,198.85
		Casual Labour For The City	
		IPWEA WA	\$130.00
		Training - Asset Management Forum - October 2017 - Engineering	
		Kelyn Training Services	\$3,000.00
		Training - Work Safely & Basic Worksite Traffic Management - Parks	
		Kmart Australia Limited (Wanneroo)	\$717.00
		Material Expenses - Art Workshop - Youth	
		Marketforce Pty Ltd	\$49,743.16
		Advertising Services For The City	
		Mindarie Regional Council	\$349,178.71
		Refuse Disposal For The City	
		Mini-Tankers Australia Pty Ltd	\$5,504.69
		Fuel Issues September 2017 Fleet	
		Modular WA	\$30,159.80
		Progress Claim - Two Rocks Bush Fire Brigade Fire Station - Projects	
		Office Cleaning Experts	\$6,011.50
		Cleaning Services For The City	
		Pinnacle People	\$323.95
		2 X Service Staff - Hospitality	
		Programmed Integrated Workforce	\$7,741.45
		Casual Labour For The City	
		Shawsett Training & Safety Pty Ltd	\$1,050.00
		Off-Road Vehicle Training - 30.12.2016 - Community Safety	
		Skyline Landscape Services (WA)	\$12,375.88
		Planting Various Tree Stock - Conservation	
		Drilling Holes For Tree Planting - Conservation	
		Specialised Security Shredding	\$60.72
		Shredding Services For The City	
		St John Ambulance Western Australia	\$1,404.00
		First Aid Training Courses - Engineering	
		WEX Australia Pty Ltd	\$171.15
		Fuel - September 2017 - Fleet	
00003038	12/10/2017		
		Alinta Sales Pty Ltd	\$8,805.95
		Gas Supplies For The City	
00003039	16/10/2017		
		Solution 4 Building Pty Ltd	\$164,337.44

		Payment Certificate 4 - Mary Lindsay Homestead - Projects	
00003040	17/10/2017		
		Synergy	\$60,306.05
		Power Supplies For The City	
00003041	17/10/2017		
		Australia Post	\$2,576.06
		Postage Charges - Lodged - September 2017	
00003042	17/10/2017		
		Alinta Gas	\$104.60
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	\$242.10
		Payroll Deduction	
		Australian Services Union	\$860.72
		Payroll Deduction	
		Australian Taxation Office	\$595,249.00
		Payroll Deduction	
		Building Commission	\$81,969.63
		Collection Agency Fee Payments 01 - 30.09.2017 - Finance	
		C.M Knoester & S Knoester	\$220.00
		Kidsport Voucher X 1 Child	
		Child Support Agency	\$3,205.68
		Payroll Deduction	
		City of Wanneroo - Payroll Rates	\$5,690.00
		Payroll Deduction	
		City of Wanneroo - Social Club	\$772.00
		Payroll Deduction	
		College Park Gymnastic Academy	\$220.00
		Kidsport Voucher X 1 Child	
		Department of Transport	\$1,721.90
		Vehicle Search Fees - Rangers	
		HBF Insurance Pty Ltd	\$870.55
		Payroll Deduction	
		High Flyers Trampoline & Gymnastics Academy	\$660.00
		Kidsport Voucher X 3 Children	
		Joondalup Little Athletics Club	\$1,360.00
		Kidsport Voucher X 7 Children	
		Landgate	\$3,857.11
		Gross Rental Valuations Chargeable - Rates	
		Land Enquires For The City	
		Landsdale Little Athletics Club Incorporated	\$630.00
		Kidsport Voucher X 4 Children	
		LGISWA	\$415,972.34
		Insurance - Liability - Instalment 2	
		Insurance - Property 2017 / 2018	

		LGRCEU	\$2,019.26
		Payroll Deduction	
		Maxxia Pty Ltd	\$6,012.31
		Payroll Deduction	
		Mr Daniel Simms	\$363.95
		Reimbursement - Broadband Usage X 5 Months	
		Mr Ronald Hoffman	\$80.00
		Volunteer Payment	
		Mullaloo Surf Life Saving Club	\$220.00
		Kidsport Voucher X 1 Child	
		North Coast Ball Club Incorporated	\$95.00
		Kidsport Voucher X 1 Child	
		Northside Cobras Basketball Club Incorporated	\$1,400.00
		Kidsport Voucher X 7 Children	
		Ocean Ridge Junior Cricket Club	\$180.00
		Kidsport Voucher X 1 Child	
		Padbury Junior Basketball Club Incorporated	\$140.00
		Kidsport Voucher X 3 Children	
		Quinns Rocks Junior Cricket Club	\$280.00
		Kidsport Voucher X 2 Children	
		Quinns Rocks Little Athletics Club	\$600.00
		Kidsport Voucher X 3 Children	
		Selectus Salary Packaging	\$14,766.16
		Payroll Deduction	
		Stirling Senators	\$192.50
		Kidsport Voucher X 2 Children	
		The Scout Association of Australia	\$400.00
		Kidsport Voucher X 2 Children	
		Trailer Parts Pty Ltd	\$1,189.86
		Vehicle Spare Parts - Fleet	
		UWA Sports Pty Ltd	\$220.00
		Kidsport Voucher X 1 Child	
		Wanneroo Little Athletics Club	\$400.00
		Kidsport Voucher X 2 Children	
		Western Flames Ice Racing Club Incorporated	\$180.00
		Kidsport Voucher X 1 Child	
		Yanchep Little Athletics Club	\$200.00
		Kidsport Voucher X 1 Child	
00003043	17/10/2017		
		Australasian Performing Right Association Ltd	\$552.30
		Licence Fees - Background Music - WLCC	
		Bistel Construction Pty Ltd	\$475,113.36
		Payment Certificate 7 - Yanchep Surf Life Saving Club Building And Civil Works - Projects	

		BP Australia Ltd	\$136,815.51
		Fuel Issues For September 2017	
		Broad Construction Pty Ltd	\$111,270.35
		Payment Certificate 1 - Civic Centre Extension Fitout And Civic Centre Refurbishment - Projects	
		Contract Control International Pty	\$902.00
		Training - Contract Management Fundamentals - OSH	
		Keynote Conferences	\$4,940.00
		Registration - Waste & Recycling Conference X 8 - Waste Services	
		Westrac	\$2,891.12
		Vehicle Spare Parts - Fleet	
00003044	20/10/2017		
		MKDC	\$4,127.75
		Progress Claim 28 - Wanneroo Civic Centre Extension - Spatial Design Consultancy - Assets	
		Payment Certificate 28 - Wanneroo Civic Centre Extension - Spatial Design Consultancy - Assets	
00003045	18/10/2017		
		Hart Sport	\$572.20
		Sports Equipment/Uniforms - Kingsway	
00003046	23/10/2017		
		Bistel Construction Pty Ltd	\$221,931.42
		Payment Certificate 8 - Yanchep District Sports Amenities Building - Projects	
		Shelford Constructions Pty Ltd	\$60,750.80
		Payment Certificate 1 - Kingsway Little Athletics Storage & Toilet Building - Projects	
00003047	30/10/2017		
		360 Environmental Pty Ltd	\$16,197.78
		Professional Services - Wanneroo Environmental Compliance Review - Planning & Development	
		Professional Services - Hardcastle Park Environmental Approvals - Design	
		A Class Displays	\$862.91
		2 X Wall Mounted Brochure Holders - Girrawheen Hub	
		Action Glass & Aluminium	\$4,246.95
		Glazing Services For The City	
		Advance Press (2013) Pty Ltd	\$10,989.00
		Printing - Fire Break Notices - Rangers	

		Printing - Fire Break Information Brochures - Rangers	
		Printing - CEO Firebreak Message - Fire Services	
		Printing - Fire Break Notice Envelopes - Fire Services	
		Mailing - Firebreak Notices - Fire Services	
		Printing - Dog & Cat Registration Notices - Rangers	
		Printing - Your Dog & The Law Brochures - Rangers	
		Printing - Cat & Dog Licence & Final Notice - Rangers	
		Mailing Charges - Dog & Cat Registration Notices - Rangers	
		Advanced Spatial Technologies	\$4,532.00
		Autocard 3D Map - IT	
		Affirmative Group	\$14,710.31
		Paving - Quinns Car Park Extension - Projects	
		Repair Paving - Ocean Keys / Celebration - Engineering	
		Install Tactile Paving - Lindsay Beach - Engineering	
		Install Directional & Warning Tactile Pavers - Walyunga Bus Bay - Assets	
		Install Tactile Pavers - Ashdale - Engineering	
		Aimee Sullivan Hamilton	\$1,440.00
		Fitness Classes - Two Rocks - Healthy & Inclusive Communities	
		Air Communications	\$29,671.40
		Annual Maintenance Renewal 01.09.2017 - 31.08.2018 - IT	
		Repair/Replace Faulty Microwave Link - Yanchep Community Centre To Yanchep Mast - IT	
		Air Liquide Australia	\$627.48
		Gas Cylinder Rental - Stores	
		Airlube Australasia	\$1,163.36
		Water Separator - Stores	
		Filter High Pressure - Stores	
		Aither Pty Ltd	\$31,164.88
		Consultancy Services - Review Emergency Management Model - Planning & Development Services	
		Alexander House of Flowers	\$115.00
		Large Mixed Floral Box - J Briand - Council & Corporate Support	
		Allstamps	\$313.60
		Self Inking Name Stamp - Library Services	

		Normal Post	
		Approval Stamp For Girrawheen Hub - Community Funding	
		Altus Planning & Appeals	\$8,951.77
		Planning Consultant Services Relating To Sat - Approval Services	
		AMBIUS	\$389.74
		Supply And Maintenance Of Plants - Girrawheen Hub - Connected & Resilient Communities	
		Araluen Botanic Park Foundation Incorporated	\$1,125.00
		Gold Program Event - Kingsway	
		Armaguard	\$798.45
		Cash Collection Services For The City	
		Arteil WA Pty Ltd	\$655.60
		Office Chair X 2 - Aquamotion	
		Artists Chronicle	\$470.00
		Artist Chronical Advertising November/December 2017 - Cultural Services	
		Ashdown Ingram	\$2,791.20
		Vehicle Spare Parts - Fleet	
		Ashley Electrical	\$835.10
		Colour Camera For Fleet	
		Atom Supply	\$1,084.60
		Stock For Stores Issues	
		Australasian Performing Right Association Ltd	\$796.67
		Licence Fees - Background Music - WLCC	
		Australian Communications & Media Authority	\$1,510.00
		Apparatus License Renewal - IT	
		Fixed Point To Point License IT	
		Australian Institute of Management	\$2,750.00
		Membership Subscription - Corporate Silver - People & Culture	
		Australian Swimming Coaches & Teach Association	\$160.00
		Swim Australia Professional Development Course - 1 X Employee - Facilities	
		Autism Swim	\$400.00
		Initial Training Session - Aquamotion	
		AV Truck Service Pty Ltd	\$6,905.07
		Baileys Fertilisers	\$978.45
		Fertiliser - Parks	
		Baked 180	\$104.50
		Cupcakes - Sundowner - Girrawheen Hub - Economic Development	
		BDO Corporate Finance (WA) Pty Ltd	\$1,463.00

		Professional Services - Audit & Risk Committee Meeting 06.09.2017	
		Beaurepaires For Tyres	\$44,897.58
		Tyre Fitting Services For The City	
		Bell Fire Equipment Company Pty Ltd	\$93.50
		Water Filler - Stores	
		Benara Nurseries	\$6,409.40
		Various Plants - Parks	
		Beryl Weston	\$120.00
		Cleaning Of Girrawheen Hall - Funded Services	
		BGC Concrete	\$9,821.46
		Concrete Mix - Various Locations - Engineering	
		Bidfood Perth	\$1,404.10
		Tea Coffee & Sugar - Stores	
		Binley Fencing	\$1,089.70
		Temporary Fencing - Various Locations - Engineering/Assets	
		Bladon WA Pty Ltd	\$1,431.10
		Staff Uniforms - Communications	
		Blossom & Bloom	\$270.00
		Floral Arrangements - Charity Golf Day - Communications & Events	
		Bluearth Foundation	\$3,385.80
		School Holiday Multisport Program - September 2017 - Community Facilities	
		BM Tronics WA	\$4,636.50
		Uninstall GPS From WN 33791 & Reinstall In WN 34039 - Fleet	
		Fit New 4 Way Controllers - Fleet	
		Bolinda Digital Pty Ltd	\$1,285.90
		Ebooks - Library Services	
		Bollig Design Group Ltd	\$48,006.20
		Architectural Services - Mary Lindsay Homestead - Projects	
		Consultancy - Kingsway Olympic Sports Clubrooms - Projects	
		Boral Construction Materials Group	\$2,269.21
		Concrete Mix - Various Locations - Engineering	
		Borrell Rafferty Associates Pty Ltd	\$1,320.00
		Quantity Survey Consultancy - Butler North District Open Space - Assets	
		Boya Equipment	\$65.34
		25mm X 5m Ratchet Assembly - Parks	
		BP Australia Ltd	\$4,743.05
		Fuel Unleaded - Fleet	
		Energrease 180 Kg - Stores	
		Brikmakers	\$799.61
		Pavers - Lindsay Beach Boulevard -	

	Projects	
	Bring Couriers	\$576.70
	Courier Services - Health & Compliance	
	Britel Enterprise Pty Ltd	\$1,150.00
	Advertising - Safety House 2017 - Aquamotion	
	Bucher Municipal Pty Ltd	\$46,816.66
	Vehicle Spare Parts - Fleet/Stores	
	Budo Group Pty Ltd	\$371.80
	Carramar Caretakers Cottage - Projects	
	Buggybuddys	\$2,035.00
	Annual Brand Builder Package Subscription 02.10.2017 - 02.10.2018 - Cultural Development	
	Bunnings Pty Ltd	\$1,428.63
	Hardware Purchases For The City	
	Bunzl Limited	\$8,407.08
	Hand Towels - Stores	
	Burgtec Australasia Pty Ltd	\$1,056.00
	Office Chairs - Facilities & IT	
	Business Foundations Incorporated	\$825.00
	Workshop - How To Start Up Your Own Business 29.8.2017 - Girrawheen Hub	
	Business News Pty Ltd	\$1,485.00
	Subscription - Business Multi User - Library Services	
	BW Truck Parts	\$897.00
	Vehicle Spare Parts - Fleet	
	Cabcharge	\$1,315.17
	Cabcharge Services For The City	
	Car Care Motor Company Pty Ltd	\$5,933.30
	Vehicle Services/Repairs - Fleet	
	Cardno (WA) Pty Ltd	\$6,351.08
	Consultancy Services - Coastal Adaptation Plan Part 2 - Planning	
	Technical Advice - Quinns Beach Long Term Coastal Management - Projects	
	Carers Association of WA	\$110.00
	Organisational Membership - Aged And Disability Services	
	Carramar Resources Industries	\$9,784.18
	Disposal Of Waste - Parks/Assets/Engineering	
	Castledine Gregory	\$67,140.28
	Legal Fees For The City	
	Cat Welfare Society Incorporated	\$1,600.00
	Daily Impound Fee - Rangers	
	CBC Australia Pty Ltd	\$723.25
	Vehicle Spare Parts - Fleet	
	CDM Australia Pty Ltd	\$221,477.96
	Vertical Cable Organizer - IT	

		Poweredge Server - IT	
		Duplex Om3 Patchlead - IT	
		Replace Server - IT	
		Challenge Batteries WA	\$1,830.60
		Vehicle Batteries - Fleet	
		Chandler Macleod Group Limited	\$2,186.25
		Casual Labour For The City	
		Chemistry Centre WA	\$932.69
		Wangara Sump Water Analysis - Building Maintenance	
		Cherry's Catering	\$9,684.76
		Catering Services For The City	
		Chris Kershaw Photography	\$375.00
		Photography - Citizenship Ceremony - Communications & Events	
		Civica Pty Ltd	\$113,784.04
		Authority Web Services - IT	
		Spydus Managed Services - IT	
		Upgrade HPE Content Manager - IT	
		Purchase Authority Services Account (Asa) Plus 5% Uplift - IT	
		K Armstrong - Revenue Assistant - IT	
		Clark Equipment Sales Pty Ltd	\$2,593.15
		Vehicle Spare Parts - Fleet	
		Cleartech Waste Management Pty Ltd	\$104.50
		Disposal Of Fuel - Fleet	
		Clearview Security	\$748.00
		Install Security Screen - John Maloney Park Clubrooms - Building Maintenance	
		Clifford Hallam Healthcare	\$296.34
		Gloves - Funded Services	
		Clinipath Pathology	\$907.00
		Drug And Alcohol Testing - OSH	
		Coastal Navigation Solutions	\$3,863.20
		Trial Conservation For Le Buse Statues Two Rocks - Cultural Services	
		Anti Graffiti Coating - Le Buse Restoration - Cultural Services	
		Conservation Of Le Buse Statues - Charnwood Reserve - Cultural Services	
		Coates Hire Operations Pty Ltd	\$7,163.96
		Equipment Hire For The City	
		Coca Cola Amatil Pty Ltd	\$1,471.78
		Beverages - Kingsway Indoor Stadium	
		Cole Workwear Pty Ltd	\$726.00
		Safety Boots - Stores	
		Commissioner of Police	\$44.70
		Volunteer National Police Checks - August 2017 - Library Services	
		Constable Care Child Safety Foundation Incorporation	\$27,500.00

		Community Champion Partnership Service Level Agreement Between Constable Care Child Safety Foundation & City Of Wanneroo 01.07.2017 - 30.06.2017 - Community Safety	
		Contour Golf Design Pty Ltd	\$30,800.00
		Design Services - Marangaroo Golf Course - Assets	
		Corporate Scorecard	\$4,386.36
		Financial Assessment Reports - Contracts And Procurement	
		Corsign (WA) Pty Ltd	\$1,210.00
		Guideposts - Badgerup Road - Projects	
		Guidepost - Wesco Road - Projects	
		Courier Australia	\$88.76
		Courier Services - Stores	
		COVS Parts	\$2,273.71
		Vehicle Spare Parts - Fleet/Stores	
		CR Kennedy & Co Pty Ltd	\$117.70
		Leica Height Meter - Engineering	
		Critical Fire Protection & Training Ltd	\$8,204.25
		Fire Equipment Checks/Call Outs - Building Maintenance	
		Crown Lift Trucks	\$202.29
		Breakdown Service - Fleet	
		CSP Group	\$3,794.75
		Vehicle Spare Parts - Fleet	
		Daimler Trucks Perth	\$1,565.43
		Vehicle Spare Parts - Fleet	
		Daniels Health Services Pty Ltd	\$317.82
		Clinical Waste Bin - Waste	
		Delivery/Pick-Up - Sharpsmart Containers - Health	
		Danthonia Designs	\$83,169.16
		Design & Installation X 8 Entry Statement Signage Structures - Projects	
		Data #3 Limited	\$623.67
		Microsoft Project License Fee - IT	
		Datacom Systems (WA) Pty Ltd	\$14,341.01
		Disaster Recovery Services - IT	
		Datavoice Communications Pty Ltd	\$1,650.00
		Handsets For IT	
		Davidson Trahaire Corpsych Pty Limited	\$19,445.80
		Employee Support Services - People & Culture	
		DC Golf	\$75,802.80
		Carramar & Marangaroo Golf Course - Commission Fees - September 2017 - Property	
		DDL Australia Pty Ltd	\$8,217.00
		Training - Mastering Business Analysis 5 Days - 3 X Business Systems Members	

	De Vita & Dixon Lawyers	\$45,753.40
	Legal Fees For The City	
	Department Of The Environment And Energy	\$6,577.00
	EPBC Referral Fee - Projects	
	Diamond Lock & Security	\$6,259.43
	Locking Services For The City	
	Diamond Plumbing & Gas	\$30,995.69
	Plumbing Maintenance For The City	
	Direct Communications	\$662.64
	Install Two Way Radio - Fleet	
	Microphone - Fleet	
	Swap Two Way System - Fleet	
	DMB Fluid Technologies Pty Ltd	\$170.50
	Drum Cover - Fleet	
	Documentary Services Pty Ltd	\$39.69
	Historical & Current Company Search - Shack Holdings - Property	
	Dowsing Concrete	\$48,975.19
	Concrete Works - Various Locations - Projects/Engineering	
	Doyenne	\$570.00
	Group Fitness Classes - Funded Services	
	Dy-Mark (Aust) Pty Ltd	\$514.80
	Marker Paint - Stores	
	E & MJ Rosher	\$3,946.95
	Vehicle Spare Parts - Stores/Fleet	
	Easy Access Lifts	\$907.00
	Repairs To Spa Lift - Aquamotion	
	Eco Logical Australia Pty Ltd	\$5,104.47
	Professional Services - Butler North District Open Space Approvals - Projects	
	Edge People Management	\$851.15
	Ergonomic Assessment - People And Culture	
	Case Management Return To Work Monitoring - People & Culture	
	Ellenby Tree Farms	\$1,996.50
	Plants - Parks	
	Elliotts Irrigation Pty Ltd	\$32,576.87
	Reticulation Items - Parks	
	Embroidme Malaga	\$958.99
	Embroidery - Community Safety	
	Uniforms - Aquamotion	
	Environmental Industries Pty Ltd	\$461,693.88
	Landscape Maintenance For The City	
	ENZED Service Centre Perth North	\$3,402.53
	Vehicle Spare Parts - Fleet	
	Epcad Pty Ltd	\$40,133.50

		Neerabup Market Positioning And Viability Study - Advocacy & Economic Development	
		ERS Australia Pty Ltd	\$1,911.80
		Monthly Charge Parts Washer - Fleet	
		Event Health Management Pty Ltd	\$97.35
		First Aid Officer For Mindarie Family Fun Day 07.10.2017 - Facilities	
		Evergreen Synthetic Grass	\$2,700.00
		Turf - Olympic & Wanneroo Soccer - Parks	
		FE Technologies Pty Ltd	\$3,630.00
		Supply Of RFID Tags - Library Services	
		Feral Invasive Species Eradication	\$1,520.00
		Fox Control - Yellagonga Reserve - Conservation	
		Find Wise Location Services	\$2,395.80
		Location Of Services - Various Locations - Design/Engineering	
		Fire & Safety WA	\$2,840.55
		Staff Uniforms - Emergency Services	
		Flex Fitness Equipment	\$79.95
		Short Power Bands - Aquamotion	
		Focus Consulting WA Pty Ltd	\$3,300.00
		Consultancy Electrical Works - Wanneroo Tennis Court - Projects	
		Forch Australia Pty Ltd	\$908.60
		Dermcraft Cleaner - Stores	
		Forrest And Forrest Games	\$8,920.00
		Benchmarking Tests - Carramar & Marangaroo Golf Courses - Parks	
		Fortron Automotive Treatments Pty Ltd	\$586.08
		Brake And Parts Cleaner - Stores	
		Frontline Fire & Rescue Equipment	\$7,600.92
		Replace Worn Relief Valve Parts - Fleet	
		Hose Repairs - Fire Services	
		Pacific Fire Lighter 4.5L Drip Torch - Emergency Services	
		Fuji Xerox Australia Pty Ltd	\$2,120.12
		Paper Supplies - Print Room	
		Training - Onsite Ezyscan - Information Management	
		Future Engineering and Communications	\$3,982.00
		Antenna Audit - Yanchep Communication Tower - Building Maintenance	
		Geoff Nannes Fong & Partners Pty Ltd	\$990.00
		Hydro Pool Tiling Issue - Aquamotion	
		Geoff's Tree Service Pty Ltd	\$247,537.21
		Pruning/Root Removal Services Etc. - Various Locations - Parks	
		Global Cabling Services	\$111.65

	4 X Power Cord - IT	
	Global Marine Enclosures Pty Ltd	\$4,583.35
	Monitoring/Maintenance - Quinns Beach Swimming Enclosure - Assets	
	Globe Australia	\$1,708.30
	Herbicide/Fertiliser - Parks	
	GP Environmental Solutions	\$4,464.90
	Bactivate Granules (25 Kg Bags) For Kingsway - Parks	
	GPR Truck Sales & Service	\$1,749.34
	Vehicle Services/Repairs - Fleet	
	Grass Growers	\$906.16
	Disposal Waste Dumping - Parks	
	Grasstrees Australia	\$495.00
	Nursery Holding Fees - Hardcastle Park Grasstrees - Assets	
	Greenplate Pty Ltd	\$21,136.50
	Supply Barbecue Hotplate & Door Components X 3 Locations - Assets	
	Greens Hiab Service	\$5,142.50
	Remove AFL/Rugby Goal - Various Locations - Parks	
	Gymcare	\$1,437.63
	Maintenance Fee - Gym Equipment - Aquamation	
	Harvey Norman AV/TI Superstore Joondalup	\$316.00
	2 X Canon Ixus 185 - Health & Compliance	
	Heatley Sales Pty Ltd	\$2,933.42
	Hardware Purchases - Stores	
	Vehicle Spare Parts - Fleet	
	Heavy Automatics	\$508.29
	Vehicle Spare Parts - Fleet	
	Hemsley Paterson	\$660.00
	Valuation Fees - For 2 Bracknell St Yanchep - Property	
	Hendercare	\$36,088.12
	Support Services HACC/CACP Clients	
	Hickey Constructions Pty Ltd	\$4,086.50
	Bench Tops To Enterprise House - Economic Development	
	Hinds Sand Supplies	\$1,011.60
	Turf Sand - Marangaroo Golf Course - Parks	
	Gingin Loam Soil - Gumblossom Reserve - Parks	
	Hitachi Construction Machinery Pty Ltd	\$604.33
	Vehicle Filters For Depot Store	
	Home Chef	\$491.23
	Support Services HACC/CACP Clients	
	HopgoodGanim	\$74,086.21

		Legal Fees For The City	
		Horizon West Landscape Construction	\$76,921.24
		Landscaping Works - Mary Lindsay Homestead - Assets	
		HS Hyde & Son	\$3,588.42
		Airconditioning Works - Gumblossom Sports Hall - Assets	
		Human Republic Pty Ltd	\$150.00
		Flyer Design - Workshop Design Disruptive Innovation - Economic Development	
		Humes Concrete Products	\$2,775.30
		Drainage Items - Various Locations - Projects	
		Hydro Plan	\$3,300.00
		Irrigation Design - Edgar Griffiths Park Oval Extension - Projects	
		Consultancy Fee - Cafaggio Crescent - Project	
		Hydroquip Pumps	\$19,750.50
		Reticulation Pump Works - Various Locations - Parks	
		ID Consulting Pty Ltd	\$58,960.00
		Annual Subscriptions X 4 - IT	
		IKEA	\$2,999.94
		Furniture - Wanneroo Library - Cultural Development	
		Image Lab Digital Production	\$352.00
		Advertising - Circuit Magazine - Cultural Development	
		Imagesource Digital Solutions	\$14,365.52
		Corflute Signs - Library Services	
		Sign - Animal Care - Rangers	
		Printing - Golf Bag Labels - Cultural Services	
		Printing - Exhibition Prints - Cultural Services	
		Frame Inserts - Yokayi Exhibition - Cultural Services	
		Gatorboard - Yokayi Exhibition - Cultural Services	
		Stickers - Mayors Christmas Appeal Bins - Office Of The Mayor	
		3 X Wrap Around Banners - Cultural Services	
		PVC Banner - Aquamotion	
		Solar Lights - Kingsway Indoor	
		Printing - Information Panels - Cultural Services	
		2 X Teadrop Banner - Economic Development	
		Initial Hygiene	\$3,704.00

		Sanitary Disposal Services - Various Locations - Building Maintenance	
		Insight Call Centre Services	\$5,187.05
		Call Centre Services - August 2017	
		Instant Toilets & Showers Pty Ltd	\$2,627.41
		Damage/Repair Charge - Remove Bore Water Staining - Facilities	
		Equipment Hire - Portable Toilets - Facilities	
		Instant Weighing Systems	\$924.00
		Repair To Compuload - Fleet	
		Insync Surveys	\$20,762.50
		Final Instalment - Employee Engagement Pulse Survey 2017 - People & Culture	
		Integrity Industrial Pty Ltd	\$26,446.38
		Casual Labour For The City	
		Integrity Staffing	\$5,205.23
		Casual Labour For The City	
		Iron Mountain Australia Group Pty Ltd	\$6,952.31
		Monthly Storage And Archiving - IM	
		Isentia Pty Ltd	\$1,650.00
		Media Monitoring Fee - Communications & Events	
		J Blackwood & Son Ltd	\$7,499.53
		Stock - Stores Issues	
		James Bennett Pty Ltd	\$8,667.67
		Book Purchases - Library Services	
		JB Hi Fi Group Pty Ltd	\$328.00
		Sony Head Unit - Fleet	
		Canon Printer - Advocacy And Economic Development	
		JBS & G Australia Pty Ltd	\$4,455.00
		Contaminated Sites Audit - Motivation Drive - Property	
		Joondalup Coachline	\$770.00
		Bus Hire - Gold Program - Araluen Botanic Gardens - Programs	
		Joondalup Drive Medical Centre	\$6,188.00
		Medical Fees For The City	
		Joondalup Smash Repairs Pty Ltd	\$1,000.00
		Insurance Excess - WN 34070 - Insurance Services	
		JSB Fencing and Machinery Hire	\$1,034.00
		Repair Fencing - Marangaroo Golf Course - Parks	
		KDAire Mechanical Services	\$8,846.34
		Airconditioning Maintenance For The City	
		Kerb Direct Kerbing	\$81,206.58
		Kerbing - Various Locations - Projects	
		Kidsafe WA Incorporated	\$385.00
		Audit - Shade Sail - Blackmore Park - Projects	

		Review Of Plans - Ronsard & Sandison Parks - Projects	
		Kleenit	\$3,339.17
		Pressure Clean External Area - Mindarie Quinns Surf Life Saving Club - Building Maintenance	
		Graffiti Removal X 8 Locations - Building Maintenance	
		Konnect (Coventry Fasteners)	\$1,020.15
		Vehicle Spare Parts - Fleet	
		Kwik Kopy Printing Centre Malaga	\$150.00
		Date Stickers For Garage Sale Trail - Waste	
		Kyocera Document Solutions	\$8,119.49
		Photocopier Meter Reading For The City	
		Service Of Kyocera Printer - Workshop	
		L & T Venables Pty Ltd	\$50.49
		Vehicle Spare Parts - Fleet	
		Label Magic	\$182.60
		Care Seat Belt Labels - Waste	
		Ladybird's Plant Hire	\$28.60
		Rental Of Indoor Plants - Aquamotion	
		Landcare Weed Control	\$63,937.69
		Weed Control - Various Reserves - Conservation	
		Edge Maintenance - Montrose, Paloma Parks & Koondoola Reserve - Conservation	
		Lantern Creative Pty Ltd	\$5,143.88
		Architectural Consultancy - Ridgewood Park - Assets	
		Laundry Express	\$1,256.11
		Laundry Services - Fleet	
		Cleaning Linen - Hospitality	
		Lawn Doctor	\$33,195.92
		Dry Park Maintenance - Various Locations - Parks	
		LD Total	\$327,315.48
		Landscape Maintenance Works For The City	
		Learning Horizons	\$3,520.00
		Training - Business Excellence Leadership Course - People & Culture	
		Learning Seat Pty Ltd	\$2,611.40
		Monthly Base Fee - September 2017 - People & Culture	
		Les Mills Asia Pacific	\$1,582.11
		Group Fitness Programs - Aquamotion	
		Group Fitness Management Seminar - 2 X Members - Aquamotion	
		Ligna Construction	\$1,551.00
		Repair To Limestone - Hainsworth Centre - Engineering	

	Limitless Promotions	\$5,065.00
	15,000 Tags - Rangers	
	Linemarking WA Pty Ltd	\$19,351.81
	Linemarking Services For The City	
	Lock Joint Australia	\$1,650.00
	Stiff Joint - Stores Stock	
	Lycopodium Infrastructure Pty Ltd	\$39,214.56
	Variation 17 - Yanchep Surf Life Saving Club - Projects	
	Maar Koodjal	\$500.00
	Welcome To Country Performance - Cultural Services	
	Major Motors	\$6,355.38
	Vehicle Spare Parts - Fleet/Stores	
	Mammoth Equipment & Exhausts Pty Ltd	\$1,273.80
	Exhaust Fluid - Stores	
	Marketforce Pty Ltd	\$10,355.55
	Advertising Services For The City	
	Mastec Australia Pty Ltd	\$64,392.32
	1768 Green Waste Bins - Waste	
	Mayday Earthmoving	\$66,076.49
	Heavy Equipment Hire For The City	
	McLeods	\$21,810.83
	Legal Fees For The City	
	Mercer Consulting (Australia) Pty Ltd	\$3,025.00
	Workshop - Mercer CED Job Evaluation - People & Culture	
	Mercury Group of Companies Pty Ltd	\$2,560.36
	E-Recruit Monthly Software - People & Culture	
	Messages On Hold	\$752.46
	Messages On Hold Service - Communications & Events	
	Meter Office	\$173.80
	Stationery Supplies - Aquamotion	
	Metrocount	\$1,812.80
	Subscription Fieldpod 5710 - Traffic Services	
	Battery Pack - Traffic Services	
	Metropolitan Cash Register Co	\$169.21
	Thermal Paper Rolls - Library	
	Midalia Steel Pty Ltd	\$36.64
	Steel Products - Fleet	
	Mindarie Marina	\$8,000.00
	Sponsorship - Mindarie Festival - Communications & Events	
	Mindarie Regional Council	\$519,891.65
	Refuse Disposal For The City	
	Miracle Recreation Equipment Pty Ltd	\$841.50
	Playground Repairs X 3 Parks - Parks	
	Mirco Bros Pty Ltd Sound Oil Distributors	\$2,570.00

	Various Items - Conservation/Parks	
	Modern Motor Trimmers	\$10,596.38
	Vehicle Seat Repairs - Fleet	
	Modern Teaching Aids Pty Ltd	\$1,057.52
	Toys - Its All About Play Program - Cultural Services	
	Modular WA	\$550.00
	Installation Of Toilet Dispensers - Carraway Loop - Projects	
	Move It Removals & Storage & Boxes	\$1,562.50
	Removal Services For The City	
	Mowmaster Turf Equipment	\$1,377.00
	Vehicle Spare Parts - Stores	
	MP Rogers & Associates Pty Ltd	\$2,798.40
	Technical Review - Two Rocks Beach Access - Projects	
	Natural Area Holdings Pty Ltd	\$38,952.62
	Works/Maintenance - Conservation Offset Sites - Conservation	
	Nespresso Professional	\$430.00
	Nespresso Coffee Pods - Hospitality	
	Non Stop Adz	\$247.50
	Advertising - Aquamotion	
	Northern Districts Pest Control	\$939.00
	Pest Control Services For The City	
	Northern Lawnmower & Chainsaw Specialists	\$1,891.35
	Safety Equipment - Parks/Engineering/Stores	
	Novus Autoglass	\$240.00
	Supply & Fit Windscreen - WN 33763 - Fleet	
	NRG Force	\$4,138.20
	Furniture - Girrawheen Hub - Connected & Resilient Communities	
	Nuford	\$849.64
	Vehicle Spare Parts - Fleet	
	Supply Key & Report - WN 33220 - Fleet	
	Nu-Trac Rural Contracting	\$4,961.00
	Beach Cleaning - Engineering	
	NVMS Pty Ltd	\$1,996.50
	Calibration Services - Health & Compliance	
	Oce Australia Limited	\$1,621.99
	1 Multipack 4 X Mixed Toner Pearls - Projects	
	Colour Printer Charges - Assets	
	Scanner Charges - IT	
	Ocean Website Design	\$429.00
	Flyer Distribution - Junior Programs - Kingsway	
	Office Choice Malaga	\$210.42

		Rubber Stamps X 11 - Asset Maintenance	
		Office Cleaning Experts	\$77,660.05
		Cleaning Services For The City	
		Office Relocation Solutions Pty Ltd	\$940.50
		Relocation - Office Tambours To Basement - People & Culture	
		Officemax	\$596.20
		Paper Supplies Print Room	
		Officeworks Superstores Pty Ltd	\$603.00
		Masterlock Key Safe - Communities	
		Wacom Intuos Pro Small Tablet - Projects	
		Brown Wrap Paper For Art Works - Cultural Services	
		Seagate 2tb Expansion Portable Hard Drive - Property	
		Owen Consulting Quantity Surveyors & Construction Consultants	\$3,300.00
		Provision Of Quantity Surveying Services - Yanchep Active Open Space Amenities Building - Projects	
		P R Mattaboni & Co	\$7,810.00
		Survey Works & Drafting Works - Carramar Golf Course - Projects	
		Paperbark Technologies Pty Ltd	\$4,385.00
		Arboricultural Reports - Various Locations - Conservation	
		Parins	\$1,000.00
		Motor Vehicle Excess Payment WN 31963 - Insurance Services	
		Pearsall IGA	\$109.51
		Catering Items - Education Program - Cultural Services	
		Peerless Jal Pty Ltd	\$194.93
		Gymclean - Stores	
		Penske Power Systems Pty Ltd	\$1,650.00
		Training - Allison Product Families - Fleet	
		Perth Aquatic, Seed & Ecological Services Pty Ltd	\$2,171.90
		Fix A Leak - Wanneroo Community Centre - Parks	
		Perth Detailing Centre	\$456.50
		Community Transport Bus Cleaning - Funded Services	
		Perth Floor Cleaning	\$275.00
		Tile & Grout Cleaner - Building Maintenance	
		Perth Heavy Towing	\$1,210.00
		Towing Services - Fleet	
		Transport Sea Container - Depot To Ridgewood Park - Engineering	
		Perth Industrial Centre Pty Ltd	\$785.84

	Vehicle Drive Belts - Stores	
	Petra Clean	\$616.00
	Cleaning - Quinns Mindarie Community Centre - Building Maintenance	
	Phase 3 Landscape Construction Pty Ltd	\$15,864.82
	Final Claim - Retention Release - Salitage Park - Projects	
	Final Claim - Retention Release - Warradale - Projects	
	Pindan Pty Ltd	\$5,761.53
	Repairs - Civic Centre Extension - Building Maintenance	
	PJ & CA Contracting	\$572.00
	Repair Decking - Brampton Park - Parks	
	Inspect Boom Gates X 3 Locations - Parks	
	Plan E	\$3,327.50
	Design & Documentation For Neerabup Entry Statement - Projects	
	Planrite	\$1,409.32
	Supply Plants - Wanneroo Road - Parks	
	Platinum Window Tinting & Glass Repair	\$1,230.00
	Tint/Security Film Front Windscreen - Bobcat - Fleet	
	Remove/Install Automotive Film To Truck - Fleet	
	PLE Computers	\$710.00
	Wireless Adapter, Router & Portable Hard Drive - IT	
	PMP Distribution	\$1,195.01
	Distribution Of Flyers - City Of Wanneroo Presents - Communications & Events	
	Porter Consulting Engineers	\$1,650.00
	Design Consultancy - Mirrabooka Avenue Duplication - Projects	
	Powdersafe Pty Ltd	\$3,025.00
	Training - Is It Safe To Open - 04.10.2017 - IM	
	Power Vac Pty Ltd	\$346.19
	Vehicle Spare Parts - Fleet	
	Test/Tag Equipment, Report Tennant, Degreaser - Fleet	
	Pre Designs	\$180.00
	Scrapbooking Class - Funded Services	
	Prestige Alarms	\$4,721.64
	Alarm Services For The City	
	Pricewaterhousecoopers	\$56,100.00
	Professional Fees - Council Best Funding Practices - Finance	
	Programmed Integrated Workforce	\$11,337.48
	Casual Labour For The City	
	Pro-Tramp Australia Pty Ltd	\$1,320.00

	Swimming Pool Equipment - Aquamotion	
	Public Libraries WA Incorporated	\$385.00
	Membership 2017 / 2018 - Sue North - Library Services	
	Quinns Rock Bush Fire Brigade	\$2,698.00
	Reimbursement - Maintenance Of Station External Yards - Fire Services	
	Annual Contribution 2017 / 2018 - Emergency Services	
	Quremed Pty Ltd	\$595.25
	Defibrillator Service - Aquamotion	
	RAC Motoring & Services Pty Ltd	\$491.30
	Vehicle Call Outs - Fleet	
	Ralph Beattie Bosworth	\$9,659.38
	Consultancy Services - Quinns Mindarie Community Centre - Projects	
	Consultancy Services - Civic Centre - Assets	
	Consultancy Services - Wanneroo Civic Centre - Projects	
	Redman Solutions Pty Ltd	\$1,100.00
	Implementation And Training Of Trapeze - Building Assessments	
	Reface Industries	\$268.24
	Consumable Pack - Library Services	
	Refresh Waters Pty Ltd	\$34.00
	Bottled Water - Girrawheen Library	
	Reliable Fencing	\$115,389.80
	Fencing Repairs - Various Locations - Parks/Engineering	
	Ricoh Australia Pty Ltd	\$9,052.42
	Image Charges - Print Room	
	Riley Mathewson Public Relations	\$1,980.00
	Strategy Review - Economic Development	
	Riskwest	\$2,079.00
	Professional Fees - Proposed Mitigation Strategies - Legal Services	
	Road & Traffic Services	\$14,660.80
	Line Marking - Ocean Reef Road - Projects	
	Roads 2000 Pty Ltd	\$1,368,795.10
	Road Works - Various Locations - Engineering/Projects	
	Robert Willis	\$3,085.50
	Engineering Services - Land Development Bonds - Land Development	
	Audit - Cash Bonds Securities For Outstanding Works - Land Development	
	Roy Gripske & Sons Pty Ltd	\$1,403.43
	Items For Stores	
	E-Z Reacher Pro - Stores	

		Royal Wolf Trading Australia Pty Ltd	\$555.27
		Cabin Unit Hire - Emergency Services	
		RSA Signs Pty Ltd	\$15,840.42
		Signs - This Facility Is Temp Closed - Parks	
		Sign - Section Of Park Closed - Parks	
		Signs/Stickers - Engineering	
		Installation X 40 Client Supplied Signage - Various Locations - Projects	
		Signs - Beach Access - Assets	
		Signs - Rotary Park - Engineering	
		Signs - No Smoking - Waste	
		Sign - Thank You For Not Feeding Us Bread - Engineering	
		Street Name Plates - Engineering	
		Kingsway Sporting Complex - Parks	
		Blackspot Signs - Neaves Road - Engineering	
		Supply/Install New Road Signs Proposed Amendment No 144 Sign	
		Safeman WA Pty Ltd	\$2,399.81
		Safety Boots - Stores	
		Safer Sands	\$5,340.18
		Sand Cleaning - Various Locations - Parks	
		Safety And Rescue	\$18,166.50
		Height Safety Inspections - Various Sites - Building Maintenance	
		Safety Signs Service	\$125.40
		Signs For Fleet	
		Safety World	\$475.20
		Hi Vis Vests - Community	
		Earplugs - Waste	
		Safetyquip	\$125.83
		Disposable Gloves - IT	
		Sanax Medical And First Aid Supplies	\$1,551.32
		First Aid Supplies - Stores	
		Schindler Lifts Aust Pty Ltd	\$2,291.42
		Lift And/Or Escalator Service - Building Maintenance	
		Scoop Digital Pty Ltd	\$3,960.00
		Annual Hosting, Licensing Maintenance And Performance Management Fee - Economic Development	
		Scott Print	\$2,972.20
		2 X Vinyl Banners - Dog's Breakfast 2017 - Communications & Events	
		Printing - Duo Flyer - Aquamotion	
		Reply Paid Envelopes - Funded Services	
		Scotts Trimming Service	\$77.00
		Replace Ropes On Shade Cloth Tarp - Parks	

		Shape and Ride	\$1,085.64
		Workshop - BMX Skills - Youth Services	
		Shelford Constructions Pty Ltd	\$209,384.30
		Progress Claim 3 - Construction Of Ridgewood Park Multi-Purpose Room - Projects	
		Shiraz Soft Serve	\$300.00
		100 Icecreams - Family Funday 07.10.2017 - Facilities	
		Sigma Chemicals	\$2,191.95
		Pool Chemical Supplies - Aquamotion	
		Sign Here Signs	\$937.20
		Digital Prints - A Metre Matters - Waste	
		Site Architecture Studio	\$25,001.63
		Professional Services - Wanneroo Districts Netball Association Clubrooms - Facilities	
		Professional Services - Banksia Grove Sports Ground Changerooms - Projects	
		Site Environmental & Remediation Services Pty Ltd	\$1,320.00
		Remove Asbestos - Binstead - Engineering	
		Skipper Transport Parts	\$5,984.66
		Vehicle Spare Parts - Stores/Fleet	
		Skyline Landscape Services (WA)	\$252,725.00
		Additional Maintenance Works - Arterial Roads - Parks	
		Tube Stock Planting - Connolly Drive - Projects	
		Streetscape Maintenance - Various Locations - Parks	
		Mulching - Connolly Drive - Parks	
		Slater-Gartrell Sports	\$3,954.50
		Service Dividing Curtains - Kingsway	
		Gilbert Netball X 6 - Kingsway	
		Smartbuilt Perth Pty Ltd	\$405.00
		Pest Control Services For The City	
		Softfall Guys	\$2,574.00
		Repair Softfall - Various Locations - Parks	
		SoundPack Solutions	\$146.74
		CD & DVD Cases - Library Services	
		Specialised Security Shredding	\$91.08
		Shredding Services For The City	
		Sports Surfaces	\$2,530.00
		Rejuvenate 8 Courts - Elliot Road Tennis - Parks	
		Sports World of WA	\$1,771.00
		Goggles For Resale - Aquamotion	
		Spotlight Stores Pty Ltd	\$220.93
		Hessian & Wood - Buckingham House - Cultural Services	

		Fabric Paint - RU OK Day - Youth Services	
		St John Ambulance Western Australia	\$1,007.68
		First Aid Training Services For The City	
		State Law Publisher	\$581.05
		Advertising Gazettal Of Change Of Valuation - Rating Services	
		Advertising - Parking Amendment Local Law 2017 - Governance	
		Advertising - Basis Of Rates	
		Statewide Bearings	\$231.99
		Vehicle Spare Parts - Fleet	
		Statewide Pump Services	\$748.00
		Pump Service - Butler Community Centre	
		Stats WA Pty Ltd	\$1,830.40
		Material Testing - Wesco - Projects	
		Stephen McKee	\$3,020.00
		Remove Asbestos - Various Locations - Waste	
		Screed Ground - Damperia - Waste	
		Stewart & Heaton Clothing Company Pty Ltd	\$3,254.51
		Uniforms - Fire Services	
		StrataGreen	\$163.22
		Cultivator/Hoe - Parks	
		Streetcut WA	\$242.00
		Concrete Cutting - Lindsay Beach Boulevard - Engineering	
		Subway Clarkson	\$374.00
		Catering - IFF/BFF Courses - 07 - 08.10.2017 - Fire Services	
		Subway Wanneroo	\$172.00
		Catering - Dangerous Dog Handling Course - Community Safety	
		Suez Recycling & Recovery Pty Ltd	\$57.75
		Shredding Services For The City	
		Super Cheap Auto Pty Ltd	\$67.98
		Battery Carrier - Waste	
		Supreme Dry Cleans and Laundrette	\$410.00
		Laundry Of Sports Bibs - Kingsway	
		Supreme Shades	\$2,354.00
		Install New Shade Sail - Alhambra Parkway - Parks	
		SW Panel & Paint	\$1,518.00
		Cab Panel Repairs -Truck Refurbishment - Fleet	
		Synergy 23 Pty Ltd	\$3,000.00
		Beverage Function Custom - Sundowner - Enterprise House - Economic Development	
		Catering - WBA Sundowner - Girrawheen Hub - Advocacy & Economic Development	

		Tamala Park Regional Council	\$6,408.89
		GST Payable For September 2017 Pursuant To Section 153B Of Agreement - Finance	
		The Distributors Perth	\$243.65
		Snacks And Confectionery - Kingsway	
		The Hire Guys Wangara	\$308.00
		Equipment Hire - Waste Services	
		The Klemap Trust	\$1,000.00
		Gold Program - Christmas Lunch - Programs	
		The Perth Mint	\$1,105.61
		220 x 2017 Citizenship \$1 Coin In Presentation Card - Communications & Events	
		The Pool Table Man	\$420.00
		Recloth Of Pool Table - Hainsworth Community Centre - Youth	
		The Rigging Shed	\$7,332.82
		Repair And Replace Lifting Equipment - Engineering	
		Vehicle Spare Parts - Fleet	
		Soakwell Lifters - Engineering	
		The Royal Life Saving Society Australia	\$18,444.79
		Lifeguards Requalifications - Aquamotion - 11 Attendees	
		Home Swimming Pool/Spa Inspections - Compliance	
		Swim Teacher Rescue Requalification - Aquamotion	
		The Trustee for Speranza Family Trust	\$80.00
		60 Kgs Ice - Charity Golf Day - Communications & Events	
		The Trustee for Talis Unit Trust	\$754.60
		Consultancy Services - Wangara Landfill Cs & Geotech - Property	
		The Trustee for TMSW Unit Trust	\$26,109.31
		Traffic Control Services For The City	
		The Vacuum Doctor	\$153.69
		Red Pads For Scrubber - Kingsway	
		The Workwear Group Pty Ltd	\$11,403.84
		Uniforms - Stores Issues	
		Staff Uniform - Customer Relations	
		Caps - Facilities	
		Think Promotional	\$517.00
		Promotional Items - Cooler Bags - Advocacy & Economic Development	
		Thirty4 Pty Ltd	\$211.20
		Qnav Mobile Data Subscription - October 2017 - Regulatory Services	
		Tim Eva's Nursery	\$247.50
		Various Plants - Parks	
		TJ Depiazzi & Sons	\$56,003.20

	Pinebark Mulch - Various Sites - Parks	
	Toll Transport Pty Ltd	\$1,095.19
	Courier Services For The City	
	TQuip	\$1,444.55
	Vehicle Spare Parts - Fleet/Stores	
	Trisley's Hydraulic Services Pty Ltd	\$7,536.65
	Electrical Maintenance - Aquamotion Equipment	
	Triton Electrical Contractors Pty Ltd	\$32,873.28
	Reticulation Electrical Works - Various Locations - Parks	
	Trooth	\$400.00
	MC Workshop - Youth Services	
	Trophy Choice	\$50.00
	Engraving Of Plaque - Fisherman's Hollow Public Art - Cultural Services	
	Turfmaster Pty Ltd	\$53,938.11
	Turfing Works - Various Locations - Parks	
	Two Rocks Volunteer Bush Fire Brigade	\$2,500.00
	Annual Contribution - 2017 / 2018 Fire Season	
	Valvoline (Australia) Pty Ltd	\$5,412.99
	Diesel - Fleet	
	Veolia Environmental Services (Australia) Pty Ltd	\$7,741.51
	Bin Collection Services For The City	
	Vigilant Traffic Management Pty Ltd	\$49,963.14
	Traffic Control Services For The City	
	VIP Curtains & Blinds	\$939.40
	New Curtains - Alexander Heights Community Centre Stage - Building Maintenance	
	WA Garage Doors Pty Ltd	\$242.00
	Repair Roller Door - Workshop - Building Maintenance	
	WA Hino Sales & Service	\$4,198.56
	Vehicle Spare Parts - Stores/Fleet	
	WA Limestone Company	\$59,216.33
	Limestone/BSL Mix - Various Locations - Engineering	
	WA Local Government Association	\$2,219.00
	Training - Local Government Act Advanced - Building Maintenance	
	Registration - Local Government Act 1995 - Finance	
	Training - Emergency Management Fundamentals - Emergency Services	
	Wacker Neuson Pty Ltd	\$168.73
	Service Kit - Fleet	
	Wanneroo Agricultural Machinery	\$1,295.42
	Vehicle Filters - Stores	

		Wanneroo Central Bushfire Brigade	\$2,500.00
		Annual Contribution 2017 / 2018 - Community Safety	
		Wanneroo Districts Cricket Club Incorporated	\$45,778.93
		Management Of Kingsway Turf Wickets - Facilities	
		Wanneroo Electric	\$70,771.09
		Electrical Maintenance For The City	
		Wanneroo Fire Support Brigade	\$2,533.13
		Reimbursement - Fire School Morning Tea - Community Safety	
		Annual Contribution 2017 / 2018 - Community Safety	
		Wanneroo Glass	\$354.20
		General Service X 3 Sliding Windows - Anthony Waring Community Centre - Building Maintenance	
		Wanneroo Towing Service	\$10,623.80
		Towing Abandoned Vehicles - Regulatory Services	
		Wanneroo Trophy Shop	\$3,163.42
		Magnetic Name Badge - Various Employees	
		Trophies & Medals - Winter Netball Event - Kingsway	
		Medals - Dolphin Olympics - Aquamotion	
		WATM Crane Sales and Services WA	\$1,000.01
		Motor Vehicle Excess Payment WN 33761 - Insurance Services	
		West Australian Nursing Agency	\$6,525.23
		Immunisation Clinics - Health Services	
		Westbooks	\$165.79
		Book Purchases - Library Services	
		Westcoast Surgical & Medical Supplies	\$169.44
		Medical Supplies - Health & Compliance	
		Western Resource Recovery Pty Ltd	\$6,728.70
		Empty Tanks - Washdown Bay - Fleet - Building Maintenance	
		Western Tree Recyclers	\$39,897.09
		Mulching Removal - Waste	
		Delivery Ground Mulch - Parks	
		Westrac	\$205.51
		Vehicle Spare Parts - Fleet	
		West-Sure Group Pty Ltd	\$323.24
		Cash Collection Services For The City	
		White Oak Home Care Services Pty Ltd	\$66,619.22
		Support Services HACC/CACP Clients	
		William Buck Consulting (WA) Pty Ltd	\$12,127.50
		Audit And Risk Committee Attendance September 2017 - 3 Hours - Audit Services	

		Professional Services - Review Of Ashby Depot Stores - Contracts & Procurement	
		Internal Audit Review - Budget Rate Setting - Audit Services	
		Professional Services - Transactional Adjustments - Cell 3 - Strategic Review	
		Wilson Security	\$2,247.68
		Safety Patrol Services For The City	
		Work Clobber	\$1,089.45
		Staff Uniforms For Various Employees	
		Worldwide Printing Solutions Joondalup	\$1,674.00
		Printing - Business Cards - Various Employees	
		Printing - Pull Up Banners - Connected & Resilient Communities	
00003048	24/10/2017		
		Synergy	\$10,345.40
		Power Supplies For The City	
00003049	24/10/2017		
		53 Army Cadet Unit - Wanneroo	\$600.00
		Kidsport Voucher X 3 Children	
		Alinta Gas	\$372.60
		Gas Supplies For The City	
		Alkimos Scouts Group	\$600.00
		Kidsport Voucher X 3 Children	
		Armadale Roleystone Kelmscott Rugby Union Football Club Incorporated	\$200.00
		Kidsport Voucher X 1 Child	
		Bedford District Youth Club Incorporated	\$140.00
		Kidsport Voucher X 1 Child	
		Carramar Scout Group	\$200.00
		Kidsport Voucher X 1 Child	
		Clarkson Little Athletics Club	\$1,778.00
		Kidsport Voucher X 9 Children	
		Cr Glynis Parker	\$148.94
		Travel Allowance September 2017	
		Crosbie & Duncan Golf	\$12,946.50
		Assorted Items - Charity Golf Day 2017 - Communications & Events	
		Decipha Pty Ltd	\$1,962.13
		Monthly Mailroom Services - IT	
		Department of Planning	\$13,059.00
		Application Fees Accepted By The City - Name: Allerding & Associates Value \$2,200,000.	
		Application Fees Accepted By The City - Name: Taylor Robinson Value: \$37,200,000	
		Dr Ian Martinus	\$147.51

		Reimbursement - Car Hire EDA Conference - Ballarat	
		Eric Jan Byleveld	\$235.00
		Volunteer Payment - Shoppers Seniors Quinns Adult Day Centre	
		Frediani Milk Wholesalers	\$1,089.65
		Milk Deliveries For The City	
		High Flyers Trampoline & Gymnastics Academy	\$660.00
		Kidsport Voucher X 3 Children	
		Joondalup Little Athletics Club	\$400.00
		Kidsport Voucher X 2 Children	
		Kingsley Tennis Club	\$160.00
		Kidsport Voucher X 1 Child	
		Landgate	\$166.00
		Land Enquiries For The City	
		LGISWA	\$511,996.76
		Insurance Workers Compensation 30.6.2017 - 30.06.2018	
		Local Government Planners Association	\$420.00
		Registration - Hot Topics: Legal Update - 12.10.2017 - Planning Implementation & Property	
		Maxxia Pty Ltd	\$627.71
		Input Tax Credits For Salary Packaging For September 2017 - Finance	
		Mayor Tracey Roberts	\$25.68
		Reimbursement - Parking Fees	
		Mr Graham John Woodard	\$243.55
		Keyholder/Tennis Court Booking Officer	
		Mr John Baker	\$110.99
		Keyholder	
		Mrs Janette Rafferty	\$282.70
		Keyholder/Tennis Booking Officer	
		Mrs Kim Forrestal	\$63.71
		Keyholder	
		Mrs Patricia Augustin	\$569.09
		Reimbursement - Attending National Risk Accommodation, Meals And Taxi	
		Ms Deanne Hetherington	\$181.25
		Keyholder/Tennis Booking Officer	
		North Coast Ball Club Incorporated	\$95.00
		Kidsport Voucher X 1 Child	
		Northern Districts Gymnastics Club Incorporated	\$440.00
		Kidsport Voucher X 2 Children	
		Phoenix Basketball Club Incorporate	\$800.00
		Kidsport Voucher X 4 Children	
		Quinns FC Incorporated	\$3,300.00
		Kidsport Voucher X 15 Children	
		Quinns Mindarie Surf Lifesaving Club	\$440.00

		Kidsport Voucher X 2 Children	
		Rebound WA	\$220.00
		Kidsport Voucher X 1 Child	
		Selectus Salary Packaging	\$1,376.05
		Input Tax Credits For Salary Packaging - September 2017 - Finance	
		Shukokai Karate Alliance	\$800.00
		Kidsport Voucher X 4 Children	
		Wanneroo Baseball Club	\$20.00
		Kidsport Voucher X 1 Child	
		Western Power	\$1,000.00
		Disconnect/Reconnect Power - Raeburn Crescent - Parks	
		Disconnect/Reconnect Power - Peridot Turn - Parks	
		Yanchep United Football Club Incorporated	\$200.00
		Kidsport Voucher X 1 Child	
00003050	24/10/2017		
		Aither Pty Ltd	\$14,359.08
		Consultancy Services - For The Review Of Emergency Management Model - Community & Place	
		Anne Frank Exhibition Australia	\$1,650.00
		2nd Instalment For The Anne Frank Exhibition - Cultural Services	
		Autosmart WA North Metro	\$99.00
		Floor Smart Cleanse - Fleet	
		Coastal Navigation Solutions	\$133.93
		Installation And Coating - Fishermans Hollow - Cultural Services	
		Drainflow Services Pty Ltd	\$24,343.13
		Road Sweeping Services For The City	
		Clean Up Oil Spill - Rawlinson Road - Engineering	
		Construction Site Sweeping - Lindsay Beach Road - Assets	
		Findmypast Australasia Pty Ltd	\$3,942.00
		Subscription - FMP World 11.10.2017 - 11.10.2018	
		IPWEA	\$550.00
		Fleet Subscription - 01.07.2017 - 30.06.2018	
		JD Penangke	\$550.00
		Community Art Workshop - Cultural Services	
		Phase One Audio	\$1,050.50
		Audio Equipment - Quinns Mindarie Community Centre - Facilities	
		Shelford Constructions Pty Ltd	\$21,336.14

		Payment Certificate 8 - Construction Of Sports Amenities Building & Carpark, Riverlinks - Assets	
		Total Turf	\$2,074.60
		Tee Markers For Marangaroo Golf Course - Parks	
		Gauge And Profiler - Parks	
		Turf Care WA Pty Ltd	\$158,791.93
		Turfing Works For The City	
		Golf Course Maintenance - Carramar & Marangaroo 18.9.2017 - 30.9.2017	
		Wanneroo Business Association Incorporated	\$90.00
		August Breakfast Meeting - N Lee & G Duffiel - Advocacy & Economic Development	
		Winc Australia Pty Limited	\$5,379.30
		Stationery - September 2017	
00003051	25/10/2017		
		Australia Post	\$10,416.54
		Postage Charges For The City	
00003052	30/10/2017		
		City of Wanneroo - Municipal Bank Account	
		Bank Reconciliation September & October 2017 \$80,167.85 - Breakdown On Page 51	
00003053	30/10/2017		
		IKEA	\$834.90
		Chairs, Cushions, Forks, Table - Yanchep Community Centre	
		Total Director Corporate Services Advance - EFT's	\$12,803,206.57
CANCELLED PAYMENTS FROM PREVIOUS PERIOD			
3021-1360	21/09/2017	Keynote Conferences	-\$550.00
110235	08/08/2017	Mary Malok	-\$477.95
110467	12/09/2017	Giewel De Lara	-\$540.00
110441	05/09/2017	Capricorn Village	-\$274.45
109963	04/07/2017	The Salvation Army	-\$3,300.00
107099	23/08/2016	J Znidarsic	-\$70.00
107098	23/08/2016	David Coles	-\$10.00
107097	23/08/2016	David Coles	-\$10.00
107042	16/08/2016	B Screaigh	-\$564.00
106982	09/08/2016	Rhee Tae Kwon Do	-\$96.00
106976	09/08/2016	Shannon Rupe	-\$20.00
106963	09/08/2016	Coastal Family Wellness	-\$240.00
106808	19/07/2016	Bianca Kavanagh	-\$18.40

106749	12/07/2016	Perth Concrete Pools	-\$156.65
106643	28/06/2016	Workplace Fitout Group	-\$140.00
106631	28/06/2016	Shaun Jones	-\$73.00
106564	21/06/2016	Wanneroo Junior Football	-\$200.00
106527	21/06/2016	K Hallam	-\$15.00
106471	14/06/2016	Stirling Skills Training	-\$154.00
106470	14/06/2016	McCusker Holdings Pty Ltd	-\$17,460.00
106237	24/05/2016	Gridiron Australia Ltd	-\$500.00
106207	17/05/2016	Lumena Julia Valle	-\$25.00
106201	17/05/2016	Kirsty Eastman - Thermomix	-\$10.50
106197	17/05/2016	Yanchep Junior Cricket Club	-\$50.00
106196	17/05/2016	Wanneroo City Soccer	-\$50.00
106183	17/05/2016	C Townsend	-\$144.00
108113	13/12/2016	Sarah-Ann Nicholson-Holden	-\$535.00
110576	20/09/2017	Water Corporation Development Services Branch	-\$5,686.56
109877	27/06/2017	Camera Story Ltd	-\$2,530.00
109887	27/06/2017	Camera Story Ltd	-\$3,480.00
110546	19/09/2017	FitRight Physiotherapy	-\$57.05
		Total	-\$37,437.56
TOWN PLANNING SCHEME			
		Cell 3	
		William Buck - Professional services - Transactional Adjustment Audit Services	\$1,750.00
		Cell 6	
		Toll Transport Pty Ltd - Environmental Plan - Crestwood	\$14.38
		Cell 7	
		Toll Transport Pty Ltd - Environmental Plan - Crestwood	\$14.38
		Total	\$1,778.76
MANUAL JOURNAL			
8397/2018	18/10/2017	Superannuation Clearing September 2017	-\$682,120.18
8397/2018	18/10/2017	Lodgement Fee - Registering 33 Unpaid Infringements	\$1,947.00
8397/2018	18/10/2017	Lodgement Fee - Registering 36 Unpaid Infringements	\$2,124.00
8367/2018	30/09/2017	Returned Creditors Payment Bank Fees	\$5.00
8367/2018	30/09/2017	Returned Creditors Payment Bank Fees	\$5.00
8367/2018	30/09/2017	Lodgement Fee - Registering 36 Unpaid Infringements	\$2,124.00
8367/2018	30/09/2017	Returned Creditors Payment Bank Fees	\$2.50
8429/2018	31/10/2017	Lodgement Fee - Registering 38 Unpaid Infringements	\$2,242.00
		Total	-\$673,670.68

GENERAL FUND BANK ACCOUNT			
		Payroll Payments - October 2017	
		10.10.2017	\$1,838,995.99
		24.10.2017	\$1,802,833.15
		27.10.2017	\$25,152.63
		Total	\$3,666,981.77
00003052	30/10/2017		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees - September 2017	
		GLF Trans Fee	\$205.48
		Line Fee	\$50.00
		CBA Merchant Fee	\$51,340.50
		Bpay Fee Debtors	\$127.51
		Bpay Fee Rates	\$17,712.47
		Bpoint Debtors	\$41.66
		Bpoint Rates	\$1,774.72
		Commbiz Fee	\$307.96
		Commbiz Fee	\$50.50
		Account Service Fee	\$747.43
		Australia Post Dishonour Fee	\$15.00
		Total	\$72,373.23
		Credit Cards - September 2017	
		H Singh	
		Refund - Registration Technical Tour 5	-\$125.00
		Application Fee - Clearing Application A1499135 - Department Of Water And Environmental Regulations	\$200.00
		Registration Fee - WA Construction White Card Course	\$65.00
		Registration Fee - Wanneroo Business Association Breakfast	\$45.00
		M Dickson	
		Parking Fees	\$18.10
		Registration Fee - Planning Institute Australia - 2017 WA Conference - 4 X Attendees	\$2,520.00
		Purchase Of Tickets For Primacy And Vibrancy: The Future Of Activity Centres	\$65.00
		Business Hospitality - Café Elixir - September 2017	\$14.60
		M Yildiz	
		Refund For Overcharge - Registration Fee - Advanced Risk Management And Risk Compliance Training	-\$190.00

		Registration Fee - National Risk Management Forum In Sydney - 14 - 15.11.2017	\$2,820.00
		Registration Fee - Event Risk Management Workshop	\$242.00
		Registration Fee - NGAA National Congress 2017 19.11.2017	\$880.30
		Airfare - NGAA National Congress 2017 - 19.11.2017	\$558.42
		Accommodation - National Risk Management Forum In Sydney	\$601.20
		Purchase Of Tickets - Hot Topics Legal Update -12.10.2017	\$80.00
		Total Credit Cards	\$7,794.62
		Total Bank Fees And Credit Cards	\$80,167.85
		Advance Recoup October 2017	\$13,114,986.05
		Direct Payment Total (Includes Advance Recoup, Credit Cards And Bank Fees	\$13,195,153.90
		Total Accounts Paid - Municipal Account	\$16,862,135.67

Attachments: Nil

Council & Corporate Support

CS03-11/17 Donations to be Considered by Council - November 2017

File Ref: 2855V02 – 17/368524
 Responsible Officer: Operations Manager Business and Finance
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To consider requests for sponsorships, donations and waiver of fees in accordance with the City's Donations, Sponsorships and Waiver of Fees and Charges Policy (Policy).

Background

The Policy requires applications over \$500 from individuals and organisations to be determined by Council. Consequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

With respect to requests for sponsorships, the Policy specifies that for National Events the amount provided will be \$200.00 per individual, capped at \$600.00 per team, and for International Events the amount provided is \$500.00 per individual capped at \$1,500.00 per team. Schools are capped at \$2,000.00 per school per financial year.

Detail

During this period, the City has received two sponsorship requests, one community donation request and nil requests for a waiver of fees and charges, which are summarised as follows. Copies of the full applications are available from Council and Corporate Support upon request.

Comment

Sponsorship Donations

Applicant 1 – Indoor Sports Western Australia	
Name of Individual/s	U12 Rubies - Honey Harrington, Madelaine Latham and Olivia Jolley U14 Opals – Anzel Jansen U16 Quartz - Zaire Apiata and Tamira Netuungaro U16 Onyx – Alex Morgan and Cassidy Smith
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	National Indoor Netball Championships, Brisbane Qld, 25 November to 3 December 2017.
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	National

Comments	As per the policy \$200.00 per individual (capped at \$600 per team to a maximum of four teams per event).
Recommendation	APPROVE a request for sponsorship in the sum of \$1,600.00 to Indoor Sports Western Australia for the participation of U12 Rubies - Honey Harrington, Madelaine Latham and Olivia Jolley; U14 Opals – Anzel Jansen; U16 Quartz - Zaire Apiata and Tamira Netuangaro; and U16 Onyx – Alex Morgan and Cassidy Smith at the National Indoor Netball Championships to be held in Brisbane Qld from 25 November – 3 December 2017.
Reason	This request is in accordance with Council's Policy

Applicant 2 – School Sport Western Australia Inc	
Name of Individual/s	Meghan Hulsman, Kizanne Mulder and Grace Betti
Reside in City of Wanneroo 18years of age or under	Yes
Event Details	School Sport Australia 18s Football National Championships
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	National
Comments	As per the policy \$200.00 per individual (capped at \$600 per team to a maximum of four teams per event).
Recommendation	APPROVE a request for sponsorship in the sum of \$600.00 to School Sport Western Australia Inc for the participation of Meghan Hulsman, Kizanne Mulder and Grace Betti at the School Sport Australia 18s Football National Championships to be held in Adelaide SA from 1 – 10 December 2017.
Reason	This request is in accordance with Council's Policy

Community Group Donations

Applicant 3 – Mental Wellness Keys Charmaine T Kuwana	
Request amount	\$2,500.00
Description of request	To attend the G200 2017 Youth Summit to be held in Dubai from 6 – 10 December 2017 as a key note speaker presenting on Multicultural Mental Health

Criteria	Evaluation
Potential for income generation	Nil
Status of applicant organisation	Not stated
Exclusivity of the event or project	One resident of the City will attend.
Alignment with Council's existing philosophies, values and strategic direction	<i>Objective 1.1 – Healthy and active people – Create opportunities that encourage community wellbeing and active and healthy lifestyles</i>
Alternative funding sources available or accessed by the organisation	Nil
Contribution to the event or activity made by the applicant or organisation	\$2,500.00
Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	Yes
Comments	<p>Although the name of a group has been given, it has a membership of one which is the applicant. The Donations, Sponsorships and Waiver of Fees and Charges Policy applies to community groups, not individuals. The applicant has provided a letter in support of her application in which she states following the conference, she will provide assistance to the City with respect to multicultural activities, run consultation workshops for community members to address mental health issues including drugs and alcohol and report findings to the City for strategic planning and co-design of multicultural plans and policies.</p> <p>Administration's recommendation is not to approve the application as it does not fulfil the criteria of the policy on the basis that it is for an individual and could set a precedent for other residents of the City wanting to attend both interstate and overseas conferences.</p>
Recommendation	NOT APPROVE a request for a donation in the sum of \$2,500.00 to Mental Wellness Keys Charmaine T Kuwana to attend the G200 2017 Youth Summit to be held in Dubai from 6 – 10 December 2017 as a key note speaker presenting on Multicultural Mental Health.
Reason	The request does not satisfy the criteria of the policy.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

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 Policy states that sponsorship applications for attendance at National Events will be capped at \$600.00 per team (up to four teams) and Regional or State capped at \$600 per club. International events will be capped at \$1,500.00 per team and schools capped at \$2,000.00 per school per financial year.

Financial Implications

Budget 2017/2018	\$100 000.00
Amount expended to date (as at 26.10.17)	\$56,184.54
Balance	\$43,815.46
Total of requests for this round: Donations (in this report):	\$4,700.00
Total this Round (recommended)	\$2,200.00
BALANCE	\$41,615.46

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES a request for sponsorship in the sum of \$1,600.00 to Indoor Sports Western Australia for the participation of U12 Rubies - Honey Harrington, Madelaine Latham and Olivia Jolley; U14 Opals – Anzel Jansen; U16 Quartz - Zaire Apiata and Tamira Netuangaro; and U16 Onyx – Alex Morgan and Cassidy Smith at the National Indoor Netball Championships to be held in Brisbane Qld from 25 November – 3 December 2017;**
- 2. APPROVES a request for sponsorship in the sum of \$600.00 to School Sport Western Australia Inc for the participation of Meghan Hulsman, Kizanne Mulder and Grace Betti at the School Sport Australia 18s Football National Championships to be held in Adelaide SA from 1 – 10 December 2017; and**

3. **NOT APPROVE** a request for a donation in the sum of \$2,500.00 to Mental Wellness Keys Charmaine T Kuwana to attend the G200 2017 Youth Summit to be held in Dubai from 6 – 10 December 2017 as a key note speaker presenting on Multicultural Mental Health.

Attachments: Nil

Chief Executive Office**Office of the CEO Reports****CE01-11/17 North Wanneroo Agriculture and Water State Government Taskforce**

File Ref:	25415 – 17/348195
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	1

Issue

To seek endorsement of Mayor Tracey Roberts and the Chief Executive Officer (or his nominee) as representatives of the City of Wanneroo on the State Government Taskforce addressing the sustainability of agriculture in northern Wanneroo.

Background

Agribusiness has been identified as one of the 'Fantastic Five' next waves of growth opportunities for Australia by Deloitte 2014 (Positioning for Prosperity; Catching the next wave, 2014). Both the State and Federal government have committed funding to this industry over the next four years recognising Agribusiness as a key priority industry and a competitive strength for Australia.

Council adopted the Agribusiness Position Paper "Agribusiness – Preservation and Growth in the City of Wanneroo" at the Ordinary Meeting of Council on 2 February 2016. This highlighted the need for state government support to create a zoning policy and framework for the protection of agricultural land, the creation of agri-precincts and the investigation of alternative water sources for agricultural purposes.

Detail

Correspondence was received from the Honourable Alannah MacTiernan MLC, Minister for Regional Development and Agriculture and Food, advising the Mayor that, in accordance with recent election commitments, it is the intent of the state government to form a taskforce to ensure the sustainability of the northern Wanneroo food growing region.

This follows the conclusion of the Carabooda Committee. The Carabooda Committee met three times in late 2016 to investigate the viability of protecting and potentially expanding the high value agricultural land in the Carabooda area.

The new taskforce will further progress this by considering options for water efficient horticulture, the impact of climate change, options for recycled waste water to enhance existing and support potential new horticultural areas, and the best way to create land and water security that facilitates investment.

This will assist the City in its current related projects, including agri-precinct planning and a project with Department of Water and Environmental Regulation investigating water availability and supply options for the current and future agricultural water needs.

Consultation

It is anticipated the following internal and external stakeholders will be involved in this project:

Internal:

Economic Development and Advocacy
Strategic Land Use Planning

External:

Department of Primary Industries and Regional Development
Department of Water and Environmental Regulation
Vegetable Growers WA
Agriculture Industry Representatives

Comment

Department of Primary Industry and Regional Development, as the lead agency of the taskforce, will ensure that relevant industry stakeholders such as Vegetables WA and local producers are represented. The Taskforce will be chaired by the Member for Wanneroo, Sabine Winton MLA.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.1 Working with Others

4.1.1 Build effective partnerships and demonstrate leadership in local government at regional, state and national levels”

“3 Economy – Progressive, connected communities that enable economic growth and employment.

3.2 Growing business – Our community is a preferred place for business to locate and grow.”

Risk Management Considerations

Risk Title	Risk Rating
ST-S05 Water Availability	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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

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

Risk Title	Risk Rating
CO-O03 Land Development	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

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

Policy Implications

This proposal is consistent with Local Planning Policy (LPP) 3.7: Interim Local Rural Strategy, which identifies Wanneroo as an important agricultural area. Action 4.7 of the Interim Local Rural Strategy, "that Council establishes a committee comprising representatives of the City and relevant agencies and bodies to promote the development of Wanneroo's agricultural industries" is particularly relevant to this matter.

Financial Implications

Any future budget requirements will be included in the City's usual budgetary process.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the appointment of Mayor Tracey Roberts and the Chief Executive Officer (or his nominee) as representatives of the City of Wanneroo on the State Government Taskforce addressing the sustainability of agriculture in northern Wanneroo.

Attachments:

1 [!\[\]\(0fb13ad0bfa3d86868cdd3883e5665b3_img.jpg\)](#) Response to 17/290556 from Alannah MacTiernan regarding the Northern Wanneroo State Govt Agriculture Taskforce

17/356757



Hon Alannah MacTiernan MLC
Minister for Regional Development; Agriculture and Food;
Minister Assisting the Minister for State Development; Jobs and Trade

Our ref: 64-03911
Your ref: 17/290556

Ms Tracey Roberts JP
Mayor
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Dear Madam Mayor

NORTHERN WANNEROO AGRICULTURE AND WATER REFERENCE GROUP

Thank you for your letter of 11 September 2017 advising of the intention of the City of Wanneroo to establish a Northern Wanneroo Agriculture and Water reference group.

As you know, during the election WA Labor made a commitment to form a reference group to engage with the Wanneroo/Carabooda agricultural growers to consider water allocation and land use matters. Sabine Winton MLA and I have been working towards this, however I felt it was important to gain a greater understanding of future water availability before proceeding, and this has been our primary focus to date.

To this end I have been working closely with the Minister for Water, the Hon. Dave Kelly, and have been awaiting technical advice from the Department of Water (DoW) on the quantity, and projected cost, of water resources into the future. The agricultural sector has provided clear feedback that a reference group is of limited use until there is some clarity on these matters.

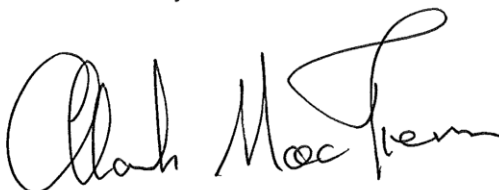
As this detailed information on water access is now available, I have instructed the Department of Primary Industries and Regional Development (DPIRD) to proceed with the implementation of a State Government taskforce. I have also written to Minister's the Hon. Dave Kelly and the Hon. Rita Saffioti to request the involvement of Department of Water and Environmental Regulation, and Department of Planning, Lands and Heritage.

Level 11, Dumas House, 2 Havelock Street, West Perth, Western Australia 6005
Telephone: +61 8 6552 6200 Facsimile: +61 8 6552 6201 Email: Minister.MacTiernan@dpc.wa.gov.au

It is our view that a State Government taskforce is the most appropriate mechanism to ensure the sustainability of this important food growing region. The taskforce will consider options for water efficient horticulture; the impact of climate change; options for recycled waste water to enhance existing and support potential new horticultural areas; and the best way to create land and water security that facilitates investment.

DPIRD, as the lead agency of the taskforce, will also ensure that relevant industry stakeholders such as Vegetables WA and local producers are represented. The Taskforce be chaired by the Member for Wanneroo, Sabine Winton MLA and I invite you, as the Mayor of Wanneroo, or your nominee, to sit on the taskforce.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alannah Mactiernan', written in a cursive style.

**HON ALANNAH MACTIERNAN MLC
MINISTER FOR REGIONAL DEVELOPMENT; AGRICULTURE AND FOOD;
MINISTER ASSISTING THE MINISTER FOR STATE DEVELOPMENT,
JOBS AND TRADE**

26 SEP 2017

Governance & Legal

CE02-11/17 Short Term Accommodation Local Law

File Ref:	25248 – 17/318934
Responsible Officer:	Executive Manager Governance and Legal
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the proposed Short Term Accommodation Local Law 2017 (**Local Law**) to regulate activities related to small scale short term accommodation with the City of Wanneroo (the **City**).

Background

Administration has previously presented to Elected Members a proposed approach to address the issue of unregulated short term accommodation within the City.

It is noted that there is a gap in the statutory framework to regulate the ability for operators to provide short term accommodation and for the City to adequately assess these applications, when received. A multi-faceted approach is proposed to address this issue which consists of:

- An amendment to District Planning Scheme No. 2 (**DPS2**) to introduce specific short-term accommodation land uses;
- A local law, requiring small-scale short-term accommodation proposals, consisting of six guests or less, to register with the City; and
- A Local Planning Policy (**LPP**) to outline the requirements of large-scale short-term accommodation, consisting of more than six guests.

Detail

This report deals with the Local Law to support the regulation of small-scale short term accommodation to ensure properties used for this purpose do not have an undue impact on the residential amenity of the district.

Small-scale short term accommodation is considered to be a maximum of six occupants, while large-scale is considered to be greater than six occupants which is intended to be regulated through the LPP and the initiation of an amendment to DPS2 to include specific short term accommodation related land uses into DPS2. The amendment of DPS2 and the LPP is the subject of a separate report in this current agenda.

The Local Law requires that small-scale short term accommodation providers are registered with the City. Although small-scale proposals would still be considered as a Holiday House land use proposed to be introduced into DPS2, these could be exempted from requiring planning approval based on the number of occupants being six or less. This would result in a more streamlined process for dealing with small-scale short term accommodation, given these are less likely to impact on the amenity of the neighbourhood because of the relatively small number of occupants.

Once registered, should the short term accommodation provider not comply with the terms of its registration, the City can initiate compliance actions in accordance with those set out in the Local Law, which include:-

- issuing infringements for a breach of the terms of registration as the Local Law provide for a penalty for breaching the terms of registration;
- revoking the registration for repeated breaches of the terms; and/or
- prosecution under the terms of the Local Law or for operating without being registered where such registration had previously been revoked or was non-existent.

Consultation

Elected Members were consulted on the City's approach.

Section 3.12(3) of the Local Government Act requires the local government is to give state-wide and local public notice stating that it proposes to make a local law, the purpose and effect of which is summarized in the notice for a period of 6 weeks after it first appears.

The Act requires the person presiding at a Council meeting to give notice of the purpose and effect of the proposed local law by ensuring that the purpose and effect is included in the agenda for the meeting and that the minutes of the meeting include the purpose and effect of the proposed local law:

Purpose:

The purpose of this local law is to provide for the regulation of small-scale short-term accommodation proposals, being those with six (6) guests or less.

Effect:

The effect of the local law is to ensure that short term accommodation does not have an undue impact on the residential amenity of the district.

Comment

The approach adopted in drafting the Local Law is consistent with the approach taken by the City of Fremantle in their respective local law. Acknowledging that the City of Fremantle's local law has previously been approved by the Joint Standing Committee on Delegated Legislation, it is considered appropriate to use that local law as a basis for the Local Law, however revised to reflect the City's context.

Administration is generally supportive of short term accommodation proposals, as the City's Tourism Strategy identifies that there is a current lack of tourist accommodation throughout the City. Short term accommodation is an opportunity to address this shortfall, and to benefit the local economy by having visitors stay in local areas. However, this must be balanced with ensure that controls are in place so that short term accommodation is appropriately managed, does not disrupt the amenity of the locality through excessive noise, anti-social behaviour, increased car parking demands and traffic generation.

Statutory Compliance

Section 3.12 of the *Local Government Act 1995* and Regulation 3 of the *Local Government (Functions & General) Regulations 1996* set out the procedural requirements for the making of a local law.

Residential Tenancy Act 1987, The Residential Tenancy Act 1987 does not apply to agreements that are bona fide entered into for the purpose of conferring on a person a right

to occupy premises for a holiday (in accordance with section 5(2)(e)) and therefore does not apply in respect of the purposes of this Local Law.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

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

Policy Implications

Administration has drafted a LPP as part of a multi-faceted approach to managing short term accommodation.

Financial Implications

There are costs associated with advertising and gazettal of the Local Law.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. In accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, GIVES state wide and local public notice stating that it proposes to make a Short Term Accommodation Local Law 2017, a summary of its purpose and effect being;

Purpose:

The purpose of this local law is to provide for the regulation of small-scale short-term accommodation proposals, being those with six (6) guests or less.

Effect:

The effect of the local law is to ensure that short term accommodation does not have an undue impact on the residential amenity of the district.

2. NOTES that:

- a) copies of the proposed local law may be inspected at the City's offices and will be made available on the City's website;
- b) submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given;

- c) in accordance with section 3.12(3)(b), as soon as the notice is given, a copy of the proposed local law will be supplied to the Minister for Local Government; and
 - d) in accordance with section 3.12(3)(c) of the Local Government Act, a copy of the proposed local law will be supplied to any person requesting it; and
3. **NOTES** that all submissions received will be presented to Council for consideration.

Attachments:

1 [!\[\]\(e78f798d4ea5c530c9db49e7d26e6b95_img.jpg\)](#) Short Term Accommodation Local Law 2017 (draft 21/9/17) 17/279271

Local Government Act 1995

City of Wanneroo

Short Term Accommodation Local Law 2017

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**Local Government Act 1995
City of Wanneroo**

Short Term Accommodation Local Law 2017

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

Part 1 – Preliminary

1.1 Title

This is the *City of Wanneroo Short Term Accommodation Local Law 2017*.

1.2 Commencement

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

1.3 Application

This local law applies throughout the district.

1.4 Terms used in this local law

In this local law -

Act means the *Local Government Act 1995*;

applicant means an applicant in respect of a registration;

application means an application for a registration;

application fee means the application fee for registration that is imposed by the local government under the Act;

authorised person means a person appointed by the local government to perform all or any of the functions conferred on an authorised person under this local law;

CEO means the CEO of the local government;

district means the district of the local government;

holiday accommodation means short term temporary holiday accommodation provided at a holiday home for not more than 6 occupants, excluding permanent residents, either continuously or from time to time with no occupant accommodated for periods totalling more than 3 months in any 12 month period;

holiday home means a single house which is used for holiday accommodation (but does not include a bed and breakfast, guesthouse or chalet) registered under this local law;

manager means a person who acts on behalf of the property owner to manage a holiday home for the purposes of holiday accommodation;

month means calendar month;

local government means the City of Wanneroo;

occupant means a person who occupies a holiday home for holiday accommodation purposes excluding permanent residents;

planning approval means an approval given under the relevant and in force District Planning Scheme operating in the district from time to time;

proprietor means a person who is –

- (a) the owner; or
- (b) the occupier.

relevant law means a written law, as defined in the Interpretation Act 1984, that applies to, or in respect of, the provision and/or the use of holiday accommodation;

registration means registration, under and for the purposes of this local law, of a holiday home;

regulations means the *Local Government (Functions and General) Regulations 1996*; and

specified zone means land located in a zone classified as either Civic and Cultural; General Industrial; Service Industrial or Rural Resource.

Part 2 – Registration

2.1 Registration required

- (1) Subject to clause 2.2, a proprietor must not use, or allow to be used, a holiday home of which he or she is a proprietor, for holiday accommodation –
 - (a) unless the holiday home is located in a specified zone;
 - (b) unless the holiday home is registered under this local law; and
 - (c) other than in accordance with the conditions of the registration and the provisions of this local law.
- (2) Registration does not affect the obligations of a proprietor or any other person to comply with a relevant law.
- (3) For the avoidance of doubt, registration does not affect the rights and obligations of an owner or occupier under the by-laws of a strata company, including any requirement to obtain approval, or to comply with any restrictions, in connection with the use of the holiday home for holiday accommodation.

2.2 Exemptions

Clause 2.1 does not apply in respect of holiday accommodation that requires planning approval by the local government authorising its use as such under the local government's District Planning Scheme.

2.3 Application for registration

- (1) An application for registration in respect of a holiday home for holiday accommodation purposes must –

- (a) be in writing;
 - (b) be made by a proprietor of the holiday accommodation;
 - (c) be signed by the owner of the holiday home; and
 - (d) contain the details specified in clause 2.4.
- (2) The local government will only accept applications for registration with payment of any application fee imposed by the local government under sections 6.16 to 6.19 of the Act.

2.4 Application details

The details, referred to in clause 2.3(1)(d), that must be included in an application for registration in respect of a holiday home are –

- (1) a floor plan of the holiday home;
- (2) the location and number of bedrooms proposed to be used for holiday accommodation;
- (3) one proposed on-site parking bay per two occupants, in addition to the requirements applicable under the Residential Design Codes; and
- (4) the name of the proprietor and the manager (if applicable) of the holiday home, his or her contact details, at any time of the day or night, and an undertaking that he or she will respond, within 12 hours, to any contact relating to the holiday home.

2.5 Determining an application

- (1) If:
 - (a) an application for registration in respect of a holiday home complies with the requirements of clause 2.3; and
 - (b) the applicant pays the application fee,an authorised person must issue, to the applicant, a certificate of registration in the form prescribed in Schedule 1.

The certificate of registration issued under subclause 2.5(1) is to before not more than 6 occupants for the purpose of holiday accommodation.

2.6 Conditions of registration

The conditions of registration are that –

- (1) a holiday home registered to provide holiday accommodation for not more than 6 occupants, excluding the permanent residents, must at all times have a minimum of one on-site parking bay per two occupants for the exclusive use of the occupants. This parking is to be in addition to the requirements applicable under the Residential Design Codes;;
- (2) the proprietor at all times remains responsible for the actions of the occupants of the holiday home and must do all things necessary to ensure that the occupants do not cause a disturbance of the quiet enjoyment of neighbouring properties;
- (3) the proprietor or manager (if applicable) of the holiday home must be contactable, using the contact details provided to the local government in the application, at any

time of the day or night and the proprietor or manager (if applicable) must respond, within 12 hours, to any contact relating to the holiday home; and

- (4) the proprietor must promptly inform the CEO in writing of any change that would affect the currency of the details submitted with the application for the registration.

2.7 Registration period

A registration is valid unless and until it is cancelled under this local law.

2.8 Cancellation

- (1) A registration will be cancelled where the local government establishes that a breach of the application details, provided under Clause 2.4, occurs, on the basis of which the certificate of registration was issued.
- (2) Subclause 2.8(1) does not apply where there is a change of manager (if applicable), the details of which are given to the local government.
- (3) The local government is not required to refund any part of the application fee paid by the applicant in respect of a cancelled registration.

2.9 No assignment or transfer

A registration cannot be assigned or transferred.

2.10 Objection and appeal rights

A person adversely affected by a decision made under this Part may be entitled to object or appeal against the decision under the Act.

Note: objection and appeal rights are dealt with in Part 9, Division 1 of the Act and in the Local Government (Functions and General) Regulations 1996.

Part 3 – Enforcement

3.1 Offences and penalties

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

3.2 Infringement notices

- (1) An offence against a clause specified in Schedule 2 is a prescribed offence for the purposes of clause 9.16(1) of the Act.
- (2) For the purposes of this local law -
 - (a) The form of the infringement notice given under section 9.16 of the Act is that of Form 2 in Schedule 1 of the Regulations; and
 - (b) The form of the infringement withdrawal notice referred to in section 9.20 of the Act is that of Form 3 in Schedule 1 of the Regulations.

- (3) The amount of the modified penalty for a prescribed offence is that specified adjacent to the clause in the Schedule.
- (4) If this local law expresses a modified penalty as a number of penalty units, the monetary value of the modified penalty is the number of dollars obtained by multiplying the value of the penalty unit by the number of penalty units.

Note: Penalty Units are prescribed in the City of Wanneroo Penalty Units Local Law 2015.

Schedule 1 – Certificate of Registration
CITY OF WANNEROO
Short Term Accommodation Local Law 2017

Registration Date: .../.../....

This certifies that the premises at ⁽¹⁾ is/are registered as a holiday home to provide holiday accommodation for not more than (6) six occupants in accordance with –

- (a) the provisions of the Short Term Accommodation Local Law 2017;
- (b) any other relevant law; and
- (c) the conditions set out on the back of this certificate.

Signed:.....
Authorised Person

Dated:

Note: registration does not affect the rights and obligations of an owner or occupier under the by-laws of a strata company, including any requirement to obtain approval, or to comply with any restrictions, in connection with the use of premises as a holiday home for holiday accommodation.

Conditions of Registration

The conditions of registration are that -

1. a holiday home registered to provide holiday accommodation for not more than 6 occupants, excluding the permanent residents, must at all times have a minimum of one on-site parking bay per two occupants for the exclusive use of the occupants. This parking is to be in addition to the requirements applicable under the Residential Design Codes;
2. the proprietor at all times remains responsible for the actions of the occupants of the holiday home and must do all things necessary to ensure that the occupants do not cause a disturbance of the quiet enjoyment of neighbouring properties;
3. the proprietor or manager (if applicable) of the holiday home must be contactable, using the contact details given to the City of Wanneroo, at any time of the day or night and the proprietor or manager (if applicable) must respond, within 12 hours, to any contact relating to the holiday home or the provision of accommodation; and
4. the proprietor must promptly inform the CEO in writing of any change that would affect the currency of the details submitted with the application for registration.

Note: For the avoidance of doubt, registration does not affect the rights and obligations of an owner or occupier under the by-laws of a strata company, including any requirement to obtain approval, or to comply with any restrictions, in connection with the use of premises for holiday accommodation.

Schedule 2 – Prescribed Offences

(Clause 3.2)

Item No.	Clause No.	Nature of the Offence	Penalty Unit
1	2.1(1)(a)	Failure to register holiday home	40
2	2.1(1)(b)	Failure to operate holiday home for holiday accommodation in accordance with the conditions of the registration and the provisions of this local law.	40

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

T. ROBERTS, Mayor

D.SIMMS, Chief Executive Officer

Date: _____

Item 9 Motions on Notice

MN01-11/17 Cr Domenic Zappa – Future of Koondoola Community Kindergarten and Koondoola Hall

File Ref:	11302 – 17/368646
Author:	Cr Domenic Zappa
Action Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the demolition of the Koondoola Community Kindergarten and Koondoola Community Hall buildings at 20 Burbridge Avenue, Koondoola.

Background

The City of Wanneroo owns in freehold, 20 Burbridge Ave, Koondoola. Part of the site was developed in 1976 as a community kindergarten and child health facility. In 1981 Koondoola Community Hall was also constructed on the remainder of the site (refer **Attachment 1**).

The construction of the new Koondoola Community Centre building at Koondoola Park was completed in December 2015 and commenced operating in January 2016.

Both the current Koondoola Kindergarten and Koondoola Hall buildings are considered to be outdated, no longer fit for purpose and surplus to the City's requirements. Both buildings are currently vacant and are attracting anti-social behaviour.

This Motion considers all relevant details and the most appropriate action on the future of Koondoola Kindergarten and Koondoola Hall buildings.

Detail

Administration has appointed independent consultants to conduct building condition and compliance audits on both the buildings in 2010 and 2017. The findings of the audits identified several items requiring rectification to bring the buildings to a fit for purpose condition.

While the buildings have been unoccupied, they remain a target for antisocial behaviour and vandalism, resulting in maintenance cost to the City associated with the safety and security of these buildings.

Administration has advised the community groups who requested to utilise (purchase/lease) the Koondoola Hall and Kindergarten buildings that the City is considering a number of options for the area and as a consequence the Koondoola Hall and Kindergarten are not available for use, purchase or lease.

In view of the above, demolition of the Koondoola Hall and Kindergarten buildings is proposed.

Consultation

Administration engaged independent consultants to undertake Building Condition and Compliance Audits on the two buildings.

Comment

The development of the new Koondoola Community Centre at Koondoola Park has allowed user groups to utilise new facilities, and the child health facility and former community kindergarten have now relocated to new premises. As a result there is no requirement to keep the old Koondoola Community Hall and Kindergarten buildings, which are both vacant and obsolete.

City has commenced community engagement to identify a future vision for the Koondoola Neighbourhood Centre and a cleared site will support future vision for the Koondoola Neighbourhood Centre where these buildings are located.

Any option to maintain these buildings even for short term uses will require financial commitment, both capital and operational, to their ongoing maintenance and potential liability issues. It is therefore considered that the demolition of the old Koondoola Community Hall and Kindergarten buildings is the best option for Council to consider.

Statutory Compliance

All necessary development and demolition license approvals will be required prior to undertaking the demolition work.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.1 *Create local area land use plans supporting our activated places”*

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 City's Infrastructure Asset Management Policy 2013 provisions apply. The proposed demolition of these buildings that are no longer considered fit for purpose is in accordance with this policy.

Financial Implications

The cost to demolish the two buildings and associated remedial works is estimated to be in the order of \$100,000.

It is suggested that Administration be requested to obtain quotes to demolish the old Koondoola Community Hall and Kindergarten buildings and list the exact funding requirements for Council's consideration of the mid-year budget review.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **AGREES** that the Koondoola Community Kindergarten and Koondoola Community Hall buildings are surplus to the City's requirements; and
2. **AUTHORISES** Administration to seek quotes for the demolition of the Koondoola Community Kindergarten and Koondoola Community Hall for consideration of funding as part of 2017/18 mid-year budget review.

Administration Comment

Council considered the Koondoola Community Facilities Needs and Feasibility Study at its meeting of 11 December 2012 (refer CD02-12/12) and resolved that Koondoola Park was the preferred site for the development of a new community centre.

The 2012 Koondoola Community Facilities Needs and Feasibility Study was undertaken to identify the existing levels of use and activities at the current site, as well as to gather information on future needs for the community. The Study found that:

"Safety is a major concern to all stakeholders, from theft and break-ins of vehicles and the buildings to used syringes being found around the facility. This issue has been raised by all stakeholders".

The construction of the new Koondoola Community Centre building at Koondoola Park was subsequently completed in December 2015 and is now in use.

Administration has appointed independent consultants to conduct building condition and compliance audits on both the buildings in 2010 and 2017. The findings of the audits were that the buildings:-

- under current standards for disability access, have several non-compliance issues;
- are considered as high risk as there are no fire extinguishers to provide occupants with a means of first attack to prevent further fire spread; and
- are no longer fit for habitation due to damaged facilities, lack of operable windows, damaged electrical components and presents workplace and occupant hazards that need to be resolved to satisfy the requirements of the Occupational Safety and Health Act.

Several items have been identified to bring the buildings to a "fit for purpose" condition. These include the works to plumbing fittings, electrical infrastructure, repairs to ceiling and flooring, hardware replacement, repainting and the provision of compliant disabled access to the buildings. The replacement of the entire roof to Koondoola Hall was specifically identified as a high priority. The estimated cost of these works is in the order of \$325,000.

It is noted that unoccupied buildings have the tendency to be a target for antisocial behaviour and vandalism, resulting in cost and inconvenience to the City's operational teams and neighbouring residents.

The maintenance costs for both buildings in 2016/17, while unoccupied, were each under \$3,000. Prior to last financial year, the annual maintenance cost for Koondoola Hall was in the order of \$11,000 to \$28,000 and for Koondoola Kindergarten was in the order of \$5,000.

Administration has previously been approached by the following four community groups requesting to utilise (purchase/lease) the Koondoola Hall and Kindergarten buildings:

- a) Vietnamese Community in Australia – WA Chapter (Inc.) (VCAWA) made enquiries in December 2014, August 2016 and July 2017 advising of its interest in purchasing the site (Lot 250) in its current state (as is) from the City;
- b) Furaq Islamic Association of WA (FIAWA) to establish an ongoing centre to support the Somali community's wellbeing (in particular its youth) to ensure that they grow into contributing members of Western Australia and bring pride to the Somali-Australian community. Janine Freeman, MLA has also contacted the City on behalf of the FIAWA in April 2016;
- c) Northern Suburbs Men's Shed (NSMS) operates from private premises and has sought assistance from the City to find a more secure short term (12-24 months) location for its Men's Shed. In July 2016, NSMS advised the City that Koondoola Hall would be suitable for its use if deemed available and fit for purpose; and
- d) The Hangout Outside of School Hours Care enquired with the City in May 2017 regarding a potential lease of the Koondoola Kindergarten.

Administration has advised the above groups that the City is considering a number of options for the area and as a consequence the Koondoola Hall and Kindergarten are not available for use, purchase or lease.

Administration has commenced community engagement to identify a future vision for the Koondoola Neighbourhood Centre. The Centre comprises the area of land shown on the map (included as **Attachment 1**) and includes both private commercial land and City-owned land. The collected community input would then be used to inform the subsequent visioning exercise with relevant stakeholders. This Community Engagement process commenced early in October 2017 with the closing date for community feedback set for 30 November 2017; following which the following project stages are planned:

- Develop a draft vision and concept plan in consultation with Elected Members and key stakeholders (April 2018);
- Identify options for implementation (May 2018); and
- Present draft vision and concept plan to Council for consideration (June/July 2018).

The following four options regarding the future of Koondoola Community Hall and Kindergarten can be considered:

- a) Do nothing, secure the buildings and defer any decision until a preferred revitalisation option is identified;
- b) Secure the buildings and sell the site with the buildings;
- c) Lease out the buildings with the City taking on responsibility for maintenance; and
- d) Demolish the buildings as soon as possible.

Administration supports option (d) to demolish the Koondoola Community Hall and Kindergarten buildings as it is considered that they are not fit for purpose in their current condition. Unless both buildings are substantially upgraded as identified in the consultant's reports, demolition will:

- remove the City's financial obligation to refurbish and maintain these older buildings at an estimated cost of \$325,000 plus ongoing maintenance cost;
- address the risks associated with vandalism, anti-social behaviour, asbestos and maintenance liabilities;

- result in a cleared site that supports future revitalisation opportunities and promote a broader range of land uses.

Should Council support the recommendations made in this motion, the demolition works can be scheduled for completion within six months following the allocation of funding at mid-year budget review.

Attachments:

1 [!\[\]\(74d4806277d7e73349d8e8c0897931e9_img.jpg\)](#). *Koondoola Community Site - Koondoola Kindergarten and Koondoola Hall Buildings* 16/336364



Koondoola Community Site - Koondoola Kindergarten and Koondoola Hall Buildings

Item 10 Urgent Business**Item 11 Confidential****CR01-11/17 HACC Services – Expression of Interest**

File Ref: 26470 – 17/358266
Responsible Officer: Director Community and Place

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(a) *a matter affecting an employee or employees*

CR02-11/17 Offer to Purchase Land from the City of Wanneroo

File Ref: 26470 – 17/358266
Responsible Officer: Director Community and Place

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting*

CR03-11/17 City of Wanneroo v Tah Land Pty Ltd – Community Purposes Site

File Ref: 26470 – 17/358266
Responsible Officer: Director Community and Place

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting*

CR04-11/17 Wanneroo Town Centre - Road Construction

File Ref: DA2017/411 – 17/357030
Responsible Officer: Director Planning and Sustainability

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting*

Item 12 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for Tuesday 5 December to be held at Council Chambers, Civic Centre, Dundobar Road, Wanneroo.

Item 13 Closure



Council Chamber Seating Diagram

